



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ AGENDA ~

Matt Caudle, Councilman
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, April 6, 2016

7:00 PM

Council Chambers

1. Call to Order

2. Pledge of Allegiance

3. Moment of Silence

4. Minutes Approval

- a. Planning Commission - Regular Meeting - Mar 15, 2016 7:00 PM

5. Citizens Time

6. Announcements

7. ARB & Town Council Update

8. New Business

- a. 6861 Jockey Club Lane - Special Use Permit
- b. Preliminary Site Plan - Haymarket Town Center

9. Old Business

- a. Zoning Ordinance Re-Write
- b. Sign Ordinance Update

10. Town Planner Update

11. Adjournment



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ MINUTES ~

Matt Caudle, Councilman
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Tuesday, March 15, 2016

7:00 PM

Council Chambers

A Regular Meeting of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Board Room, Commencing at 7:00 PM

Chairman Matt Caudle called the meeting to order.

1. Call to Order

Chairman Matt Caudle: Present, James Carroll: Absent, Maureen Carroll: Absent, Commissioner Connor Leake: Present, Commissioner Cathy Pasanello: Present.

2. Pledge of Allegiance

3. Moment of Silence

4. Minutes Approval

a. Planning Commission - Regular Meeting - Jan 13, 2016 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Connor Leake, Commissioner
SECONDER:	Cathy Pasanello, Commissioner
AYES:	Matt Caudle, Connor Leake, Cathy Pasanello
ABSENT:	James Carroll, Maureen Carroll

5. Citizens Time

No citizens spoke.

6. Announcements

Chair Caudle would like to change the meetings to the first Wednesday of every month starting in April. It was moved off Mondays a while back.

The Carroll's couldn't make it tonight. Thanks to Marchant and Cathy for speaking last night at the SCC hearing. Councilman Pasanello and Councilwoman Edwards also spoke. It was a good turn out. Lot of good issues raised. The meeting went from 4:30 to after 10pm. Lot of people left, lot of good comments. Hopes the SCC is listening. Haven't heard one person that is pro overhead lines. Thanks to all those that spoke.

7. ARB & Town Council Update

ARB: No Update.

Council: There are potential offers for old PD building. The Town Manager and Town Attorney are entertaining the options and bringing them back to Town Council. Hopefully there will be a resolution soon and we can get going on the park.

8. New Business

a. Zoning Ordinance Re-write Kick-off

Darren Coffey from The Berkley Group presents. They had done the Town's Proffer Policy re-write. Now doing the Zoning ordinance rewrite and subdivision ordinance, and Comp Plan eventually.

Minutes Acceptance: Minutes of Mar 15, 2016 7:00 PM (Minutes Approval)

We want to streamline, strengthen and make it user friendly. That will make it easier to administer and enforce. Definition is what you hang your hat on. Trying to reduce the number of SUP's. Adding a use and design section.

Asks that Commissioners take it home and look it over. Send in any concerns or changes. Bring back to next months meeting.

Caudle asks if it's fair to say the ordinance rewrite will help businesses? Yes that's certainly an impact. Still want good regulations. We've spent a lot of time approving home businesses. Office, or telecommuting.

Town Planner says that some SUP's will still need Public Hearing. But we're taking some SUP's away. Long as we have perimeters to make the determination, that helps.

All will take with them and look over and come back with comments.

9. Old Business

a. Sign Ordinance Update

Town Planner updates. Was at the finish line with this then the court did something with Christmas lights. Our Town Attorney is reviewing.

Making revisions. Will bring back next month. Then move it along to Town Council to adopt. Will also be in the rewrite that The Berkley Group is doing.

There is a Joint Public Hearing with Town Council on an In-home Special Use Permit that we have coming up.

10. Town Planner Update

a. 1 Mile Notice

Chick-fil-A had a ground breaking ceremony yesterday. Will start next week.

Ice rink has moved material. Starting the expansion.

Have not heard back from Sheetz yet.

Issued a Zoning Permit for 2 houses on Bleight drive. This is 2 of the 5 new single family homes that will be built. Expect to pour the foundation this week. Will not be until the end of project will they plant trees and shrubs on the Town side. Most likely Fall.

Met with VRE group. Looking at identifying sites in town for rail and west of Town. Reaching out to landowners first. There will be a series of Hearings in April.

John Marshall Commons. This is the rezoning east of QBE. Town homes and apartments. This has been put on the shelf. Wants to convert majority to residential. 160 units.

Fairgrounds rezoning came in. Reduced Townhouse units from 120 to 87. Asking for hotel use. Lidl is the grocery store that will be coming in next to Chick-fil-A. Not inadvertently effecting Food Lion.

Not heard back on the site plan for Payne Lane. Town Council is looking at a blight ordinance. Hopefully this ordinance can motivate owners that we can enforce, to fix up their property.

In the process of doing a ADA compliant deck at the Caboose. We have received a grant for that. Earth day is coming up.

The Interchange Diverging Diamond may be ahead of schedule. Sound walls going up. Not sure of the timing of the opening pedestrian side of the Old Carolina bridge.

We did receive a courtesy 1 mile notice. Dunkin donuts coming in over near the new Harris Teeter off of Heathcote.

11. Adjournment

Caudle motions to adjourn.

Leake seconds.

Ayes: 3

Nays: 0

Absent: 2

Meeting adjourned at 7:32 PM.



TO: Town of Haymarket Planning Commission
SUBJECT: 6861 Jockey Club Lane - Special Use Permit
DATE: 04/06/16

A Special Use Permit application is enclosed for an In-Home Business to be located at 6861 Jockey Club Lane. A Joint Public Hearing will need to be set with Town Council and Planning Commission for their May 2, 2016 meeting.

ATTACHMENTS:

- 6861 Jockey Club Lane - SUP for In-Home Business (PDF)

RECEIVED

FEB 22 2016

8.a.a



SUP# 2016-001

TOWN OF HAYMARKET
SPECIAL USE PERMIT APPLICATION

NOTE: This application must be filled out completely and all submission requirements must be met before the application can be accepted and scheduled for review/Public Hearing.

NAME OF BUSINESS/APPLICANT: Time Crunch Fit, LLC / Kelsey Eyre

SITE ADDRESS: 6861 Jockey Club Ln, Haymarket, VA 20169

ZONING DISTRICT: [] R-1 [] R-2 [] B-1 [] B-2 [] I-1 [] C-1 SITE PLAN PROPOSED: [] Yes [x] No

PROPOSED USE(S): Personal Training CODE SECTION(S) #:

BRIEF DESCRIPTION OF ACTIVITY: In the space below or in an attached narrative, please describe in detail the proposed activity including size and type of proposed/existing structures, hours of operation, type of clientele, number of vehicles anticipated to visit the site during an average workday and any other changes that will affect the nature or appearance of the structure(s) or site.

In-home personal training business not likely to exceed 4 clients per day. Hours of operation 9-3. No changes to existing structure are required. Driveway parking available.

Supporting Documentation (attached): [] Narrative (addressing criteria of Section 58-9(d)) [] Plan/Plat

ADDITIONAL INFORMATION FOR HOME OCCUPATIONS (SUBJECT TO SECTION 58-16):

TYPE OF STRUCTURE: [x] SFD [] TH TOTAL FLOOR AREA OF MAIN STRUCTURE: 2400 (sq. ft.)

FLOOR AREA DEVOTED TO HOME OCCUPATION: 500 (sq. ft.) HOA APPROVAL: [x] Yes [] No

NUMBER / TYPE OF VEHICLES: no commercial vehicles

NUMBER / TYPE OF EQUIPMENT AND METHOD OF STORAGE (i.e. garage, accessory storage, etc.):

N/A

OFF-STREET PARKING SPACES PROVIDED: 0 NO. OF EMPLOYEES WORKING FROM SITE: 1

FEE: [] \$500 Residential [x] \$200 Residential In-Home Business PAID FEB 22 [] \$350 Commercial (no land disturbance) [] \$1,500 Commercial (land disturbance)

Table with 2 columns: APPLICANT/PERMIT HOLDER INFORMATION and PROPERTY OWNER INFORMATION. Includes fields for Name, Address, City, State, Zip, Phone#(s), and Email Address.

Attachment: 6861 Jockey Club Lane - SUP for In-Home Business (2769) : 6861 Jockey Club Lane - Special Use Permit



TOWN OF HAYMARKET
SPECIAL USE PERMIT APPLICATION

SUP# 2016-001

APPLICANT / PROPERTY OWNER CONSENT

*****REQUIRED*****

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein or attached hereto is correct and a true representation of the activity and method of operation described. Construction of any improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket, any additional restrictions and/or conditions prescribed by the Planning Commission or the Town Council, and all other applicable laws.

