



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ AGENDA ~

Robert B. Weir,
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, April 8, 2013

7:00 PM

Council Chambers

1. Call to Order

2. Public Hearings

- a. Haymarket Baptist Church Site Plan Waivers
- b. Historic District Overlay revision

3. Announcements

4. Citizens Time

5. Minutes Approval

- a. Planning Commission - Regular Meeting - Mar 11, 2013 7:00 PM

6. Certificate of Appropriateness/Construction Permits/Zoning Permit Application

- a. 6590 Jefferson Street - Vintage Marketplace
- b. 15161 Washington Street - BandM Welding

7. ARB and Council Update

8. New Business

- a. Capital Improvement Plan 2014

9. Town Planner Report

10. Old Business

- a. Haymarket Baptist Church Final Site Plan Waivers
- b. Funeral Home Use in the B1
- c. Historic District Overlay
- d. Comp Plan/ZTA's
- e. 15161 Washington Street- UHaul Business

11. 1/Mile Notice/Discussion Items

12. Adjournment



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ MINUTES ~

Robert B. Weir,
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, March 11, 2013

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

Chair Robert Weir called the meeting to order.

1. Call to Order

Chair Robert Weir: Present, Councilwoman Rebecca Bare: Present, Ed Robinson: Present, Commissioner Ralph Ring: Present, Commissioner Christopher Johnson: Late.

2. Announcements

Weir announces that Wednesday at 6:00pm there's a meeting at the County on Midwood. Staff has recommended denial.

Weir moves to amend agenda to add Item 5a, deck revision for 14711 Alexandras Keep Lane.

Ring seconds.

Ayes: 4

Absent: 1

3. Citizens Time

No one spoke at Citizens Time.

4. Minutes Approval

a. Planning Commission - Regular Meeting - Feb 11, 2013 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Rebecca Bare, Councilwoman
SECONDER:	Ed Robinson
AYES:	Robert Weir, Rebecca Bare, Ed Robinson, Ralph Ring
ABSENT:	Christopher Johnson

5. Certificate of Appropriateness/Construction Permits/Zoning Permit Application

14711 Alexandras Keep Lane.

Applicant amend to add stairwell to the side of the deck.

Meets setback requirements.

Ring motions to approve. 20121218

Bare seconds.

Ayes: 4

Absent: 1

a. 14711 Alexandras Keep Lane - Deck Amendment

Accepted as amended, to add Stairs to the side of the deck.

Minutes Acceptance: Minutes of Mar 11, 2013 7:00 PM (Minutes Approval)

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Robert Weir, Rebecca Bare, Ed Robinson, Ralph Ring
ABSENT:	Christopher Johnson

6. ARB and Council Update

ARB: Ring. There was discussion of the Historic District overlay remapping. To which we probably have not heard the last of this by the ARB, as they have differing opinions.

Council: Bare, defers to Holly.

Holly. In addition to I66 Public Hearing this Wednesday, the following Wednesday, March 20th, is the Public Hearing for 66/15 interchange at Battlefield High School at 6-8pm.

Weir: why move schedule back 6 months?

Environmental documentation complete. Had to move back.

7. New Business

Johnson arrives 7:11

Bare talks about Capital Improvement Project (CIP). List has been handed out to each commissioner. PC is to review and make recommendations for capital items in 2013/2014 budget.

Weir has no real issues. Public Safety has no phone system yet? It's on the list. Has an estimate.

Also recommends they pave their driveway.

But if we do, we would have to do Storm Water Management.

Caboose. Grant squared away? Yes. \$42,000. We pay 20%. Our cost would be \$8400.

Tasers for Public Safety. Weir feels it's more equipment than CIP. Take out tasers. Town should budget as regular operating budget. In car computers had to be replaced. Not CIP. Find funding in the regular operating budget. Increase their Equipment line item.

Robinson says we shouldn't remove it until we know there's a budget for it. We would still have to fund it somewhere.

Weir says we can always go back in and add. They either fund their responsibilities or don't. Johnson agrees.

Robinson adds but what if he wasn't told this from the beginning to budget for it. If can add later, good. Weir thinks there's just a communication issue. They think CIP. We think operating budget.

Bare states our 5 year CIP is still based on sale of Town Center Property. We need to update it so it falls in line w what previous council and this council wants. Weir stormwater on PD property. Unlikely funded in this years CIP. Refocus on the 5 year CIP. Needs to be gutted and start from scratch.

Bare also mentions the Police Dept needs the E-summons ticket system. Computer for each car, prints out the ticket. Not inexpensive, but need to fit in 5 year CIP. Hopefully grant funding available.

Major PD issue for 5 year CIP.

a. Capital Improvements Plan 2014

8. Town Planner Report

Town Planner reports in Old Business.

9. Old Business

a. Haymarket Baptist Church Final Site Plan

No objection to move first to section 9b, Rezoning.

SITE PLAN.

Application was amended for the plan to indicated changes required by VDOT and the sanitation authority. Don't have them tonight.
Cannot take action tonight.

Also, waivers. Landscaping along western boundary. These go to a Joint Public Hearing next month with Town Council on April 1st.
We will defer our action tonight until the April 8th PC meeting. At that time, hoping the authority letters will come in.

b. Haymarket Baptist Church - Rezoning

Rezone portion of Baptist Church from B1 to R1.
No public comment at the Public Hearing.
It is consistent with uses that are suggested and Comp plan.

Bare motions:

Whereas the Planning Commission has held a public hearing to consider zoning map amendment REZ20121106, filed by the Trustees of Haymarket Baptist Church, to rezone 0.69 acres, identified as GPIN #7397-09-2472 or 14820 Washington Street, from B-1 Zoning District to R-1 Zoning District,

Whereas the Planning Commission must consider whether the Amendment furthers the public necessity, convenience, general welfare and good zoning practice, and

Whereas the Planning Commission must consider whether the Amendment is consistent with the Town's Comprehensive Plan, and

Whereas the Planning Commission must consider the impact of the Amendment on the services, character and needs of the community, and

Whereas the Planning Commission has determined that the Amendment is consistent with the existing uses and character of the R-1 Zoning District, and

Whereas the Planning Commission has determined that properties in the R-1 Zoning District are suitable for the uses contemplated in the Amendment, and

Whereas the Planning Commission has determined that the Amendment is consistent with the Town's Comprehensive Plan, and

Whereas the Planning Commission has determined that the Amendment would not have a negative impact on the Town's transportation infrastructure, and

Whereas the Planning Commission has determined that the Amendment would not negatively impact the value of neighboring properties, and

Whereas the Planning Commission has determined that the Amendment would encourage the most appropriate use of the land throughout the Town, and

Whereas each finding is severable,

Now therefore the Planning Commission of the Town of Haymarket, finds that the Amendment does further the public necessity, convenience and general welfare; does constitute good zoning practice, and is consistent with the Town's Comprehensive Plan, and recommends that the Haymarket Town Council approve zoning map amendment REZ20121106, Trustees of Haymarket Baptist Church.

