



# TOWN OF HAYMARKET PLANNING COMMISSION

## REGULAR MEETING ~ AGENDA ~

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

15000 Washington Street, Suite 100  
Haymarket, VA 20169

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Monday, June 17, 2013

7:00 PM

Council Chambers

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### 1. Call to Order

### 2. Public Hearings

- a. Haymarket Baptist Church - Final Site Plan
- b. Haymarket District Overlay Revision
- c. Haymarket Self Storage Zoning Text Amendment

### 3. Citizens Time

### 4. Minutes Approval

- a. Planning Commission - Regular Meeting - May 13, 2013 7:00 PM

### 5. Zoning Permit Applications

- a. 6750 Fayette Street - St. Paul's Sign - Schedule PH
- b. 14550 John Marshall Highway - Rezoning
- c. 14550 John Marshall Highway - Special Use Permit

### 6. ARB and Council Update

### 7. New Business

### 8. Town Planner Report

### 9. Old Business

- a. Haymarket Baptist Church - Final Site Plan
- b. Haymarket Self Storage - Zoning Text Amendment
- c. 15161 Washington Street - UHaul Business
- d. Historic District Overlay Revision
- e. Comp Plan/ZTA's

### 10. 1 Mile Notices

- a. Park Valley Church Expansion

### 11. 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, May 13, 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

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: Absent.

### 2. Public Hearing

a. Haymarket Baptist Church Final Site Plan  
No one from the audience spoke.

Marchant:

Final Site Plan hearing for site plan waiver, landscaping. 2 outstanding reports from sanitation and VDOT. Review delayed.

Waiting on final approval from VDOT. Anticipate VDOT's comments by next week. 60 day time line for Planning Commission to act. Unless applicant extends the deadline. Applicant has agreed to extend to the June 10th meeting.

Review completed for June.

Historic District overlay: Map discussed included in packet. Question about ability to qualify. We did get something from the state.

Do not have to change boundaries. State recommended language. Not ready to go tonight. Weir has no objection to hold the Public Hearing open on this. No objections from the Commissioners. This will be the last extension. If paperwork is not here for the June meeting, will send entire package back with instructions to resubmit when they have a complete packet. Marchant will make them aware. Would rather not have this happen in the future.

We will hold the hearing open until June for site plan waivers. No objections.

Advertise again next month.

b. Historic District Overlay Revision

### 3. Announcements

Ring - ARB is basic stuff. ARB Chair Luersen is working with the state for entry signs. No pricing yet.

Bare - work is going to start on the Daytime Playtime building so we can move the Police Department in there.

### 4. Citizens Time

No citizens spoke.

### 5. Minutes Approval

a. Planning Commission - Regular Meeting - Apr 8, 2013 7:00 PM

Minutes Acceptance: Minutes of May 13, 2013 7:00 PM (Minutes Approval)

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

## 6. Construction Permits/Zoning Permit Application-COA

### a. 6777 Fayette Street - Fence

Approved in accordance with town code section 58-13 c.

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

### b. 14979 Keavy Place - Fence

Approved in accordance with town code section 58 13 c.

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

### c. 6701 Leaberry Avenue - Food Lion Banner

Asking for a 30 day banner. Already installed.

Approved in accordance with town code section 58-342 (1)

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

### d. 6590 Jefferson Street - New Business

Zoning permit came last month. Question on using other buildings.

3 or 4 months ago Planning Commission approved another tenant, but we were under the impression they were going in the main building. They are actually in the garage.

This applicant wants to go in the barn next door. Went back and looked at the ordinance. Both situations require a site plan and additional parking. Will follow up with it. Will get with the property owner to see if they are inclined to proceed with it.

Weir says given those circumstances, is the application incomplete? Yes.

Weir instructs staff to return application to applicant. Have them complete and resubmit what is needed.

Building inspector will review the building to see what's required.

No objection from commissioners.

<b>RESULT:</b>	<b>DEFEATED [UNANIMOUS]</b>
<b>AYES:</b>	Robert Weir, Rebecca Bare, Ed Robinson, Ralph Ring
<b>ABSENT:</b>	Christopher Johnson

## 7. ARB and Council Update

## 8. New Business

## 9. Town Planner Report

2nd sheet of ice at the Ice Rink has been submitted.

Haymarket Sportsplex Site plan amendment to enclose.

Heathcote development rezoning approved by Board Of Supervisors last week. Proffer facilitates ped crossing from Heathcote to old Carolina, build crosswalk to Jordan lane. Success on our part to negotiate that.

Residential rezoning north of Heathcote. Convert A1 land to higher density residential. 316 units. On top of Midwood 500 units.

Met with Midwood representative. Plan amendment initiated by Board Of Supervisors and now rezoning to follow. 600 units opposite of Walmart.

## 10. Old Business

### a. Haymarket Baptist Church - Final Site Plan

Does their extension request require a motion? No.

Defer further action til June meeting.

### b. 15161 Washington Street - U-Haul Business

Still on hold pending Self Storage?

If ZTA goes thru, U-haul business can retain operation.

### c. Capital Improvement Items

Discussion in work Session in taking public safety items out.