Kelsey Eyre
Applicant Signature

Kelsey Eyre
Property Owner Signature

2/22/16
Date

2/22/16
Date

OFFICE USE ONLY

DATE FILED: 2-22-16 FEE AMOUNT: 200 DATE PAID: 2-22-16

DATE TO ZONING ADMINISTRATOR: 2-22-16 STAFF REVIEW COMPLETE: _____

APPLICABLE ZONING ORDINANCE SECTION(S) / RECOMMENDED CONDITIONS:

ZONING ADMINISTRATOR

DATE

DATE TO PLANNING COMMISSION: _____ PUBLIC HEARING DATE: _____

RECOMMEND APPROVAL RECOMMEND DENIAL NO RECOMMENDATION

RECOMMENDED CONDITIONS:

CHAIRMAN

DATE

DATE TO TOWN COUNCIL: _____ PUBLIC HEARING DATE: _____

APPROVED DENIED

CONDITIONS:

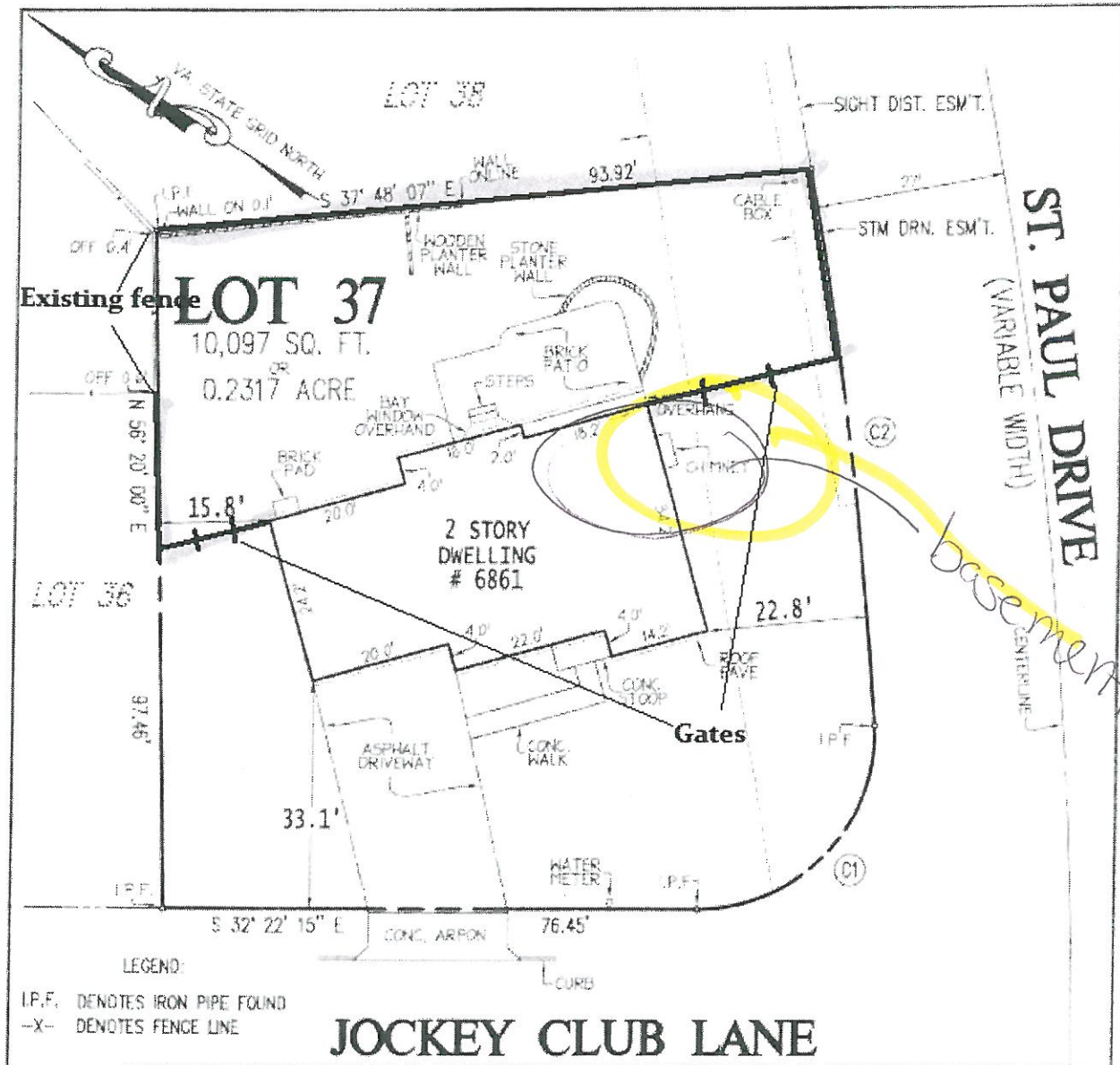
Attachment: 6861 Jockey Club Lane - SUP for In-Home Business (2769 : 6861 Jockey Club Lane - Special Use Permit)

Proposed Architectural Improvement: Back yard fence

Material: Pressure treated wood

Style: Colonial Gothic pickets – in accordance with section B, 2 of the ARC guidelines. Pickets will be 48” high, spaced approximately 2 inches apart. 2 gates will be included on either side of the house.

Location: Fence will follow back yard property line, extending perpendicular from the rear corners of the house. See below:



Attachment: 6861 Jockey Club Lane - SUP for In-Home Business (2769 : 6861 Jockey Club Lane - Special Use Permit)



TO: Town of Haymarket Planning Commission
SUBJECT: Preliminary Site Plan - Haymarket Town Center
DATE: 04/06/16

The Town has prepared a Preliminary Site Plan for the Town Center to redevelop the property to correct drainage problems, revise the travel ways, revise the parking layout and provide additional green space. This Preliminary Site Plan was developed in accordance with the Town Center Concept Plans previously approved by Town Council.

Also included are waiver requests pursuant to Sections 58-699(c) and 58-703(f) of the Town Code, waivers, reductions, modifications or alternative Landscaping, Screening, Buffering, Open Space, and Streetscape requirements for the property. Specifically, waivers are request for 58-700 to 58-702 (buffer requirements), 58-703(e)(4) (interior parking lot landscaping), 58-703(c)(1) (continuous landscaping strip) and 58-723(b) (street tree landscaping).

DRAFT MOTIONS

1. I move that the Planning Commission recommend approval of Preliminary Site Plan, "Haymarket Town Center Redevelopment," prepared by Rinker Design Associates and dated May 2015, and sealed February 17, 2016. I further move that the Planning Commission recommend approval of associated waiver requests prepared by Rinker Design Associates and dated February 19, 2016.

OR,

2. I move an alternate motion.

ATTACHMENTS:

- 02 - April 2016 PC Items - Prelim Site Plan - Town Center (PDF)



RINKER DESIGN ASSOCIATES, P.C.

Engineering • Surveying • Transportation • Traffic • Structures & Bridge
Right of Way • CEI • Land Planning • Environmental

TOWN OF HAYMARKET WAIVER REQUEST

Date: February 19, 2016
Project Name: Haymarket Town Center
Site Location: 15000 Washington Street
Applicant: Town of Haymarket

Requirements to be waived:

1. **Zoning Ordinance Section 58-700 to 58-702:** B-1 zoning adjacent to R-1 requires a 25 foot buffer with opaque screening.
2. **Zoning Ordinance Section 58-701 & 58-702:** B-1 zoning adjacent to B-1 requires a 10 foot buffer with no screening.
3. **Zoning Ordinance Section 58-703(e)(4):** There will be one interior parking lot tree for every 10 parking spaces.
4. **Zoning Ordinance Section 58-703(c)(1):** For parking adjacent to a public street a continuous strip at least 10 feet in width not inclusive of sidewalk shall be located between the property owner's parking lot and the property line.
5. **Zoning Ordinance Section 58-723(b):** There will be one street tree for every 25 feet of street frontage and plantings should be at even intervals wherever possible.
6. **VDOT Road Design Manual Buffer Strip:** A Design Waiver shall be submitted for buffer strips less than 3 feet for Posted Speeds 25 mph or less.

This plan is for improvements to the existing Haymarket Town Hall property. The purpose of the project is to improve the aesthetic appeal of the property by adding parking, curb & gutter, sidewalks and landscaping throughout the site as well as to address drainage issues.

We are hereby requesting that the Town will consider an alternative landscape screening and buffer yard design in accordance with Zoning Ordinance Section 58-699(c) which states, "Alternative planting programs achieving the objectives of the required screens shall be permitted to allow flexibility in landscape design. The planning commission and the architectural review board may approve any of the alternative screens or a combination of the alternatives if the applicant proves that the objective of the screen or screenings has been met. The planning commission or architectural review board may reduce or eliminate the requirements for a screen if a landscape plan proposes the use of hedges, shrubs, walls, berms or combination that achieve the same objective of the required screen." In addition Section 58-703(f) allows for flexibility in landscape design. This section states, "The town council may waive or reduce the requirement for perimeter parking lot landscaping as described in this section when a suitable screening alternative has been provided and is acceptable to the town council." We are unable to meet requirements 1 and 2 listed above while still satisfying the parking requirements for the proposed building uses on site. We are able to provide a 5 foot landscape strip with trees and shrubs along the entire length of the parking lot adjacent to the neighboring R-1 and B-1 zoned properties to the north of the site. In addition there is an existing 6 foot board fence separating our site from the residential properties. Since the plan will improve the screening between the site and neighboring properties by adding trees, shrubs and a 5 foot landscape strip that does not currently exist, a waiver should be justified.

We are also requesting that the Town consider an alternative landscaping design for the interior parking lot and along the frontage of Washington and Jefferson Street. We are unable to meet requirement 3 listed above due to the parking demands for the various building uses on the site. There is no room to provide

any additional interior landscape islands while still meeting the parking requirement. The plan currently provides 6 interior trees out of the 7 that are required for a lot with 74 spaces. We are also unable to meet requirement 4 listed above along Jefferson Street. Using the minimums for sidewalk, parking stalls and travelways, the landscape strip provided is approximately 6.6 feet along the frontage except where the VDOT shared use plan connects to the property. Zoning requirement 5 above cannot be satisfied due to obstructions along the frontage that prevent trees from being placed. Along Washington St. 3 trees (not adjacent to parking) are provided along the frontage out of the 5 required. There is no more space for trees along the street due to the existing building (#15020), the existing utility pole and guy wires, and feature wall around the town sign. An extra tree has been provided in the landscape strip adjacent to the parking lot to make up for one of the trees that the Washington Street frontage needs. Along Jefferson Street, 4 trees (not adjacent to parking) are provided along the frontage of the 7 required. The feature wall around the town sign, the walkway and porch of the existing house (#6630), and the shared use path at the corner of the site prevent any other trees from being placed along the frontage of Jefferson St. Although these requirements are not being met, the landscaping shown on this plan is a great improvement from the existing conditions of the site which provide little to no trees in the interior of the parking lot and along Jefferson and Washington Street frontage. A "Town Green" area is also provided as open space for Town functions. While not landscaped with trees and shrubs, this grassy area will be a benefit to the site.