Ring seconds.

Roll Call vote:

Ring: yes Bare: yes Weir:: yes Robinson yes Johnson: yes

c. CLG - Historic Overlay

PC tasked with forwarding a draft ZTA to reduce the Historic District to Town Council with a revised Map.

Talked about last month. Reduction in size as well as potential for overlay district for gateway areas.

There's a corridor enhancement package from Winchester that accomplishes what we want with gateways. 22 pages long. Far more detailed than we need. So in addition to comp plan, take map and text home. Get input for what we want taken out or added in.

Weir would like to strip it down substantially.

Bare likes how detailed it is. Will help alleviate lot of the resistant to shrinking it.

Weir - Would like to send it to Town Council in draft form by May.

Bare notes to fix the map with one home on Madison.

Weir asks commissioners to get comments back to him on the corridor information by April 1. And will have draft text out to everyone before the end of that week. Mark up in April. Schedule Public Hearing for May. Move on from there.

d. Comp Plan/ZTA's

e. 15161 Washington Street - Uhaul Business

Town Planner met with Mr. Durham and Town attorney and real estate agent.

1 entity issuing permits for occupancy. D&J would be the nexus to bring Uhaul into compliance. Think about more how we want to do it. The Soccerplex would have brought site into compliance.

Talked about doing a Master plan now with Mr. Durham. The issue is parking. Paved parking triggers Stormwater. Durham wavered if he wanted to incur that expense. Has until July to get equal tenant or the grand fathering will end. Any tenant has to upgrade portion of the site.

Planning Commission to defer indefinitely.

Weir asks where we stand on the ZTA for Haymarket Self Storage? They've submitted the application with fee. We are now reviewing the plan.

Weir says Uhaul zoning permit should be deferred indefinitely until that is handled.

Bare if trying to get ZTA's across the finish line Self storage by April, defer to May meeting. Weir defer til May 13th for final disposition.

RESULT:	TABLED [UNANIMOUS]
AYES:	Weir, Bare, Robinson, Ring, Johnson

10. Discussion Items

1. 1 Mile Development

Hearing on 2 weeks for the Heathcote development. Still want to do a 4 story bldg. Not reduced parking.

Weir asks if any further movement on Pryba property? No, not heard anything.

Marshall commons still in initial review.

Weir - county schedule for CPA tomorrow. Part of presentation by staff include list of all of the Comp plan amendment from previous years.

If comp amendments sit on the books for years and years, does the board entertain eliminating them from the schedule.?

Marchant all those submitted were disposed of, from applicants.

Minutes Acceptance: Minutes of Mar 11, 2013 7:00 PM (Minutes Approval)

Rezoning 3 yr inactive

Bare mentions there is a Budget work session next Tuesday the 19th at 7:00pm, Town Hall.

11. Adjournment

Bare motions
Robinson seconds.
Ayes: 5

Meeting adjourned.



TO: Town of Haymarket Planning Commission
SUBJECT: 6590 Jefferson Street - Vintage Marketplace
DATE: 04/08/13

This is a Retail shop in the B1 Zone. Selling antiques, home decor, etc.

ATTACHMENTS:

- 6590 Jefferson Street - Vintage Marketplace (PDF)

RECEIVED

APR - 2 2013



TOWN OF HAYMARKET

ZONING PERMIT #: ZP2013040Z

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

ZONING PERMIT APPLICATION

PAID APR - 2 20

ZONING ACTIVITY: [] New Construction [] Alteration/Repair [] Addition [] Sign [] New Tenant/Use [] Change of Use [] Relocation

NAME OF BUSINESS/APPLICANT: Vintage Marketplace LLC

PROPOSED USE: Retail Size (Sq. Ft./Length) of Construction: 700 to 1,000 sq

SITE ADDRESS: 6590 Jefferson Street, Haymarket VA (The Barn) Parcel ID #: _____

Subdivision Name: N/A Lot Size: _____

ZONING DISTRICT: [] R-1 [] R-2 [x] B-1 [] B-2 [] I-1 [] C-1 Site Plan Required: [] Yes [x] No

Special Use Permit Required: [] Yes [x] No Homeowners Association (HOA) Approval: [] Yes [x] No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, type and dimensions of signs, height/length of fencing, etc.) Sell Antiques, Home decor, ect.

Supporting Documentation (attached): [] Narrative [] Plan/Plat [] Specification Sheet

FEE: [] \$25.00 Residential [x] \$50.00 Commercial

PAID APR - 2 2013

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc.)

Supporting Documentation (attached): [] Specification Sheet [] Photograph(s)

PERMIT HOLDER INFORMATION: Nancy Kemper, 14508 Brivestone Place, Haymarket VA 20169, 703-963-1578, shopnancy@yahoo.com. PROPERTY OWNER INFORMATION: Michael R ZUPAN, 5241 STALLION RD, BROAD RUN VA 20137, 540 270 0935.