We need to make a decision tonight on this and forward.

Remove reserve study item 4. Strike  
Shared youth path. No objection to leaving it in.

Item 6. Tobias says to strike. Strike 6.  
Item 8. Mostly with proffer funds. No objection.  
Item 9. Strike.

Quiet zone item 10. Marchant met with Mr. Cole. Walked thru status. Schedule meeting with various parties involved.

Most of it has to do with when bridge comes in on 29. Leave it in.

#### PUBLIC SAFETY:

Take out phone system. Ed says closer to \$5000

There is a security system. Change to surveillance,

Radar replacement: Which ones do we budget? Which ones take off. We were going to try to budget radar. All cars in use have valid radar system in service. Strike it.

In car cameras leave.

CABOOSE: Leave as is.

Bare moves to forward the amended version of the CIP draft. Ring seconds.

Ayes: 4

Absent 1

**d. Historic District Overlay**

Defer to June.

Ordinance given to members. Marchant wants feedback. Extensive definitions. Detail about structures they review.

Wanted to share info with members. Weir likes more defined direction and responsibility. Pubic Hearing part can do without.

Robinson says the intent needs to keep along lines we've already started. We don't need to be completely overbearing.

Weir formalization of requirements is an aide to everyone.

Next month Marchant will highlight stuff for them, and further discuss next Month.

**e. Comp Plan/ZTA's**

Still on continuation until Historic District Overlay complete.

Getting a lot of request for signage. Sheetz. Fosters.

Until it's decided if we reduce or keep the Historic District the same? No sense addressing the sign ordinance.

**f. Haymarket Self Storage**

Formally submitted request to change definition section, special uses, and requirement for special uses.

In final form as far as applicant concerned. Their initiated text.

Robinson asks about the runoff? They still intend to treat everything that comes off that site. Big debate was cost. Asphalt too much. This allows partially for motorized and rest gravel. Proffers ride with land which require Storm Water Management.

Bare asks about compliance with our engineer? Our Engineer has called them. Not heard back from them.

Bare motions to Initiate the Zoning Text Amendment for Haymarket Self Storage, in accordance with town code sections 58-1, 58-258, and 58-260

Robinson seconds.

Roll Call Vote:

Ring: Yes

Bare: Yes

Weir: Yes

Robinson: Yes

Johnson: Absent

INSTRUCT CLERK TO ADVERTISE A NOTICE FOR A PUBLIC HEARING, CONTINGENT ON APPLICANT PAYING APPLICABLE FEES, TO INCLUDE ZTA and PUBLIC HEARING AD. ALSO MUST COMPLY WITH E&S and ENGINEER REQUIREMENTS PRIOR TO PLACING AD.

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

**11. 1-Mile Notices**

**a. 1 Mile Notices**

Discussed in Town Planner Report.

**12. Adjournment**

Bare motions to adjourn the Planning Commission meeting.

Minutes Acceptance: Minutes of May 13, 2013 7:00 PM (Minutes Approval)

Ring seconds.

Ayes: 4

Absent: 1

Meeting adjourned.

Minutes Acceptance: Minutes of May 13, 2013 7:00 PM (Minutes Approval)



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TO: Town of Haymarket Planning Commission  
SUBJECT: 6750 Fayette Street - St. Paul's Sign - Schedule PH  
DATE: 06/17/13

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Proposed signage for St. Paul's Church. A Public Hearing will need to be scheduled for this item.

**ATTACHMENTS:**

- 6750 Fayette Street - St. Paul's Sign (PDF)



RECEIVED

JUN - 4 2013

TOWN OF HAYMAR T



ZONING PERMIT #: ZP20130604

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 [x] Sign
[ ] New Tenant/Use [ ] Change of Use [ ] Relocation

NAME OF BUSINESS/APPLICANT: St. Paul's Episcopal Church / The Rev. Sean K. Rossow

PROPOSED USE: \_\_\_\_\_ Size (Sq. Ft./Length) of Construction: \_\_\_\_\_

SITE ADDRESS: 6750 Fayette Street Parcel ID #: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_ Lot Size: \_\_\_\_\_

ZONING DISTRICT: [ ] R-1 [ ] R-2 [ ] 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.)

See attached Narrative

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

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

CERTIFICATE OF APPROPRIATENESS

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

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

PERMIT HOLDER INFORMATION and PROPERTY OWNER INFORMATION table with handwritten entries for St. Paul's Episcopal Church.