VDOT requires a minimum of a 3 foot wide buffer strip between the back of curb and the sidewalk to place all lateral obstructions and to ensure that the pedestrian access route is free of obstacles. Along Jefferson Street, the sidewalk will be constructed immediately behind the curb in a similar manner to Washington Street. An 8' wide sidewalk will be provided as a continuation of the shared use path from VDOT plan #055-233-045 UPC 97735. There are no lateral obstructions in this vicinity and any that may be required in the future will be placed behind the sidewalk. A buffer strip is not provided due to the limited space on site and the Town's desire to provide a wide pedestrian access path across the Town Hall property on both Washington and Jefferson Streets.



TO: BRIAN HENSHAW, TOWN MANAGER
FROM: MARCHANT SCHNEIDER, TOWN PLANNER / ZONING ADMINISTRATOR
SUBJECT: HAYMARKET TOWN CENTER REDEVELOPMENT - PRELIMINARY SITE PLAN
PRE#20150504
DATE: 03-28-16
CC: STAFF

I have reviewed the second submission for the above-mentioned preliminary site plan. I have no additional comments and recommend approval of the application.

Holly Montague has also completed her review and has also recommended approval by comment letter dated March 23, 2016.

Please let me know if you have questions. I can be reached at 703.753.2600 or mshneider@townofhaymarket.org.



TO: MARCHANT SCHNEIDER

FROM: HOLLY MONTAGUE, PE

SUBJECT: TOWN CENTER PRELIMINARY PLAN RECOMMENDATION FOR APPROVAL

DATE: 3/24/2016

CC: STAFF

Per your request, I have reviewed the second submission for the Town Center Preliminary Plan. I used the Haymarket Ordinances; Preliminary Site Plan Checklist; and VDOT standards in order to review this site plan.

I have no additional comments and recommend approval of the Town Center Preliminary Plan.

Please let me know if you have any questions. I can be reached at hmontague@townofhaymarket.org.

SITE TABULATIONS
 G.P.N. 7298-90-0216, 7298-90-9226, 7298-90-8614, 7298-90-9407 & 7298-90-0102
 OWNER: TOWN OF HAYMARKET, VIRGINIA
 15000 WASHINGTON STREET, #100
 HAYMARKET, VA 20169
 ZONE: B-1 (TOWN CENTER DISTRICT)
 SITE ADDRESS: 15000, 15026, 15020, 15010 & 15004 WASHINGTON ST.
 TOTAL SITE AREA: 1.50 ACRES (65,365 SF)
 AREA OF PROPOSED ROW: 1,892 SF
 SETBACKS (NOTE, ONE BUILDING ADDITION IS PROPOSED):
 FRONT: 10' FEET FROM ROW
 SIDE & REAR: 10' FROM ROW, 25' FROM RESIDENTIAL, 0' FROM COMMERCIAL
 MAXIMUM LOT COVERAGE:
 ALLOWED: 85% (55,560 SF)
 PROVIDED: 79% (51,550 SF)
 OPEN SPACE:
 REQUIRED: 15% (9,805 SF)
 PROVIDED: 21% (13,815 SF)
 BUFFER REQUIREMENTS:
 25' WIDE BUFFER WITH AN OPAQUE SCREENING (ADJACENT TO RESIDENTIAL)
 - SEE LANDSCAPING TABULATIONS & PLAN ON SHEET 2
 10' WIDE BUFFER WITH NO SCREENING (ADJACENT TO COMMERCIAL)
 - SEE LANDSCAPING TABULATIONS & PLAN ON SHEET 2
 BUILDING HEIGHT:
 ALLOWED (PER ZONING): 35 FEET
 NEW ADDITION TO MUNICIPAL BUILDING: APPROX. 32'
 BUILDING AREA:
 APPROXIMATE SQUARE FOOTAGE OF EXISTING USES TO REMAIN: 19,886 SF (ASSUME 2 STORIES PER BUILDING)
 PROPOSED SQUARE FOOTAGE OF BUILDING ADDITION: 1,082 SF (2 STORY)
 TOTAL PROPOSED SQUARE FOOTAGE: 20,968 SF
 BUILDING USES: MUNICIPAL BUILDING, OFFICE, AND RETAIL
 MUNICIPAL BUILDING (#15014 & #15000): EX. 2-STORY BUILDING & PROP. 2-STORY ADDITION
 FIRST FLOOR = 6,105 SF (EX. BLDG) + 629 SF (PROP. ADDITION) = 6,734 SF
 SECOND FLOOR = 6,105 SF (EX. BLDG) + 453 SF (PROP. ADDITION) = 6,558 SF
 TOTAL = 13,292 SF
 OFFICE (#15020): EX. 2-STORY BUILDING
 TOTAL = 1,814 SF
 RETAIL (#6630 & #15026): EX. 2-STORY POLICE BUILDING & EX. 2-STORY HOUSE
 TOTAL = 4,238 SF (EX. POLICE BLDG) + 1,624 SF (EX. HOUSE)
 TOTAL = 5,862 SF

PARKING TABULATION
 EXISTING PARKING: 53 SPACES
 49 STANDARD SPACES
 4 ADA ACCESSIBLE SPACES
 REQUIRED PARKING:
 MUNICIPAL BUILDING (#15014 & #15000): 1 SPACE/300 SF = (13,292 SF) / 300 = 44.3 SPACES
 OFFICE (#15020): 1 SPACE/300 SF = (1,814 SF) / 300 = 6 SPACES
 RETAIL (#6630): 1 SPACE/250 SF = (1,624 SF) / 250 = 6.5 SPACES
 RETAIL (#15026): 1 SPACE/250 SF = (4,238 SF) / 250 = 17 SPACES
 TOTAL REQUIRED = 73.8 SPACES (PROVIDE 74)
 PROPOSED PARKING: 74 SPACES (TOTAL)
 71 STANDARD SPACES
 3 ADA ACCESSIBLE SPACES (3 HC SPACES REQUIRED FOR PARKING LOTS WITH 51-75 SPACES)
 COMPACT PARKING SPACES:
 10 COMPACT SPACES ARE INCLUDED IN THE PROPOSED LAYOUT.
 13.5% OF PARKING SPACES ARE COMPACT.

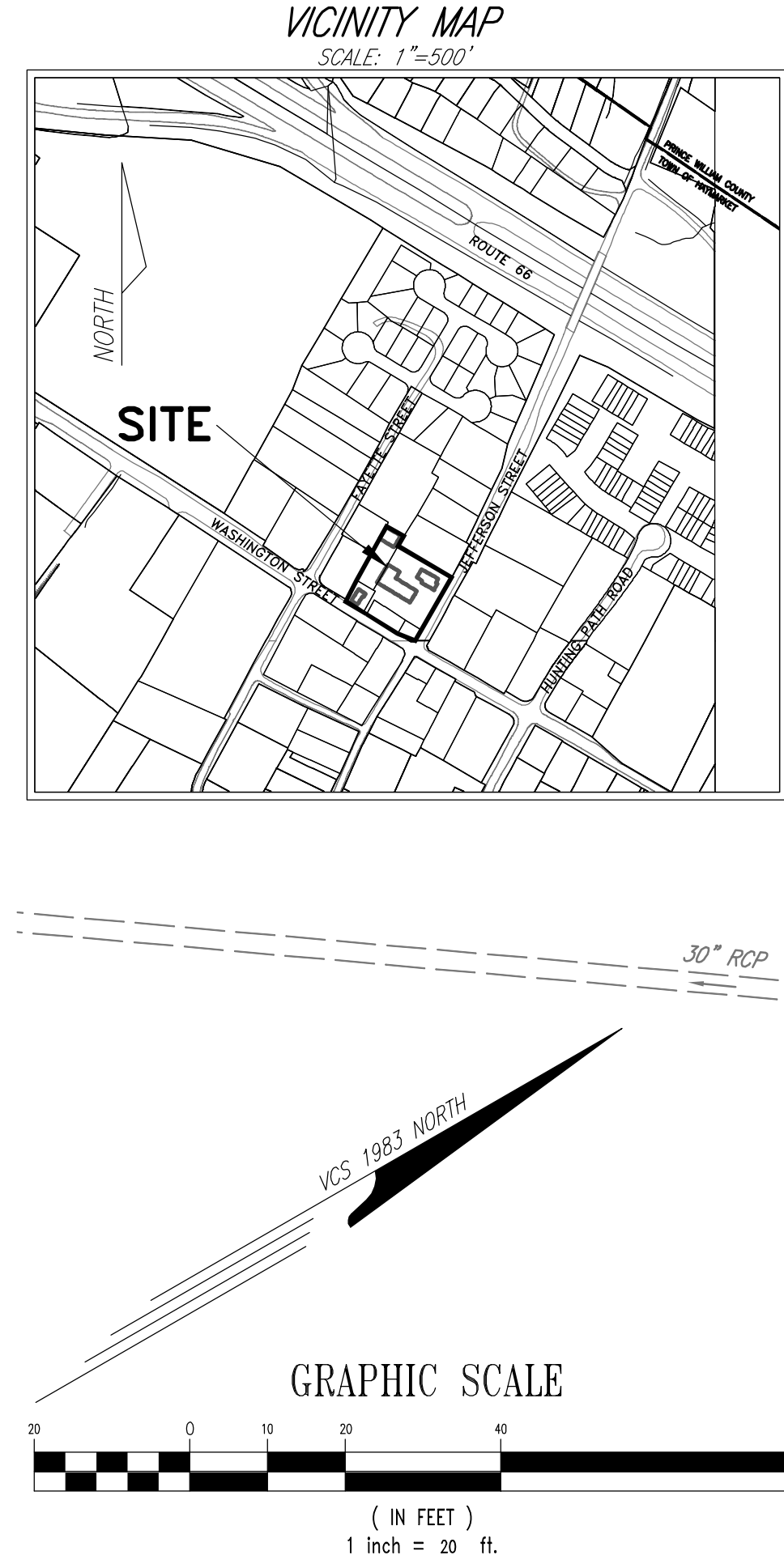
ESTIMATED TRAFFIC VOLUME:
 TRIPS GENERATED BY A SITE CONSISTING OF OFFICE AND RETAIL USE ARE COMPUTED USING "GENERAL OFFICE BUILDING (710)" AND "APPAREL STORE (876)" TRIP GENERATION RATES:
 WEEKDAY TRIPS PER 1,000 SF GFA (710): $LN(TRIPS) = 0.77 \times LN(15,106 SF/1,000 SF) + 3.65$
 TRIPS = 312 VPD
 WEEKDAY TRIPS PER 1,000 SF GFA (876): $TRIPS = 66.40 VPD \times (5,862 SF/1,000 SF)$
 TRIPS = 390 VPD
 TOTAL SITE TRIPS: 312 VPD + 390 VPD = 702 VPD