Attachment: 6590 Jefferson Street - Vintage Marketplace (1392 : 6590 Jefferson Street - Vintage Marketplace)

APPLICANT / PROPERTY OWNER SIGNATURE

*******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 is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

Nancy H. Kepler
Applicant Signature

Michael R Zupa
Property Owner Signature

*****OFFICE USE ONLY*****

ZONING PERMIT #: 2P20130402

Date Filed: 4-2-13 Fee Amount: 50.00 Date Paid: 4-2-13

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

ARCHITECTURAL REVIEW BOARD CHAIR: _____
SIGNATURE PRINT

CONDITIONS: _____

DATE TO PLANNING COMMISSION: 4-8-13

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

PLANNING COMMISSION {where required}: _____
SIGNATURE PRINT

CONDITIONS: _____

DATE TO TOWN COUNCIL: 5-6-13

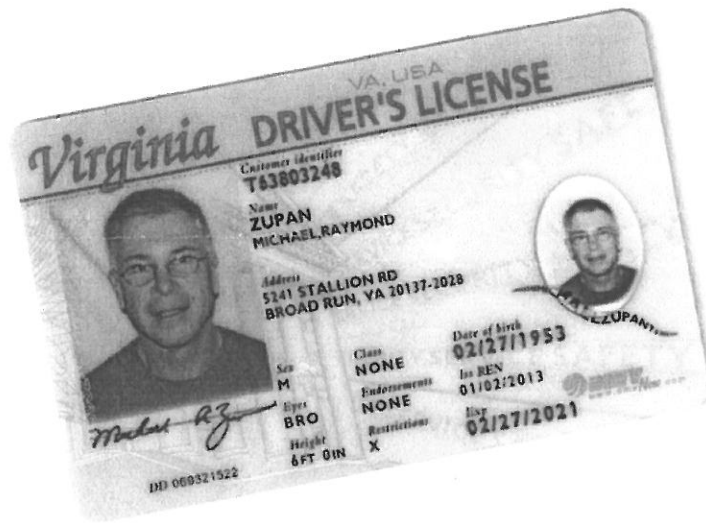
APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL {where required}: _____
SIGNATURE PRINT

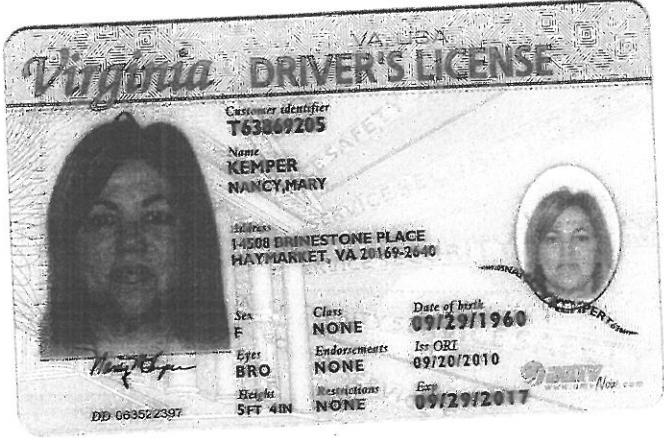
CONDITIONS: _____

Attachment: 6590 Jefferson Street - Vintage Marketplace (1392 : 6590 Jefferson Street - Vintage Marketplace)

Michael R Zupan 3-23-2013



Attachment: 6590 Jefferson Street - Vintage Marketplace (1392 : 6590 Jefferson Street - Vintage Marketplace)



Attachment: 6590 Jefferson Street - Vintage Marketplace (1392 : 6590 Jefferson Street - Vintage Marketplace)



TO: Town of Haymarket Planning Commission
SUBJECT: 15161 Washington Street - BandM Welding
DATE: 04/08/13

This is a machine/welding shop in the I-1 Zone, occupying where Donald B. Rice Tire used to be.

ATTACHMENTS:

- 15161 Washington Street - BandM Certified Welding (PDF)



ZONING PERMIT #: ZP 2013 0322

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

ZONING PERMIT APPLICATION

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: BardM Certified Welding LLC

PROPOSED USE: WELDING/MACHINE SHOP/FABRICATION USE Size (Sq. Ft./Length) of Construction: _____

SITE ADDRESS: 15761 Washington St. Haymarket Va 20169 Parcel ID #: _____

Subdivision Name: Jim Durham Building Lot Size: 5 Acres

ZONING DISTRICT: R-1 R-2 B-1 B-2 M-1 C-1 Site Plan Required: Yes No

Special Use Permit Required: Yes No Homeowners Association (HOA) Approval: Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, type and dimensions of signs, height/length of fencing, etc.)
WE WILL BE OCCUPYING THE TENANT SPACE PREVIOUSLY OCCUPIED BY RICE TIRE

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc.)

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION		PROPERTY OWNER INFORMATION	
Name	<u>Miki Brin</u>	Name	<u>James Durham</u>
Address	<u>12625 Greenbriar Rd</u>	Address	
City	<u>Potomac Va</u>	City	
State	<u>Va</u>	State	
Zip	<u>20854</u>	Zip	
Phone#	<u>443-463-1848</u>	Phone#	
Email	<u>BardM.Welding@yahoo.com</u>	Email	

Attachment: 15161 Washington Street - BandM Certified Welding (1393 : 15161 Washington Street - BandM Welding)

APPLICANT / PROPERTY OWNER SIGNATURE

*******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 is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

[Signature]
Applicant Signature

[Signature: James P. Urban]
Property Owner Signature

*****OFFICE USE ONLY*****

ZONING PERMIT #: ZP20130322

Date Filed: 3-22-13 Fee Amount: 50.00 Date Paid: _____

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): N/A

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

ARCHITECTURAL REVIEW BOARD CHAIR: _____
SIGNATURE PRINT

CONDITIONS: _____

DATE TO PLANNING COMMISSION: 4-8-13

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

PLANNING COMMISSION (where required): _____
SIGNATURE PRINT

CONDITIONS: _____

DATE TO TOWN COUNCIL: 5-6-13

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required): _____
SIGNATURE PRINT

CONDITIONS: _____

Attachment: 15161 Washington Street - BandM Certified Welding (1393 : 15161 Washington Street - BandM Welding)



TO: Town of Haymarket Planning Commission

SUBJECT: Capital Improvement Plan 2014

DATE: 04/08/13

For the 2013/2014 Fiscal Year budget.

