

Town Council and Planning Commission Joint Public Hearing
Town of Haymarket
15016 Washington Street, Haymarket, Virginia 20169
September 20, 2004
7:00 p.m.

Town Council:

David P. Taylor, Mayor
Pamela Stutz, Vice Mayor
Sheila Jarboe, Council
James Tobias, Council
Robert Weir, Council/Planning Commission Liaison
Natasha Sikorsky, Council
John C. Bennett, Town Attorney

Planning Commission:

Nancy Bailey, Chair
William Goodwin
Kenneth Farren
Dottie Leonard
Robert Weir

Chair Bailey called the Planning Commission meeting to order at 7:16 p.m.

Mayor Taylor called the Town Council meeting to order at 7:17 p.m.

Weir motioned to amend to be considered highlight section 58- 99 (c) in appendix c and delete section 58-99 (c) from appendix d, Bailey seconds

Ayes: Bailey, Goodwin, Farren, Weir

Nays: Leonard

Weir motion to council to accept the amended version of the planning commission report concerning the re-codification with regard of section 58-99 (c) being highlighted in appendix c and deleted from appendix d, Stutz seconds

Ayes: Jarboe, Tobias, Weir, Stutz, Sikorsky

Nays: none

Mayor Taylor opened the joint public hearing re-codification of the Town Ordinances.

Mayor Taylor asked for those to speak in favor of re-codification:

First Call: No one spoke.

Second Call: Wendy Felt, 6848 St Paul Drive, asked for the Council and Planning Commissions thoughtful consideration about issue and give it it's due from residents point of view.

Third Call: No one spoke.

Mayor Taylor asked for those to speak against the re-codification of the Town Ordinances.

First Call: Mike Gorman, Oak Ridge Builders, Haymarket Village, 751 Miller Drive, Leesburg, Virginia did not have opportunity to notify home owners of Haymarket Village of modification of notification striking all small lots.

Mr. Gorman encourages the Town to retain small lot family dwellings and keep the flexibility within the Ordinances. Mr. Gorman is concerned about what happens to existing units and wants the Town Council to consider grandfathering existing units.

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John Stokley, Oakton, Virginia, state homebuilder's association president, had a family farm in the town that was recently sold. Mr. Stokley is concerned that non-conforming homeowners will not be able to refinance and would like to see the Town keep flexibility in the Ordinances.

Chuck Henniger, Dewberry and Davis, Manassas, Virginia, is concerned that by taking away the ordinance, how can the Town issue permits on nonconforming lots.

Douglas Burke, 38600 Stonewall Farm Lane, Middleburg, Virginia noted that eliminating small lot single-family dwellings would make things look the same. Small lots create more variety. Design is about creating relationships between different objects. Eliminating one aspect can make everything look the same.

Tom Hayden, Leesburg, representing Oak Ridge, Inc, presents drawings of proposed small lot single-family dwellings and town homes of Bleight Drive. Mr. Hayden believes that small lot single-family dwellings have been very good for the town.

Dottie Leonard, 14801 Washington Street, president of citizens group for the betterment of Haymarket quoted Sarah Turner as being a "preservationist." Mrs. Leonard voted, as council, for single-family homes as an alternative to town homes. Mrs. Leonard is against re-codification and believes that the Town Council needs more time with more citizens and that they are not taking advice from the Charrette. She is in favor of smart growth and believes the Council should work with citizens and developers.

Peg Contrucci, 14372 John Marshall Highway, is concerned that re-codifying the Town Ordinances will create several zoning violations. Mrs. Contrucci understands that this is not a zoning text amendment, but a codification and understands that there were a number of zoning text amendments that were considered and are questioned today as to whether they were adopted or not. The Town Council and Planning Commission have approved site plans using these ordinances.

John Foote, Walsh, Colucci, & Lubeley, 1052 Knollwood Drive, Manassas, former deputy town attorney agrees with Mrs. Contrucci. If the town re-codifies ordinances there will be a firestorm to follow and with the amount of interest, Mr. Foote doesn't know who will be left standing and what will be left standing.

Guy Gravett, 10803 Crest Hill Road, Marshall has owned property in Town since 1974 and believes working with town. Mr. Gravett wants to continue to work with the town and has participated with the Charrette. Mr. Gravett has plans in for 32 single-family homes.

Linda Landwehr, 6777 Fayette Street, is confused. She has done research, read the comprehensive plan, participated in the Charrette and worked on the

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Historical Commission. Ms. Landwehr is still waiting for views of survey from the Charrette.

Cindy Dove, 4500 Haymarket Drive, bought 2 lots in Haymarket to build a commercial building. Mrs. Dove encourages Council and Planning Commission takes their time and look at what is going on.

Larry Ayers, 6757 Lake Drive, Warrenton sent letter to the Town Council and Planning Commission. (See attached letter.)

Phillip Harrover, 14710 Washington Street, has been a resident since June 1965 and is in process of selling property to builders. Mr. Harrover hopes the Town Council has thought this through

Dennis Pryba, 14850 Jordan Lane, doesn't believe codification should be done the way it is proposed, without reference to where it is coming from. Mr. Pryba believes the Town is facing some problems and need to go forward with open discussions.

Second Call: No one spoke.

Third Call: No one spoke.

Mayor Taylor closed the public hearing at 8:10 p.m.

Leonard recommended codifying existing town code, from 1989 and work together from that, Goodwin sec.

Weir noted this raises interesting dilemma accepting what to do about the omissions. If you send report as written you will anger and if you don't send the report you ignore issues for reason of report? Report was formed not because the ordinances were good or bad but merely review of how there came to be issue of reviewing existing ordinances.

Leonard believes citizens do not have a problem addressing the issues. The problem is hasty way it has been done and vastness of changes. With citizen and property owner insight need to think about making the best slowly carefully and wisely and it takes more time

Farren noted 4 yrs ago things that have not votes substantiating code listened to tapes valid or not valid codes shouldn't exist and nothing substantiated what was at meetings.

Leonard recommended codifying existing town code, from 1989 and work together from that, Goodwin sec.

Ayes: Leonard

Nays: Bailey, Farren, Weir, and Goodwin

Weir Motion refer report as amended for consideration and recommendation for approval of Town Council, Farren seconds

Ayes: Farren, Weir

Nays: Bailey, Goodwin, and Leonard

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Weir motions to forward report with all attachments and amendments to Town Council without recommendation, Bailey seconds
Ayes: Bailey, Goodwin, Farren, and Weir
Nays: Leonard

Mayor Taylor noted that Town Council would need to take time to consider.

Weir motioned to continue matter at October 4th Town Council meeting, Sikorsky seconds
Ayes: Jarboe, Weir, Sikorsky, Stutz, Garcia, Tobias
Nays: none

Weir motioned to adjourn the Town Council meeting at 8:37 p.m., Tobias seconds
Ayes: Jarboe, Weir, Sikorsky, Stutz, Garcia, Tobias
Nays: none

Approved: _____ David P. Taylor, Mayor

Submitted: _____ Stephanie Glaze, Deputy Clerk