GENERAL NOTES:
 1. TO OUR KNOWLEDGE NO MAPPED RPA, 100 YEAR FLOOD BOUNDARY, CEMETERIES OR HISTORICAL SITES ARE LOCATED ON THE SITE.
 2. SIDEWALK PROPOSED ALONG JEFFERSON STREET TO BE STAMPED CONCRETE TO RESEMBLE BRICK.
 3. SIDEWALK PROPOSED ALONG WASHINGTON STREET TO BE BRICK SIDEWALK.
 4. THE SUBJECT PARCELS ARE LOCATED WITHIN THE OLD AND HISTORIC HAYMARKET DISTRICT OVERLAY.
 5. A PHOTOMETRIC ANALYSIS WILL BE PERFORMED FOR THE EXISTING SITE LIGHTING TO DETERMINE WHETHER ADDITIONAL LIGHTING IS REQUIRED. PHOTOMETRIC ANALYSIS WILL BE PROVIDED WITH THE FINAL SITE PLAN.
 6. THE HORIZONTAL AND VERTICAL CONTROL SURVEYS WERE PERFORMED BY RINKER DESIGN ASSOCIATES IN SEPTEMBER 2014.
 7. SOURCE OF TOPOGRAPHIC MAPPING IS A FIELD RUN SURVEY BY RINKER DESIGN ASSOCIATES, DATED SEPTEMBER 2014. CONTOUR INTERVAL-ONE FOOT. THE HORIZONTAL DATUM USED FOR THIS SURVEY IS NAD 1983. ALL ELEVATIONS ARE BASED ON THE NAVD 1988.
 8. BOUNDARY SURVEY WAS PERFORMED BY RINKER DESIGN ASSOCIATES, DATED SEPTEMBER 2014.

SITE BOUNDARY, OWNER AND SETBACK INFORMATION

LINE #/CURVE #	LENGTH	BEARING/DELTA	CURVE RADIUS
C1	15.35	65.64	13.40'
L1	75.80'	N29° 10' 28.62"E	
L2	69.67'	N58° 07' 40.38"W	
L3	77.29'	N29° 27' 52.62"E	
L4	62.47'	S59° 21' 35.38"E	
L5	7.53'	S59° 21' 35.38"E	
L6	198.24'	N29° 10' 28.62"E	
L7	63.47'	N61° 23' 18.38"W	
L8	37.52'	N29° 27' 52.62"E	
L9	162.95'	N29° 27' 52.62"E	
L10	198.71'	S59° 43' 08.38"E	
L11	52.04'	S29° 27' 52.62"W	
L12	12.01'	N58° 07' 40.38"W	
L13	117.30'	N58° 07' 40.38"W	
L14	118.31'	S57° 27' 31.38"E	
L15	50.62'	S30° 32' 00.62"W	
L16	43.97'	N58° 07' 40.38"W	
L17	60.03'	S57° 27' 31.38"E	
L18	41.96'	S29° 47' 01.62"W	
L19	195.60'	S29° 47' 01.62"W	

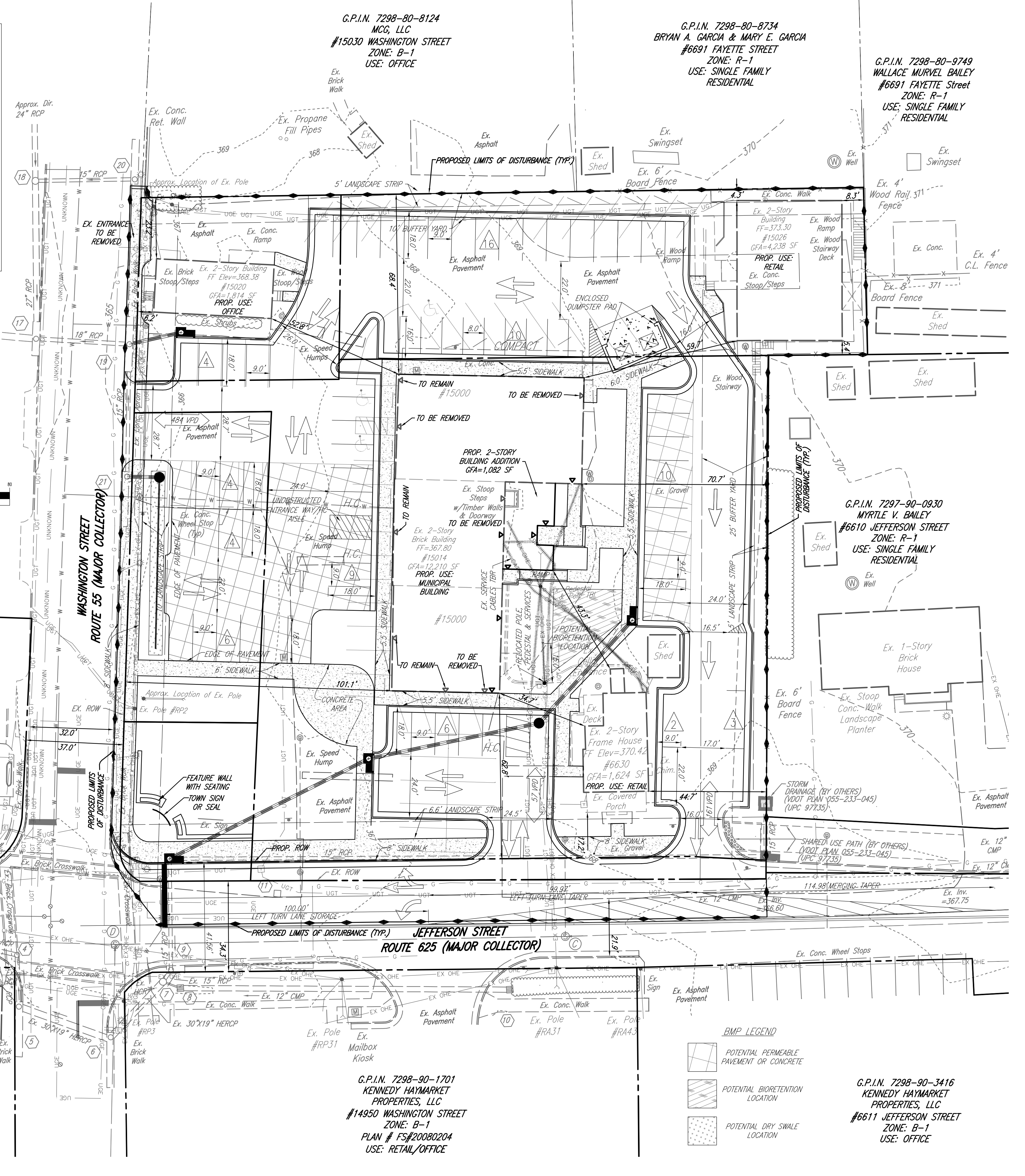
SITE PROPERTY OWNER INFORMATION:
 1. G.P.N. 7298-90-8616
 15020 WASHINGTON STREET
 OWNER: TOWN OF HAYMARKET
 ZONE: B-1 (AREA=0.123 AC)
 2. G.P.N. 7298-90-9226
 15026 WASHINGTON STREET
 OWNER: TOWN OF HAYMARKET
 ZONE: B-1 (AREA=0.288 AC)
 3. G.P.N. 7298-90-0216
 15000 WASHINGTON STREET
 OWNER: TOWN OF HAYMARKET
 ZONE: B-1 (AREA=0.882 AC)
 4. G.P.N. 7298-90-0407
 15010 WASHINGTON STREET
 OWNER: TOWN OF HAYMARKET
 ZONE: B-1 (AREA=0.139 AC)
 5. G.P.N. 7298-90-0102
 15004 WASHINGTON STREET
 OWNER: TOWN OF HAYMARKET
 ZONE: B-1 (AREA=0.068 AC)



G.P.I.N. 7297-89-8699
 PAYNE DEVELOPMENT, LLC
 #15011 WASHINGTON STREET
 ZONE: B-1
 USE: AUTO REPAIR

G.P.I.N. 7297-89-9391
 PAYNE DEVELOPMENT, LLC
 #15001 WASHINGTON STREET
 ZONE: B-1
 USE: OFFICE

G.P.I.N. 7297-99-0590
 OLD BANK, L.C.
 #14951 WASHINGTON STREET
 ZONE: B-1
 USE: RETAIL/OFFICE



G.P.I.N. 7298-80-8124
 MCG, LLC
 #15030 WASHINGTON STREET
 ZONE: B-1
 USE: OFFICE

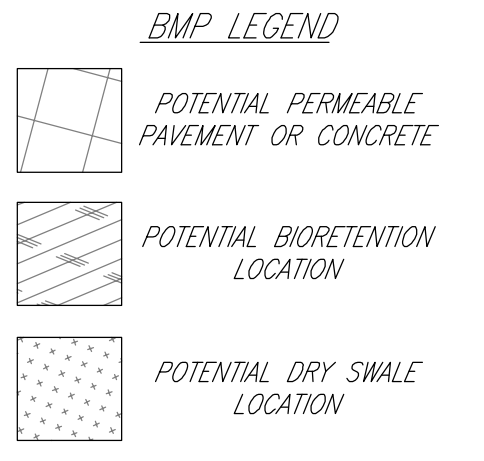
G.P.I.N. 7298-80-8734
 BRYAN A. GARCIA & MARY E. GARCIA
 #6691 FAYETTE STREET
 ZONE: R-1
 USE: SINGLE FAMILY RESIDENTIAL