ATTACHMENTS:

- DRAFT 20132014 CIP (PDF)

Capital Items for Consideration in the 2013/2014 Budget

DRAFT

General Government

	Item	Estimated Cost	Notes	Funding Source
1	Streetscape	\$1,000,000	Construction Phase of the project extending brick sidewalk from Madison Street to the Harrover Property.	Meals Tax ,Cash on Hand
2	Washington Street Beautification a. Installation 2 light poles b. Light Pole Painting c. Benches and Pads, Trashcans, Bike Racks d. Crosswalk repair/replacement	a. \$7000 per b. \$5000-\$7000 c. Benches \$3000 (not including retaining walls if needed), trashcans \$1600 d. \$72,000	a. Install 2 poles missing on Washington Street in front of the Bloom building b. Paint all 60 poles on Washington Street c. Purchase and install 2 benches and pads, and 2 trashcans on Washington Street d. Convert remaining brick crosswalks to stamped asphalt	a,b,c & d--Meals Tax, General Fund d--Connolly earmark funds if available
3	Town Center Property	\$500,000	Master Plan Design and Construction Old Post Office construction completion	General Fund, Grant Funds, Bonds
4	Reserve Study	\$20,000	Provide Information for the Reserve Account	General Fund
5	Shared Used Path	\$500,000	To connect the shared use path which VDOT will install on the bridge.	\$500,000 earmark from Connolly
6	Accounting a. Quickbooks reinstate and update or b. Additional training for staff on ASYST	a. \$2500 b. \$7400	There is a need for additional training for Town staff on the accounting program ASYST, (price is estimate for 7 days of training including airfare and accomadations for trainer) or the decision needs to be made to go back to Quickbooks and update to cover governmental needs.	General Fund

Capital Items for Consideration in the 2013/2014 Budget

DRAFT

General Government (continued)

	Item	Estimated Cost	Notes	Funding Source
8	Town signage	\$45,000	Signs for the 4 entryways, 1 Police Department Sign(lighted), 1 Town Hall Sign.	General Fund, Parks and Recs Proffer funds
9	Computer work station	\$1,500	One additional station to be shared by contractors	General Fund
10	Quiet Zone	\$50,000	Installation of signage both in and out of town to implement a Quiet Zone.	General Fund, PWC General Funds

Capital Items for Consideration in the 2013/2014 Budget

DRAFT

Public Safety

	Item	Estimated Cost	Notes	Funding Source
1	Telephone system	\$3,000	Telephone system in need of replacing	General Fund
2	Security System	\$7,500	Installation of Security system, with Cameras for additional security of building.	General Fund
3	Radar Replacements	\$5,000.00	Replacement of older units	General Fund
4	In-Car computers	\$12,000.00	Purchase and Install 2 in-car computers	General Fund
5	In-Car cameras	\$7,000.00	Purchase and Install 2 in-car cameras	General Fund
6	Lockers	\$750.00	Purchase and install Lockers in the evidence room.	General Fund
7	Driveway Repair/Replacement		Gravel driveway and parking areas in need of repairs	General Fund
8	Taser and Shots	\$1,800	Purchase of one new taser and 20 shots	General Fund

Capital Items for Consideration in the 2013/2014 Budget

DRAFT

Museum

	Item	Estimated Cost	Notes	Funding Source
1	Caboose	\$42,000.00	Installation of deck and other improvements to make the caboose an attraction	80% VDOT - 20% Town



TO: Town of Haymarket Planning Commission
SUBJECT: Haymarket Baptist Church Final Site Plan
DATE: 04/08/13

The Trustees of Haymarket Baptist Church have submitted a final site plan to construct a sanctuary addition and parking lot improvements at 14820 Washington Street. The site plan is currently under review by the Planning Commission. A companion rezoning application was heard by the Town Council at its March 2013 meeting. The Commission has recommended approval of the rezoning. This public hearing is to consider alternate perimeter landscaping and a waiver of parking lot landscaping proposed as part of the final site plan (see attached narrative). The Commission is anticipated to make a recommendation regarding the final site plan at its April 2013 meeting. It is recommended that the Council consider the request and defer its decision until the Planning Commission has forwarded its recommendation.

BACKGROUND

The Town Council approved the corresponding preliminary site plan in 2008. As noted above, the final site plan proposes a sanctuary addition and paved parking for the church and pre-school. The Church and Town Staff continue to coordinate the timing of the proposed improvements with the ongoing streetscape improvements along Washington Street. The Church has proposed alternative vegetative screens and buffer yards as described in the attached narrative.

Pursuant to Sections 58-699(c) and 58-703(f) of the Town Code, the Town Council may consider waivers, reductions, modifications, or alternative Landscaping, Screening, Buffering, Open Space, and Streetscape requirements proposed in conjunction with a final site plan. Specific to the proposed final site plan, alternative buffer yards to the buffer yards required by Sections 58-701 and 58-702 and a waiver of perimeter parking lot landscaping required by Section 58-703 are proposed.

DRAFT MOTION(S)Planning Commission

1. I move that the Planning Commission forward the request for proposed final site plan improvements, buffer yards, and waiver of parking lot requirements at 14820 Washington Street, Haymarket Baptist Church, to a future meeting for further discussion.

Or,

2. I move an alternate motion

ATTACHMENTS:

- (2) Screen_Modification_Request 02-06-13 (PDF)
- (4) FINAL SITE PLAN 02-07-13 (PDF)



Ross, France & Ratliff, Ltd.

8802 SUDLEY ROAD • MANASSAS, VIRGINIA 20110-4731 • 703-361-4188 • FAX 703-361-6353

Thomas A. Dougher
President

Charles E. Ross
Joe H. France

R. Michael Massey II
Vice President, Secretary

Larry J. Ratliff
Vice President, Treasurer

February 6, 2013

Via Courier

R. Marchant Schneider
Town Planner
Town of Haymarket
P.O. Box 1230
Haymarket, VA 20168

Re: Haymarket Baptist Church
Alternative Screens and Modifications Request

Dear Marchant:

As a follow-up to our recent meeting and on behalf of Haymarket Baptist Church (the "Church"), attached please find an 11x17 copy of the Landscape Plan, dated May 15, 2007, last revised January 25, 2013, which is sheet 6 of 10 of the site plan.

Pursuant to Section 58-699(c) and Section 58-703(f) of the Town Code, and on behalf of the Church, we formally request approval of the alternative screen provided along the Church's western property line, and approval of a waiver of any perimeter parking lot landscaping requirement along a portion of the property's eastern property line. The specific requests are as follows:

1. Modification to Section 58-701 and -702, Buffer Yard. Zoning Ordinance § 58-702 requires a 25' opaque screen between B-1 and R-1 zoned properties. As depicted on the Landscape Plan, the Church is proposing a 6' tall wooden fence along the entirety of its western property line to satisfy the buffer yard requirement, which will provide a completely opaque screen in this location. Currently, there is a 6' tall fence along the boundary with GPIN 7397-09-0555, and a new 6' tall fence is proposed along the boundary with GPIN 7397-09-1178. The Church's request is justifiable because i) the use of the property is compatible with the B-1 zoning of the commercial properties, i.e. it is dissimilar from a traditional residential use, ii) there is insufficient room to provide a 25' buffer considering the location of the existing Church structure and the location of the proposed stormwater management facility and tot lot, and iii) additional buffer area is

being installed adjacent to the R-2 zoning district along the northern property boundary. The additional buffer is shown on attached sheet 6.

2. Modification to Section 58-703(b),(c) or (d), Perimeter Parking Lot Landscaping. It is questionable whether perimeter parking lot landscaping is even required for the Church's eastern property line, since there is not a public street adjacent to this property line (per § 58-703(c)), or another parking lot (per § 58-703(d)). Nonetheless, the Church requests a waiver of the perimeter parking lot landscaping requirement, to the extent one is determined to exist, so that no landscaping is required along that portion of the eastern property line where the Town's new storm drainage pipe will be located. There is insufficient room to accommodate both the storm drain pipe and perimeter landscaping. Additionally, the Church permits parking in its lot during Haymarket Day, and perimeter parking lot landscaping would frustrate passage to the Town's adjacent property. Please note that landscaping is provided along the eastern property line where it can be installed.

Please do not hesitate to let me know if you should have any questions or need additional information. I appreciate your assistance in this regard.

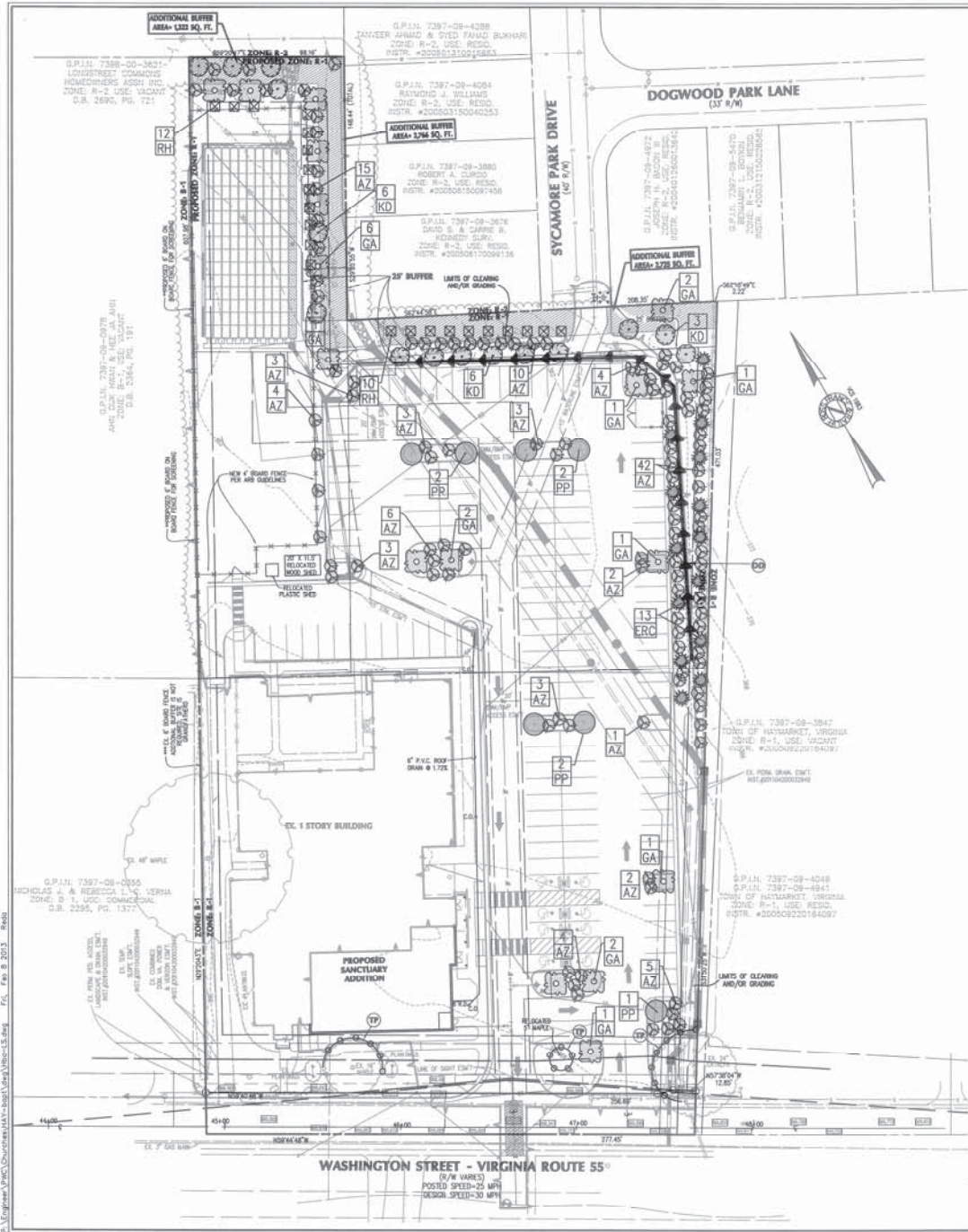
Very truly yours,



R. Michael Massey II, P.E., L.S.

Enclosure

cc: Mrs. Otelia Frazier, People of Hope Committee, Haymarket Baptist Church
Michael J. Coughlin, Esq.
Jessica Sacksteder



BUFFER NARRATIVE

PROJECT DESCRIPTION:
THIS SITE CONSISTS OF 3.36 ACRES FOR HAYMARKET BAPTIST CHURCH OF WHICH 2.80 ACRES WILL BE DESTROYED FOR A BUILDING ADDITION, PARKING EXPANSION, AND AN UNDERGROUND DETENTION SYSTEM. THE SITE IS LOCATED ON THE NORTH SIDE OF WASHINGTON STREET IN HAYMARKET. THE SITE IS PRESENTLY DEVELOPED AS A CHURCH. THERE IS A WOODED AREA TO THE NORTH ALONG THE ADJOINING SINGLE FAMILY PROPERTIES WHICH PROVIDES A BUFFER.

SCREENING AND BUFFER YARD MATRIX:

SITE ZONE R-1
THE NORTHERN PART OF THE SITE IS ZONED R-1 AND ADJOINING LAND USE ZONED R-2. A 10 FOOT BUFFER YARD WITH A TRANSPARENT SCREENING IS REQUIRED. THE PLAN PROVIDED A 25 FOOT WIDE BUFFER YARD WITH A TRANSPARENT SCREENING. AN ADDITIONAL 15 FOOT WIDE BUFFER YARD IS PROPOSED THROUGHOUT THE NORTHERN SIDE TO HELP AREAS WHERE THE STANDARD CANNOT BE MET.