G.P.I.N. 7298-80-9749
 WALLACE MURVEL BAILEY
 #6691 FAYETTE STREET
 ZONE: R-1
 USE: SINGLE FAMILY RESIDENTIAL

G.P.I.N. 7297-90-0930
 MYRTLE V. BAILEY
 #6610 JEFFERSON STREET
 ZONE: R-1
 USE: SINGLE FAMILY RESIDENTIAL

G.P.I.N. 7298-90-1701
 KENNEDY HAYMARKET PROPERTIES, LLC
 #14950 WASHINGTON STREET
 ZONE: B-1
 PLAN # FS#20080204
 USE: RETAIL/OFFICE

G.P.I.N. 7298-90-3416
 KENNEDY HAYMARKET PROPERTIES, LLC
 #6611 JEFFERSON STREET
 ZONE: B-1
 USE: OFFICE



Rinker Design Associates, P.C.
 9885 Discovery Boulevard, Suite 200, Manassas, VA 20108 Telephone: (703) 368-7373 Fax: (703) 257-5443
 on the web @ www.rdaenv.com
 Engineering * Surveying * Land Planning * Transportation * Environmental Services
 "Turning Challenges into Opportunities"



PRELIMINARY SITE PLAN
HAYMARKET TOWN CENTER REDEVELOPMENT
 TOWN OF HAYMARKET, VIRGINIA

REVISIONS:

DATE:	MAY 2015
SCALE:	1"=20'
DESIGN:	MMS, SDD
DRAFT:	MMS
CHECKED BY:	SDD
ARCH:	N/A
JOB NUMBER:	14-096-01
SHEET	1 OF 3

LANDSCAPING TABULATIONS:

LANDSCAPE SCREENING REQUIREMENTS

(PER Z.O. SEC. 58-689 THROUGH 58-702):
REQUIRED ADJACENT TO R-1 ZONE: 25' OPAQUE SCREEN (SC) TYPE BUFFER
REQUIRED ADJACENT TO B-1 ZONE: 10' BUFFER YARD, NO SCREENING REQUIRED

PROVIDED ADJACENT TO R-1 ZONE: 5' LANDSCAPE STRIP WITH EXISTING 6' BOARD FENCE ALONG THE PROPERTY LINE. A WAIVER OF BUFFER YARD AND SCREENING REQUIREMENTS IS BEING PROCESSED WITH PRELIMINARY SITE PLAN IN ACCORDANCE WITH Z.O. SECTION 58-689(c).

PROVIDED ADJACENT TO B-1 ZONE: 5' PARKING LANDSCAPE STRIP. A WAIVER OF BUFFER YARD REQUIREMENTS FOR THE SITE AREA ADJACENT TO B-1 PROPERTIES IS BEING PROCESSED WITH PRELIMINARY SITE PLAN.

PARKING LOT LANDSCAPING REQUIREMENTS

(PER Z.O. SEC. 58-703):
REQUIRED LANDSCAPING: FRONTAGE TO PUBLIC STREETS (SEC. 58-723)
ONE STREET TREE FOR EVERY 25' OF STREET FRONTAGE, EVENLY SPACED WHEREVER POSSIBLE

REQUIRED LANDSCAPING: FRONTAGE TO PUBLIC STREETS (SEC. 58-723)

WASHINGTON STREET REQUIRED: (66' + 52') FRONTAGE/25' = 5 TREES
WASHINGTON STREET PROVIDED: 2 TREES
JEFFERSON STREET REQUIRED: (90' + 75') FRONTAGE/25' = 7 TREES
JEFFERSON STREET PROVIDED: 4 TREES

REQUIRED LANDSCAPING: PARKING ADJACENT TO PUBLIC STREETS (SEC. 58-703(c))

CONTINUOUS 10' LANDSCAPE STRIP NOT INCLUSIVE OF THE SIDEWALK SHALL BE LOCATED BETWEEN THE PROPERTY LINE AND PARKING LOT WITH ONE TREE FOR EACH 30 FEET OF STREET FRONTAGE

PROVIDED LANDSCAPING: PARKING ADJACENT TO PUBLIC STREETS (SEC. 58-703(c))

THE WIDTH OF LANDSCAPE STRIP ADJACENT TO PUBLIC STREETS IS LESS THAN 10' ALONG JEFFERSON STREET AND A WAIVER FOR A REDUCTION TO 6.6' IS BEING PROCESSED WITH PRELIMINARY SITE PLAN IN ACCORDANCE WITH Z.O. SECTION 58-703(f).

WASHINGTON STREET REQUIRED: 125' FRONTAGE/30' = 5 TREES WITH SHRUBS
WASHINGTON STREET PROVIDED: 6 TREES AND 17 SHRUBS
JEFFERSON STREET REQUIRED: 75' FRONTAGE/30' = 3 TREES WITH SHRUBS
JEFFERSON STREET PROVIDED: 3 TREES AND 10 SHRUBS

REQUIRED LANDSCAPING: ADJACENT TO PARKING (SEC. 58-703(d))

ADJACENT TO PARKING: 2 TREES & 6 SHRUBS PER 30' OF LANDSCAPE STRIP

PROVIDED LANDSCAPING: ADJACENT TO PARKING (SEC. 58-703(d))

PARKING LANDSCAPE STRIP REQUIRED: (150' + 160') STRIP/30' = 21 TREES AND 62 SHRUBS
PARKING LANDSCAPE STRIP PROVIDED: 21 TREES AND 64 SHRUBS

REQUIRED LANDSCAPING: INTERIOR PARKING (SEC. 58-703(e))

LANDSCAPED AREA TO BE 5% OF PARKING LOT AREA
1 TREE FOR EVERY 10 PARKING SPACES
3 SHRUBS FOR EVERY 10 PARKING SPACES
AREA OF PARKING LOT=27,655 SF
5% OF PARKING LOT=1,383 SF
REQUIRED TREES=74 SPACES/10 SPACES * 1 TREE=7 TREES
REQUIRED SHRUBS=74 SPACES/10 SPACES * 3 SHRUBS=22 SHRUBS

PROVIDED LANDSCAPING: INTERIOR PARKING (SEC. 58-703(e))

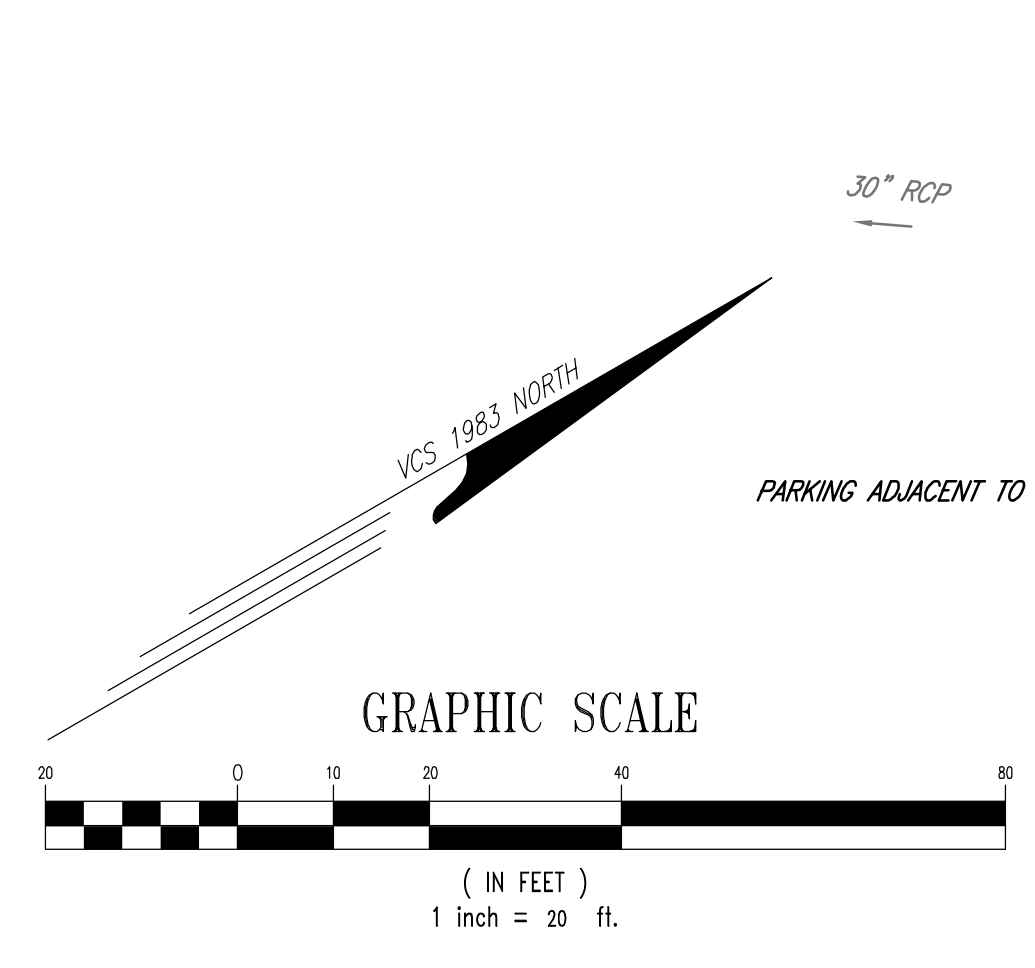
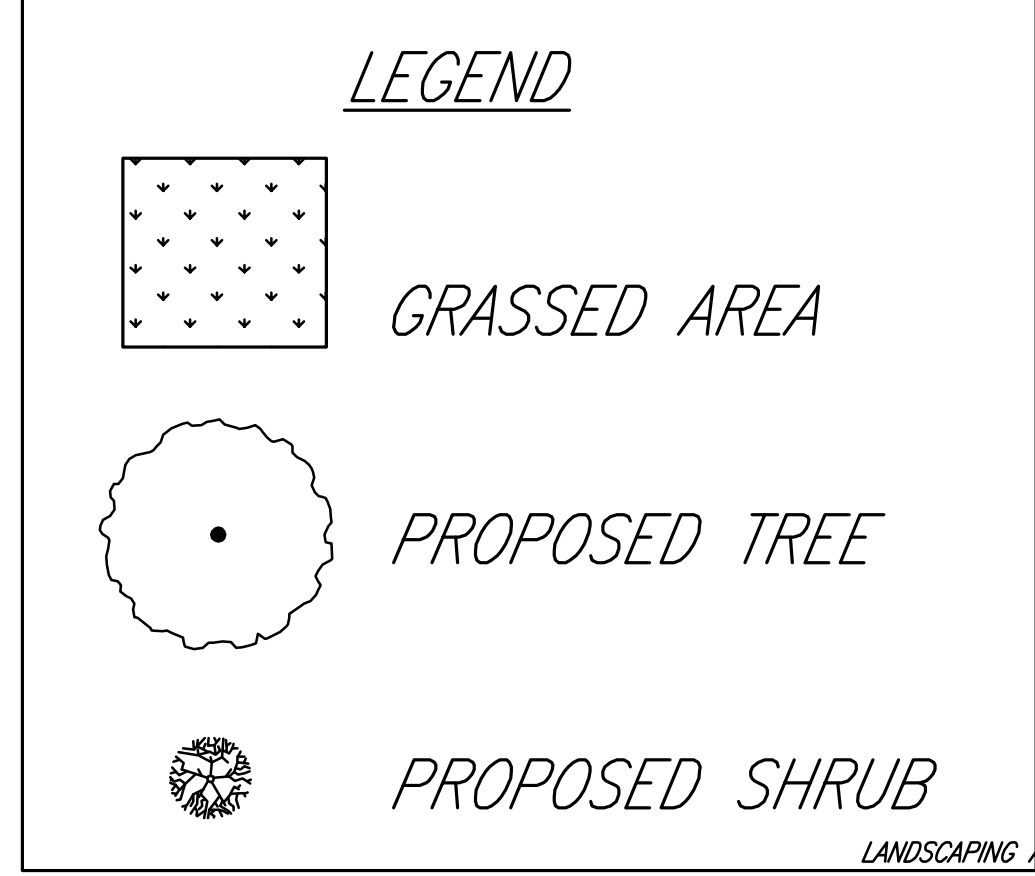
LANDSCAPED AREAS PROVIDED (5% OF PARKING LOT REQUIREMENT)=1,432 SF (5.2%)
PROVIDED INTERIOR PARKING LOT LANDSCAPING TREES=6 TREES
PROVIDED INTERIOR PARKING LOT LANDSCAPING SHRUBS=23 SHRUBS