SITE ZONE R-1
THE NORTHERN PART OF THE SITE PROPOSED R-1 ZONE (EXISTING ZONE R-1) AND ADJOINING LAND USE ZONED R-1. A 25 FOOT WIDE BUFFER YARD WITH AN OPAQUE SCREENING IS REQUIRED. HOWEVER, THE UNDERGROUND DETENTION MANAGEMENT IS PROVIDED 5 FEET OUTSIDE THE PERIMETER OF ADJOINING AREA AND A 6 FOOT BOARD ON BOARD FENCE HAS BEEN PROPOSED AS AN ALTERNATIVE SCREENING.

SITE ZONE R-1
THE SOUTHWESTERN PART OF THE SITE EXISTING ZONED R-1, AND ADJOINING LAND USE ZONED R-1. A 25 FOOT WIDE BUFFER YARD WITH AN OPAQUE SCREENING IS REQUIRED. HOWEVER, THERE IS NO IMPROVEMENT IN THIS AREA AND AN EXISTING 6 FOOT BOARD ON BOARD FENCE HAS BEEN PROVIDED AS AN ALTERNATIVE SCREENING METHOD. NO ADDITIONAL METHOD IS APPLIED.

THE EASTERN PART OF THE SITE ZONED R-1, AND ADJOINING LAND USE ZONED R-1, NO BUFFER IS REQUIRED.

NOTES:

- THE OWNER OF THE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN IDENTIFIED IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLANTING PLAN SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE APPROVED PLANT MATERIAL AS REQUIRED BY THE ORDINANCE.
- THE WASHINGTON STREET IMPROVEMENT PLAN PHASE 1A PROJECT WILL MEET THE STREETSCAPE REQUIREMENTS OF SECTIONS 58-713 THROUGH 58-528 AS PART OF THE BUILDING ADDITION AND PARKING LOT EXPANSION. SEE ZONING DISTRICT MAP ON SHEET 1.

SCREENING AND BUFFER YARD MATRIX:

SITE LAND USE IS R-1 AND ADJOINING LAND USE IS R-2 SCREEN A (6A)

G.P.I.N. 7397-09-3871, 7397-09-4388, 7397-09-4054, 7397-09-3880, 7397-09-3878, 7397-09-4872	PROVIDED BUFFER WIDTH: 25'
REQUIRED BUFFER AREA: 4,450 SQ. FT.	PROVIDED BUFFER WIDTH: 25'
PLANT OF PLANT: ALL I	
1,000 SQ.FT. CANOPY TREES: 4450/1000 = 4.45 REQUIRED	9 PROVIDED
1,000 SQ.FT. ORNAMENTAL TREES: 4450/500 = 8.9 REQUIRED	14 PROVIDED
0 EVERGREEN TREES: 0 = 0	
1,000 SQ.FT. SHRUBS: 4450/100 = 44.5 REQUIRED	48 PROVIDED
TOTAL NUMBER OF TREES REQUIRED: 58 REQUIRED	70 PROVIDED

SCREENING AND BUFFER YARD MATRIX:

PROPOSED SITE LAND USE IS R-1 AND ADJOINING LAND USE IS R-1 SCREEN C (6C) G.P.I.N. 7397-09-8978

REQUIRED BUFFER WIDTH: 25'

THE STANDARD BUFFER CANNOT BE MET PURSUANT TO SECTION 58-702. FOR SECTION 58-696(C), AN ALTERNATE SCREEN IS PROVIDED BY A 6 FOOT BOARD ON BOARD FENCE ADJACENT TO G.P.I.N. 7397-09-0978 AND ADDITIONAL BUFFER AREAS ADJACENT TO THE R-2 ZONING DISTRICTS ALONG THE NORTHERN PROPERTY BOUNDARY.

SEE BUFFER NARRATIVE THIS SHEET.

SCREENING AND BUFFER YARD MATRIX:

EXISTING SITE LAND USE IS R-1 AND ADJOINING LAND USE IS R-1 SCREEN C (6C) G.P.I.N. 7397-09-8933

REQUIRED BUFFER WIDTH: 25'

THE STANDARD BUFFER CANNOT BE MET PURSUANT TO SECTION 58-702. FOR SECTION 58-696(C), AN ALTERNATE SCREEN IS PROVIDED BY A 6 FOOT BOARD ON BOARD FENCE ADJACENT TO G.P.I.N. 7397-09-0250 AND ADDITIONAL BUFFER AREAS ADJACENT TO THE R-2 ZONING DISTRICTS ALONG THE NORTHERN PROPERTY BOUNDARY.

SEE BUFFER NARRATIVE THIS SHEET.

SCHEDULE C

PARKING LOT INTERIOR PLANTING

1) AREA OF PARKING: 6,837 SQ. FT.

2) INTERIOR LANDSCAPED AREA REQUIRED: 3,091 SQ. FT. (20%)
INTERIOR LANDSCAPED AREA PROVIDED: 3,848 SQ. FT. (8.84%)

INTERIOR PARKING: 6,837 SQ. FT. (GROSS) SS = 3,091 SQ. FT. REQUIRED
SS = 3,701 SQ. FT. PROVIDED

PARKING SPACES PROVIDED: 143
CANOPY TREES PROVIDED: 170 SPACES=14
CANOPY TREES PROVIDED: 38
SHRUBS PROVIDED: 170 SPACES=43
SHRUBS PROVIDED: 43

SCHEDULE B

PARKING LOT PERIMETER AREA G.P.I.N. 7397-09-3847

REQUIREMENT: 2 TREES AND 6 SHRUBS FOR EVERY 20 LINEAR FEET OF LANDSCAPE PARKING STRIP.

1) LENGTH OF LANDSCAPE PARKING STRIP: 340 FT.