NOTES:

- 1. PROPERTY OWNER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING.
2. LANDSCAPING TREES SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF Z.O. 58-727.

SANITARY SEWER FLOW CALCULATIONS:

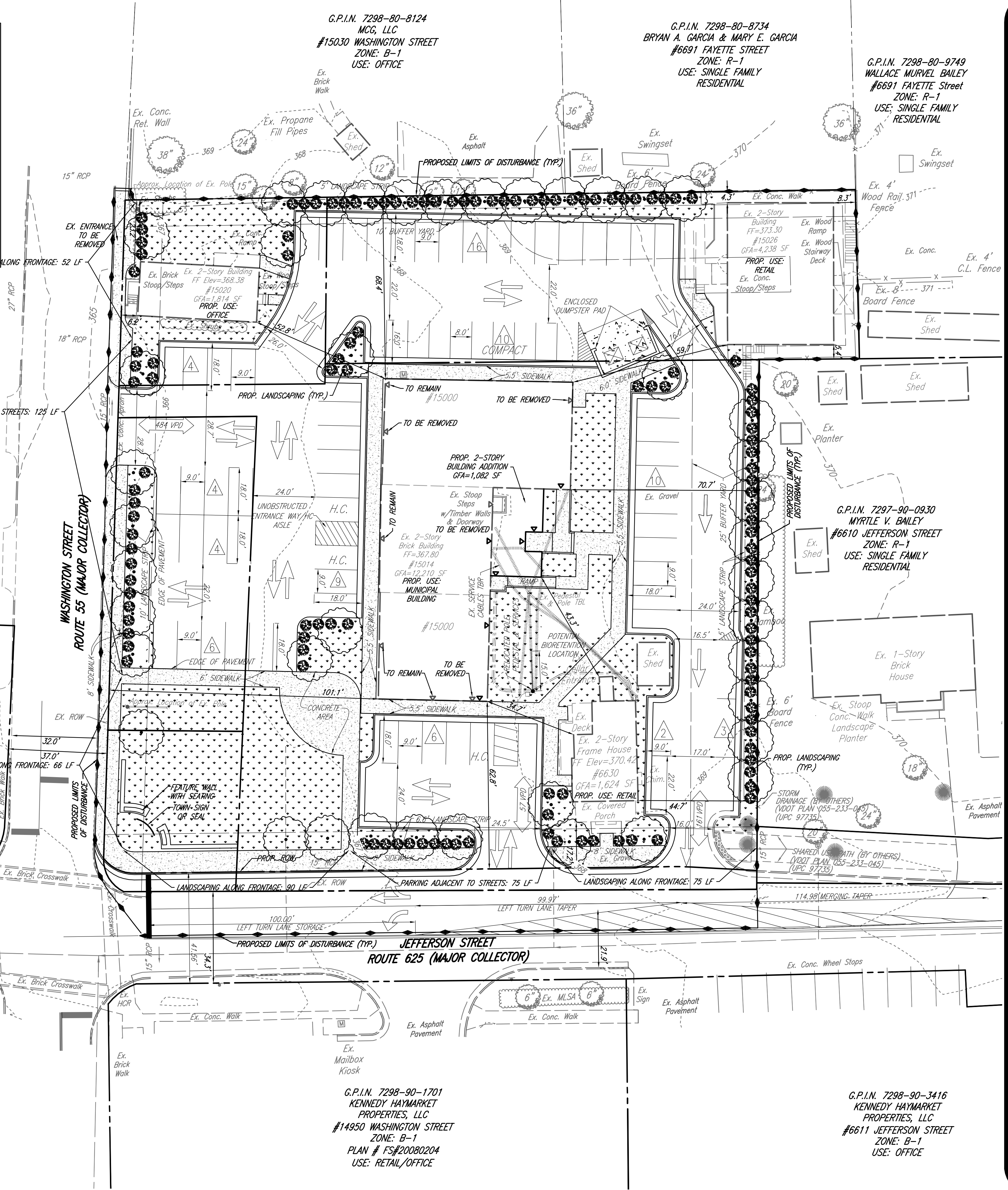
PWCSA USM, TABLE 1-4
AVERAGE DAILY WASTEWATER FLOWS:
OFFICE/COMMERCIAL = 2,000 GPD PER ACRE
AVERAGE DAILY FLOW = 1.50 AC * 2,000 GPD/AC = 3,000 GPD
TOTAL = 3,000 GPD



G.P.I.N. 7297-89-8699
PAYNE DEVELOPMENT, LLC
#15011 WASHINGTON STREET
ZONE: B-1
USE: AUTO REPAIR

G.P.I.N. 7297-89-9391
PAYNE DEVELOPMENT, LLC
#15001 WASHINGTON STREET
ZONE: B-1
USE: OFFICE

G.P.I.N. 7297-89-0590
OLD BANK, L.C.
#14951 WASHINGTON STREET
ZONE: B-1
USE: RETAIL/OFFICE



G.P.I.N. 7298-80-8124
MCG, LLC
#15030 WASHINGTON STREET
ZONE: B-1
USE: OFFICE

G.P.I.N. 7298-80-8734
BRYAN A. GARCIA & MARY E. GARCIA
#6691 FAYETTE STREET
ZONE: R-1
USE: SINGLE FAMILY RESIDENTIAL

G.P.I.N. 7298-80-9749
WALLACE MURVEL BAILEY
#6691 FAYETTE STREET
ZONE: R-1
USE: SINGLE FAMILY RESIDENTIAL

G.P.I.N. 7297-90-0930
MYRTLE V. BAILEY
#6610 JEFFERSON STREET
ZONE: R-1
USE: SINGLE FAMILY RESIDENTIAL

G.P.I.N. 7298-90-1701
KENNEDY HAYMARKET PROPERTIES, LLC
#14950 WASHINGTON STREET
ZONE: B-1
PLAN # FS#20080204
USE: RETAIL/OFFICE