2) NUMBER OF PLANTS REQUIRED:
340 FT./20 FT. = 17 TREES & 66 SHRUBS
LENGTH OF LANDSCAPE STRIP PROVIDED = 230'*

3) NUMBER OF PLANTS PER REQUIRED PROVIDED LENGTH:
20 FT./20 FT. = 7 (14 TREES & 42 SHRUBS)

*THE STANDARD PERIMETER BUFFER LOT LANDSCAPE CANNOT BE MET PURSUANT TO SECTION 58-702(A) FOR SECTION 58-702(B), AN ALTERNATE SCREEN IS PROVIDED ADJACENT TO G.P.I.N. 7397-09-3847 DUE TO GRADING INFRASTRUCTURE ASSOCIATED WITH THE WASHINGTON STREET IMPROVEMENT PLAN PHASE 1A AND PEDESTRIAN INTERCONNECTIVITY WITH THE ADJACENT TOWN OWNED PROPERTIES.

SCHEDULE H - LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	QUANTITY
LARGE DECIDUOUS TREES					
	FRAXINUS PENNSYLVANICA	GREEN ASH	10'-12' (HT.)	2.5 INCHES	17
	PRUNUS CERASIFERA	PURPLE PLUM	10'-12' (HT.)	2.5 INCHES	7
SHRUBS					
	VARIOUS SPECIES	AZALEA	1'-2' (HT.)		110
	VARIOUS SPECIES	RHOODODENDRUM	1'-2' (HT.)		22
SMALL EVERGREEN TREES					
	LIQUIDAMBAR ORIENTALIS	EASTERN RED CEDAR	6'-8' (HT.)	W/ FULL BRANCHING	13
ORNAMENTAL					
	CORNUS KOUSA	KOUSA DOGWOOD	5'-8' (HT.)		15

PLANTING PROCEDURES:
ALL GRASS SEEDS, SHRUBS AND TREES SHALL BE PLANTED FOLLOWING ACCEPTED AMERICAN ASSOCIATION OF NURSERIES STANDARDS AND PROCEDURES. ALL TREES THAT REQUIRE STAKING SHALL BE STAKED ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERIES STANDARDS, AND ALL TREE ROOTS SHALL BE WATERED AT THE TIME OF INSTALLATION ACCORDING TO THEIR SIZE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROPRIATE WATERING AND MAINTENANCE OF THE PLANTS.

THIS DRAWING FOR LANDSCAPE PURPOSES ONLY

CHK. DATE: _____
 DES. DATE: _____
 DATE BY: _____
 REVISION: _____
 SCALE: 1" = 30'
 CONTOUR INTERVAL = 2'
 DATE: MAY 15, 2007

HAYMARKET BAPTIST CHURCH
 TOWN OF HAYMARKET, VIRGINIA
 PRINCE WILLIAM COUNTY, VIRGINIA

LANDSCAPE PLAN

Ross, France & Rattiff, Ltd.
 CIVIL ENGINEERING - LAND SURVEYING
 8802 SUDLEY ROAD
 MANASSAS, VIRGINIA 20110
 (703) 361-1188 FAX (703) 361-8335

STATE OF VIRGINIA
 CIVIL ENGINEER
 G. MICHAEL MASSEY
 No. 20065
 02-08-13
 EXPIRES 08/31/2010

SHEET # OF 10
 FILE NO.: SP # 1592



TO: Town of Haymarket Planning Commission
SUBJECT: Funeral Home Use in the B1
DATE: 04/08/13

At the regularly scheduled meeting of the Haymarket Town Council on April 1, 2013, the Council considered the Planning Commissions recommendation of amending the Zoning Ordinance by adding Funeral Home use as a Special Use in the B2 District. The following direction was given approval with a 3-3 vote, with the Mayor breaking the tie with a yes vote:

"Motion to direct the planning commission to work with our Town Attorney and the applicant to come up with mutually agreeable terms to amend our B-1 zoning district to allow for the use of a funeral home by Special Use Permit".



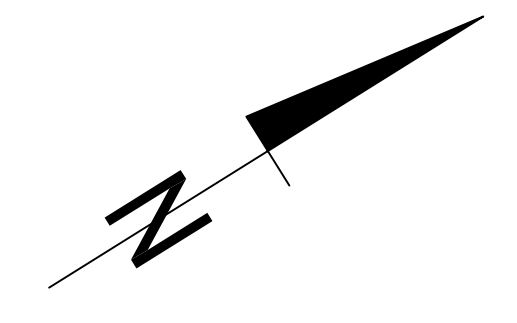
TO: Town of Haymarket Planning Commission
SUBJECT: Historic District Overlay
DATE: 04/08/13

At the regularly scheduled meeting of the Haymarket Town Council on April 1, 2013, the Council reviewed Planning Commissions proposed Revisions to the Historic District Overlay. The following direction was given by a unanimous vote with all members present:

"Motion to send historic district overlay back to the Planning Commission for them to draft a formal resolution for a small central historic district with due consideration of all four entry ways into the Town for corresponding review as they see fit".