G.P.I.N. 7298-90-3416
KENNEDY HAYMARKET PROPERTIES, LLC
#6611 JEFFERSON STREET
ZONE: B-1
USE: OFFICE



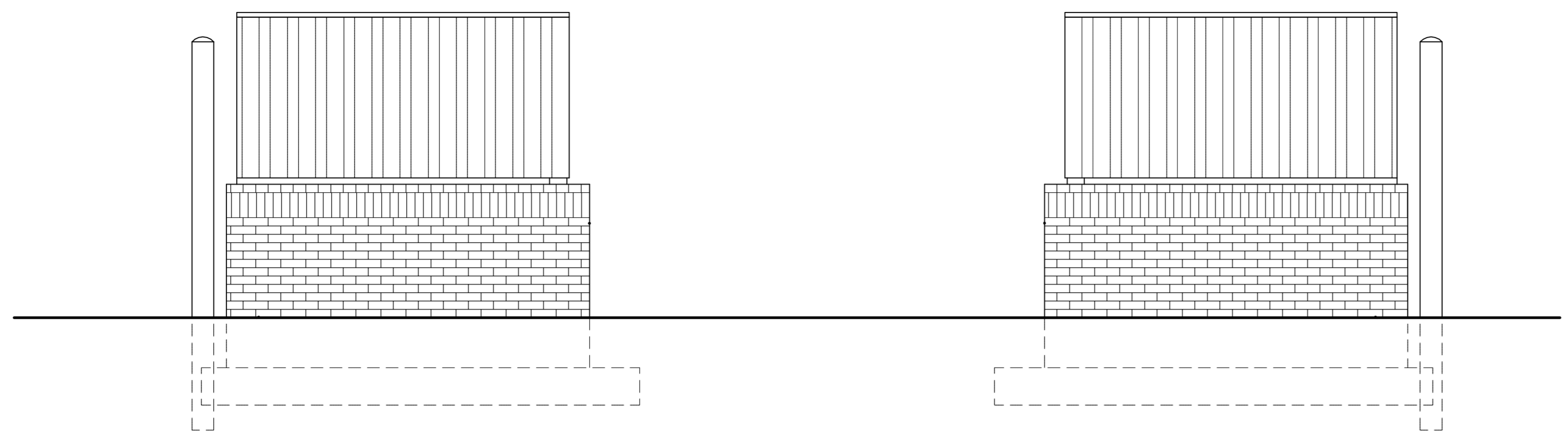
Rinker Design Associates, P.C.
9385 Discovery Boulevard, Suite 200, Manassas, VA 20109 Telephone: (703) 368-7373 Fax: (703) 257-5443
on the web @ www.rdaenv.com
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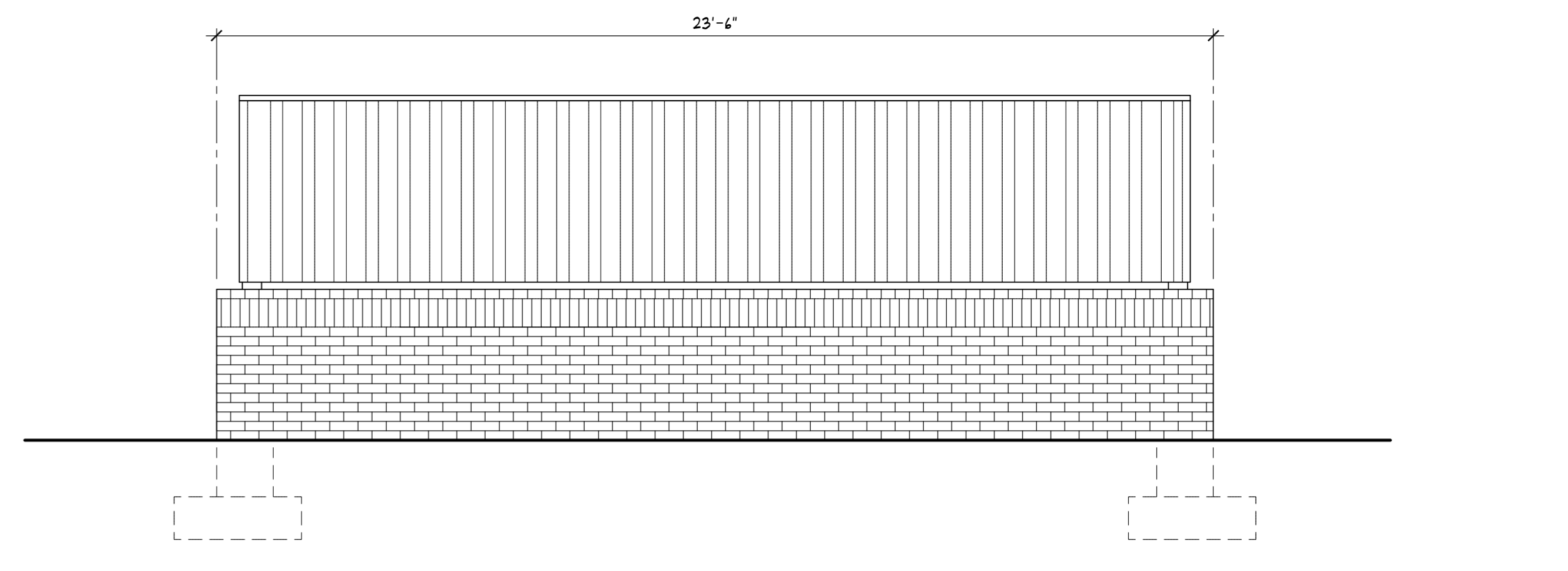
REVISIONS:

Table with project details: DATE: MAY 2015, SCALE: 1"=20', DESIGN: MMS, SDD, DRAFT: MMS, CHECKED BY: SDD, ARCH: N/A, JOB NUMBER: 14-096-01, SHEET 2 OF 3

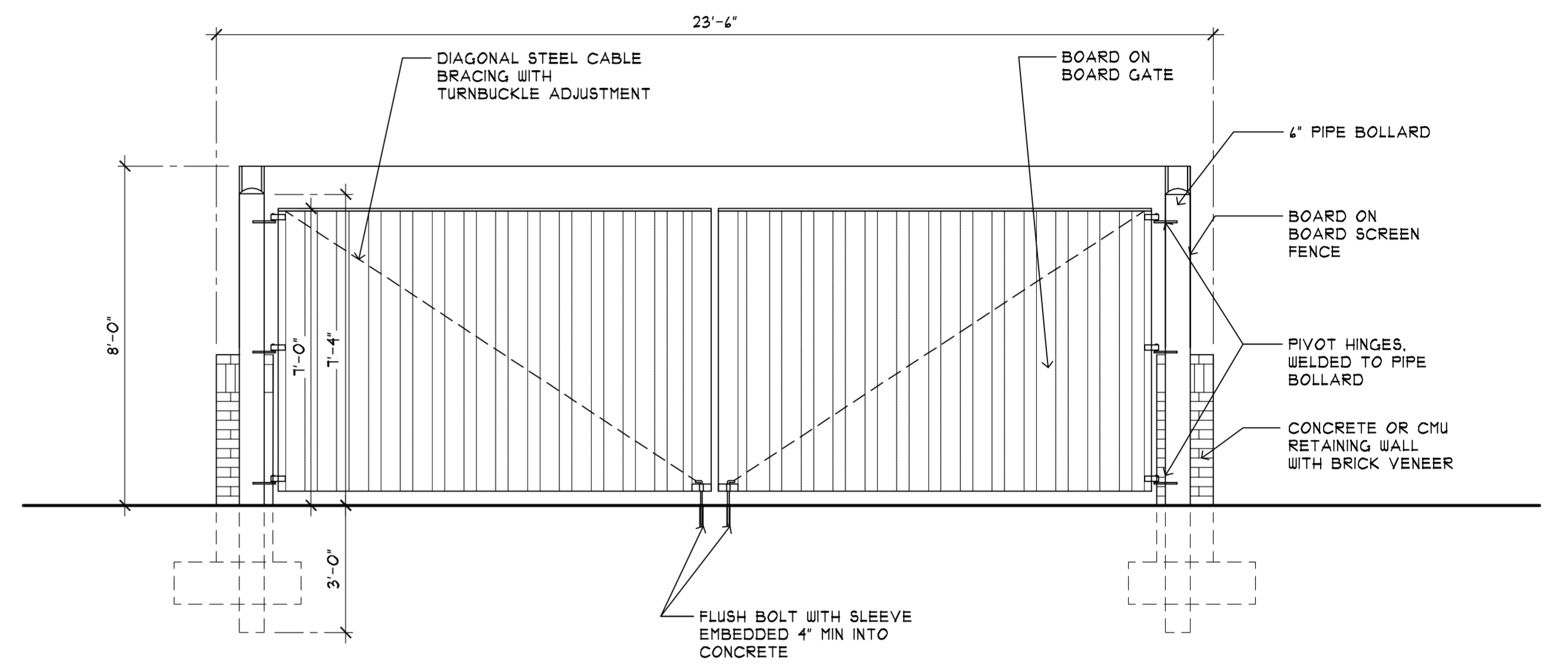


G ENCLOSURE RIGHT SIDE ELEVATION
Scale: 3/8" = 1'-0"

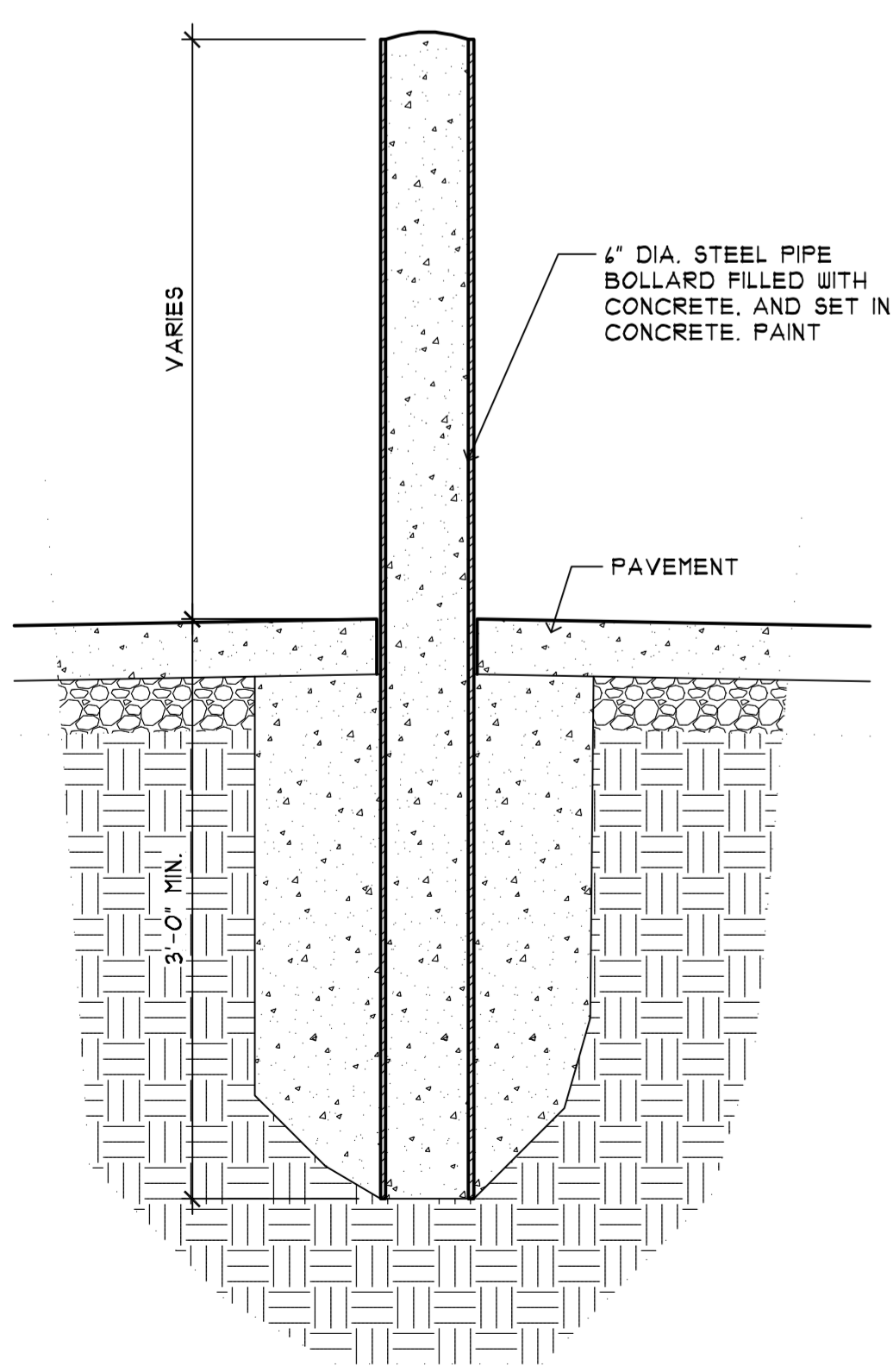
F ENCLOSURE LEFT SIDE ELEVATION
Scale: 3/8" = 1'-0"



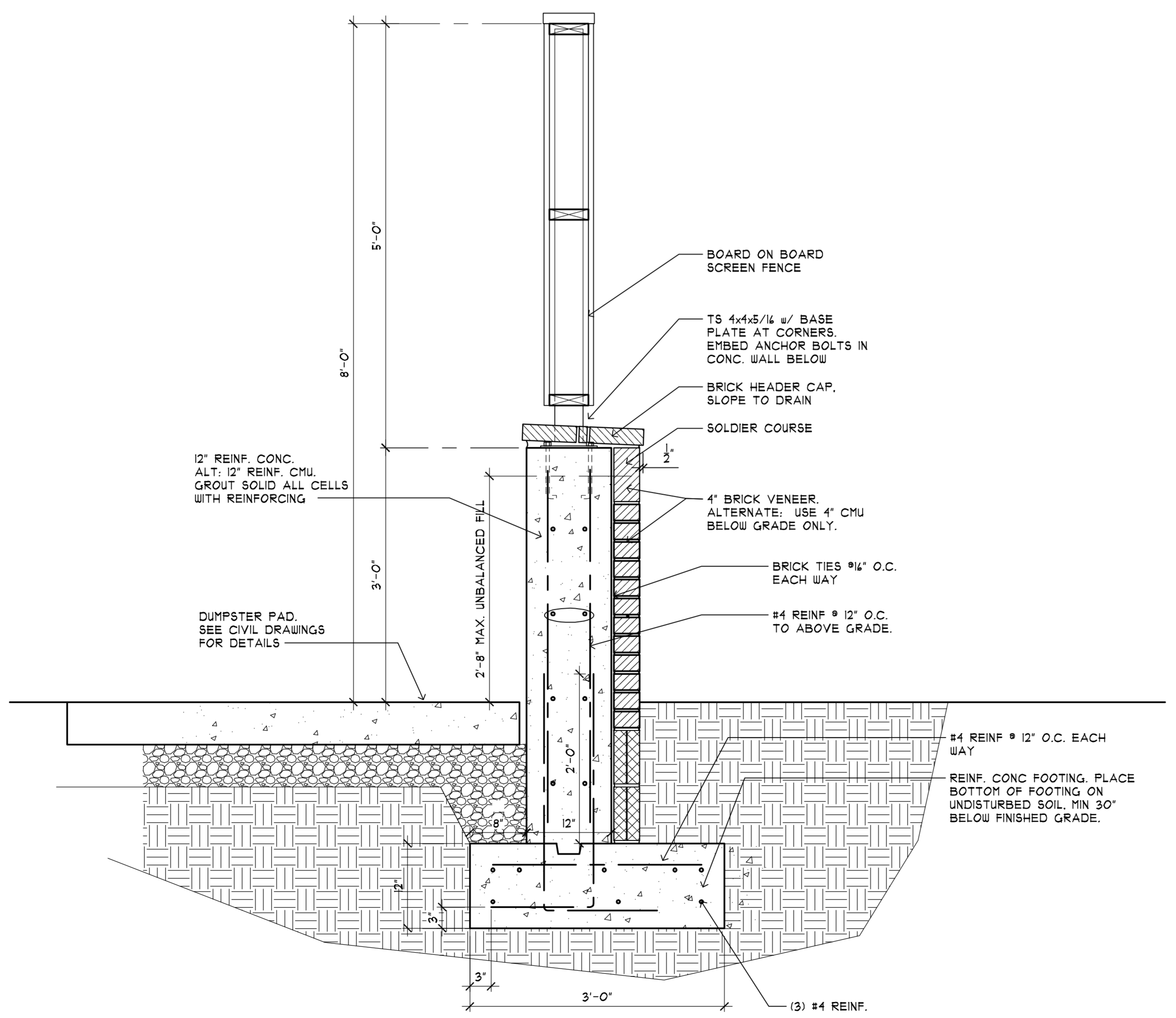
E ENCLOSURE REAR ELEVATION
Scale: 3/8" = 1'-0"



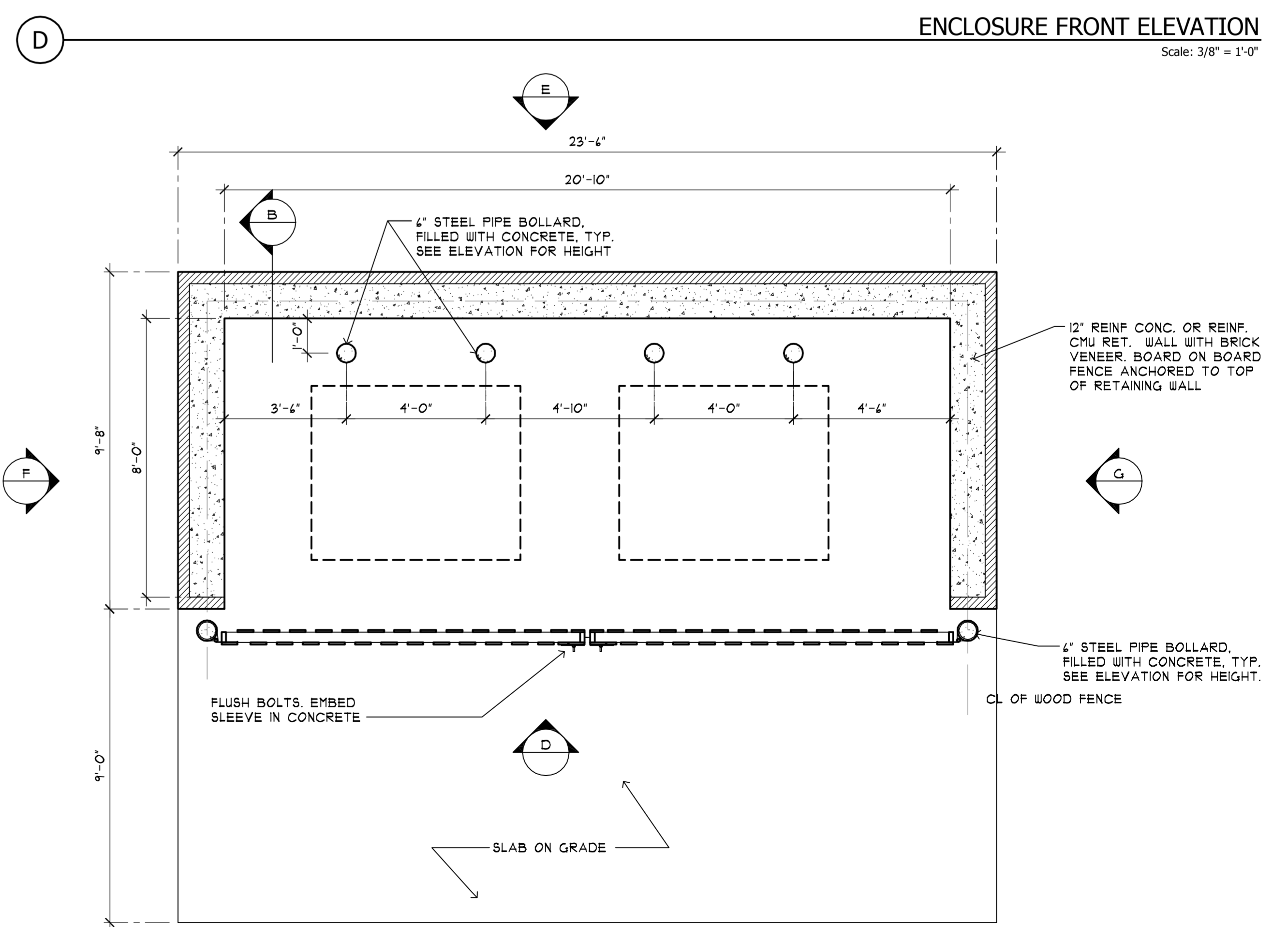
D ENCLOSURE FRONT ELEVATION
Scale: 3/8" = 1'-0"



B BOLLARD DETAIL
Scale: 1" = 1'-0"



A DUMPSTER ENCLOSURE SECTION
Scale: 1" = 1'-0"



A DUMPSTER ENCLOSURE PLAN
Scale: 3/8" = 1'-0"



TO: Town of Haymarket Planning Commission
SUBJECT: Zoning Ordinance Re-Write
DATE: 04/06/16

Darren Coffey from The Berkley Group was at the March 15th Planning Commission meeting, and presented the Commissioners with some proposed Zoning Ordinance changes. The Commissioners were to take the proposed changes and look them over and come back with suggestions, comments or concerns. Mr. Coffey will not come back to the Commissioners until the May 4, 2016 meeting.



TO: Town of Haymarket Planning Commission
SUBJECT: Sign Ordinance Update
DATE: 04/06/16

The Town Planner will update on this item.