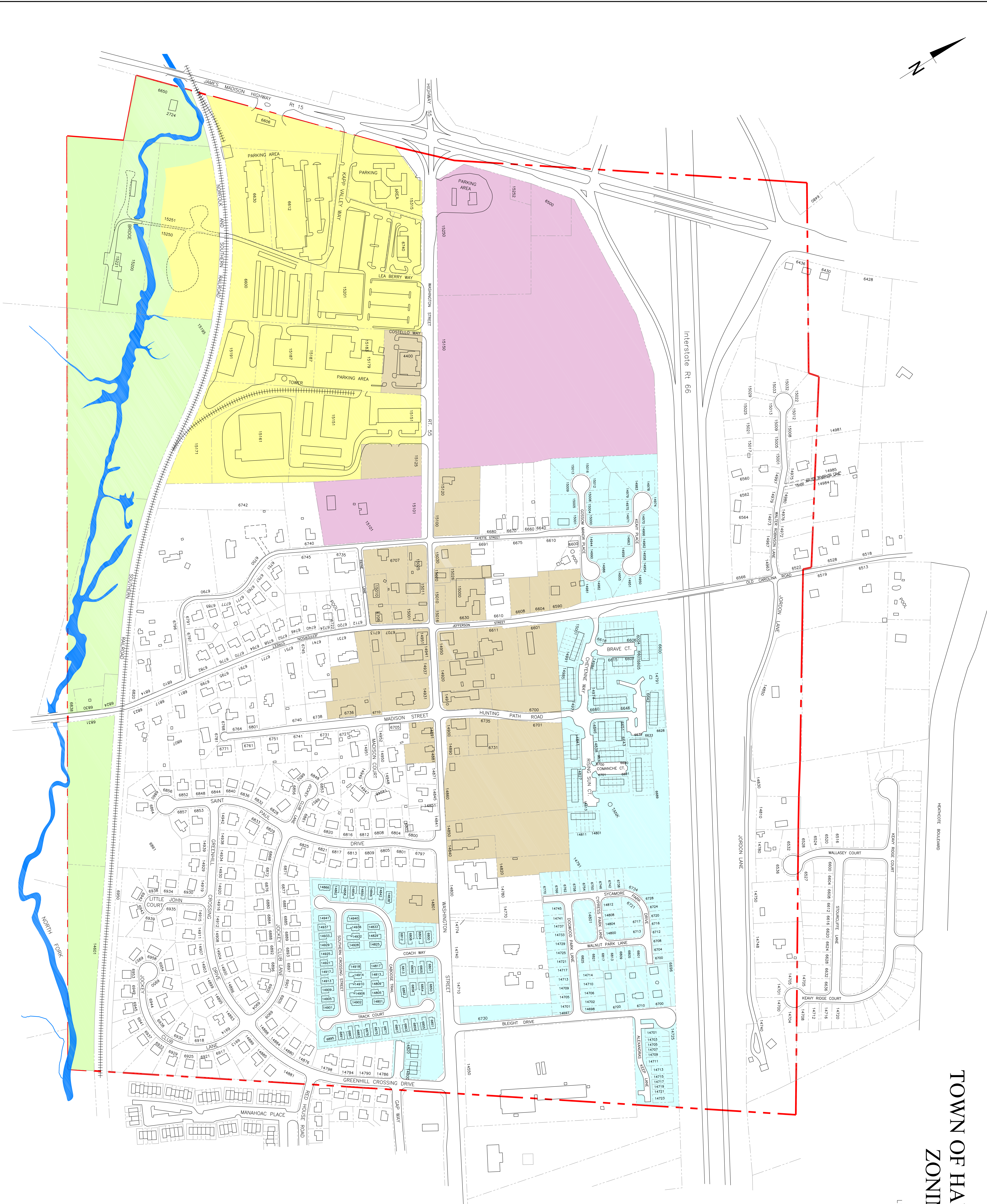
ATTACHMENTS:

- Haymarket Map Revision effective 08-2010 (PDF)



TOWN OF HAYMARKET ZONING

- LEGEND:
- MUNICIPAL BOUNDARY ---
 - R-1 DISTRICT
 - R-2 DISTRICT
 - B-1 DISTRICT
 - B-2 DISTRICT
 - C-1 DISTRICT
 - I-1 DISTRICT
 - NO COLOR



D	10-31-06	Sherwood Forest/Robinson's Paradise Added	CM	JP	10-31-06	Prepared for Haymarket Planning Commission Base-build data prepared by: Prince William County Department of Technology, GIS Division SCALE: 1" = 150' DATE: 1-5-2004 REV: G1 PROJECT: Haymarket Map rev G1.dwg
E	8-5-08	Added adjoining properties around town limits	CM	JP	8-5-08	
F	7-28-10	Parcel 15206 changed from R-1 to B-1	CM	JP	7-28-10	
GI	8-17-10	Added Piedmont Mews / GI add IDs: 15250 & 15251	CM	JP	8-5-10	
REV	DATE	REMARKS	BY	APP.	APP. DATE	



TO: Town of Haymarket Planning Commission
SUBJECT: Comp Plan/ZTA's
DATE: 04/08/13

Town Planner will update.



TO: Town of Haymarket Planning Commission
SUBJECT: 15161 Washington Street- UHaul Business
DATE: 04/08/13

Deferred from previous months.

ATTACHMENTS:

- 15161 Washington Street - Uhaul Business (PDF)

The Town of HAYMARKET

Established in 1799

ZONING PERMIT #: ZP20121220

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

ZONING PERMIT APPLICATION

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: HAYMARKET MOTORS

PROPOSED USE: UHAUL RENTAL Size (Sq. Ft./Length) of Construction: _____

SITE ADDRESS: 15161-D WASH ST Parcel ID #: _____

Subdivision Name: _____ Lot Size: _____

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1 Site Plan Required: Yes No

Special Use Permit Required: Yes No Homeowners Association (HOA) Approval: Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, type and dimensions of signs, height/length of fencing, etc.)
Additional use of renting U-Haul vehicles

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

PAID 12/20/16

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc.)

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION		
Name		
Address		
City	State	Zip
Phone#	Email	

PROPERTY OWNER INFORMATION		
Name		
Address		
City	State	Zip
Phone#	Email	

Attachment: 15161 Washington Street - Uhaul Business (1395 : 15161 Washington Street- UHaul Business)

APPLICANT / PROPERTY OWNER SIGNATURE

*****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 is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

Applicant Signature 

Property Owner Signature See email

OFFICE USE ONLY

ZONING PERMIT #: ZP20121220

Date Filed: 12-20-12 Fee Amount: 50 Date Paid: 12-20-12

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): N/A
 APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

ARCHITECTURAL REVIEW BOARD CHAIR: _____
SIGNATURE PRINT

CONDITIONS: _____

DATE TO PLANNING COMMISSION: 1-14-13
 APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

PLANNING COMMISSION (where required): _____
SIGNATURE PRINT

CONDITIONS: _____

DATE TO TOWN COUNCIL: 2-4-13
 APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required): _____
SIGNATURE PRINT

CONDITIONS: _____

Attachment: 15161 Washington Street - Uhaul Business (1395 : 15161 Washington Street- UHaul Business)

Sherrie Wilson

From: James Durham [pemco70@hotmail.com]
Sent: Saturday, January 05, 2013 5:06 PM
To: Sherrie Wilson
Subject: RE: Haymarket motors

Importance: High

i am aware of this an approve jim d

Subject: Haymarket motors
Date: Fri, 4 Jan 2013 11:59:41 -0500
From: swilson@townofhaymarket.org
To: pemco70@hotmail.com

Mr. Durham

Can you sign the attached Zoning Permit Application for Haymarket Motors?
 This is for them to come into compliance with their U-Haul business at your property.
 Or an email back saying you are aware of this business on your property and approve?

Thank you.

From: Copier@townofhaymarket.org [mailto:Copier@townofhaymarket.org]
Sent: Thursday, January 03, 2013 9:43 PM
To: Sherrie Wilson
Subject: Message from KMBT_C452

Attachment: 15161 Washington Street - Uhaul Business (1395 : 15161 Washington Street- UHaul Business)