Attachment: 6750 Fayette Street - St. Paul's Sign (1487 : 6750 Fayette Street - St. Paul's Sign - Schedule PH)



**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.

Rev. Sean K. Rouse  
Applicant Signature

St. Paul's Episcopal Church  
Property Owner Signature

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

ZONING PERMIT #: ZP20130604

Date Filed: 6-4-13

Fee Amount: 25-

Date Paid: 6-4-13

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): 6-19-13

APPROVED    DISAPPROVED    TABLED UNTIL: \_\_\_\_\_    DEFERRED UNTIL: \_\_\_\_\_

ARCHITECTURAL REVIEW BOARD CHAIR: \_\_\_\_\_  
SIGNATURE PRINT

CONDITIONS:  
\_\_\_\_\_  
\_\_\_\_\_

DATE TO PLANNING COMMISSION: 6-10-13

APPROVED    DISAPPROVED    TABLED UNTIL: \_\_\_\_\_    DEFERRED UNTIL: \_\_\_\_\_

PLANNING COMMISSION {where required}: \_\_\_\_\_  
SIGNATURE PRINT

CONDITIONS:  
\_\_\_\_\_  
\_\_\_\_\_

DATE TO TOWN COUNCIL: \_\_\_\_\_

APPROVED    DISAPPROVED    TABLED UNTIL: \_\_\_\_\_    DEFERRED UNTIL: \_\_\_\_\_

TOWN COUNCIL {where required}: \_\_\_\_\_  
SIGNATURE PRINT

CONDITIONS:  
\_\_\_\_\_  
\_\_\_\_\_

Attachment: 6750 Fayette Street - St. Paul's Sign (1487 : 6750 Fayette Street - St. Paul's Sign - Schedule PH)



## ST. PAUL'S EPISCOPAL CHURCH

6750 Fayette Street, Haymarket, VA 20169

Office Phone: 703-753-2443

Email: [stpaulsepiscopalthaymarket@gmail.com](mailto:stpaulsepiscopalthaymarket@gmail.com)

Website: [www.stpaulsepiscopalthaymarket.org](http://www.stpaulsepiscopalthaymarket.org)

June 4, 2013

Dear Marchant Schneider,

On behalf of St. Paul's Episcopal Church, I am writing to you to file an application for church signs with the Town of Haymarket. We would like to replace the temporary sign for the Church, install a new sign for The Old Rectory, and replace the sign that was removed on the corner of Fayette Street and Washington Street. We hope that each of these signs will be considered as separate requests. The following information is included with this Narrative: Certificate of Appropriateness, vendor information for the signs, property plat, and photos.

The signs that we hope to install are the standard "The Episcopal Church Welcomes You" sign, and can be found on the following website: [www.episcopalmarketplace.org](http://www.episcopalmarketplace.org). The colors are permanent and will not fade, oxide, peel or blister. The sign is advertised to be maintenance free with a lifetime guarantee.

The main sign dimensions are 30" high and 24" wide. The signs are made of porcelain fused to 18-gauge steel with two brass grommet encased mounting holes at the top and bottom. The signs come with a pair of powder-coated black stainless steel snap hooks for mounting. We are also interested in an additional information attachment and a directional arrow attachment. These attachments are mounted on the bottom of the main sign, are 8" high and 24" wide, and made of the same materials as the main sign, as well as come with the same mounting hooks as the main sign. The main sign is intended to be attached by a scroll bracket to a 2" steel pipe with finial. The bracket is a 15" high and 30" wide, triangular shaped black powder-coated steel hanger designed for mounting the sign to a post.

The current posts for hanging the signs are 84" high. Our intention is to reinstall the new signs at a similar height. The current sign for the Church is 12' from the road; however, this wooden post is rotting and will need to be replaced. A post for the sign for The Old Rectory would need to be placed inside the sidewalk in order to be 10' from the road. The current post for the sign on the corner of Fayette and Washington Street is 15' from the road and made of steel, so we could reuse this pole.

We are interested in the blue and white signs which are double-sided with 2" black lettering in English. The lettering appears to be in a font similar to Times New Roman.

The sign for the Church will include the following information on three lines: St. Paul's, Church, Fayette Street. The attachment for this sign will include the following information on three lines: Sunday Eucharist, 8:00 AM & 10:30 AM, [stpaulsepiscopalhaymarket.org](http://stpaulsepiscopalhaymarket.org).

The sign for The Old Rectory will include the following information on three lines: St. Paul's, The Old Rectory, Fayette Street. The attachment for this sign will include the following information on three lines: Church Office, 703-753-2443, [stpaulsepiscopalhaymarket.org](http://stpaulsepiscopalhaymarket.org).

The sign for the corner of Fayette Street and Washington Street will include the following information on three lines: St. Paul's, Church, Fayette Street. The first attachment for this sign will include the following information on three lines: Sunday Eucharist, 8:00 AM & 10:30 AM, [stpaulsepiscopalhaymarket.org](http://stpaulsepiscopalhaymarket.org). The second attachment for this sign will be a directional arrow.

The vendor information gives specifications and shows examples of the signs that are made by Episcopal Marketplace. The property plat has been marked with locations for signs for the Church and The Old Rectory. The photos include: #1 – location of current Church sign up close, #2 – location of current Church sign from distance, #3 – location for The Old Rectory sign up close, #4 – location for The Old Rectory sign from distance, and #5 – location of current pole on corner of Fayette Street and Washington Street.

Please let me know if you need any additional information. I am happy to provide any information that is necessary to help with this process. I appreciate your ongoing guidance. Thank you for your help and attention to this matter. With better signage, we hope to be able to make our presence better known as well as make it easier for visitors and newcomers to find us tucked away on Fayette Street.

Sincerely,



The Rev. Sean K. Rousseau  
Priest-in-Charge



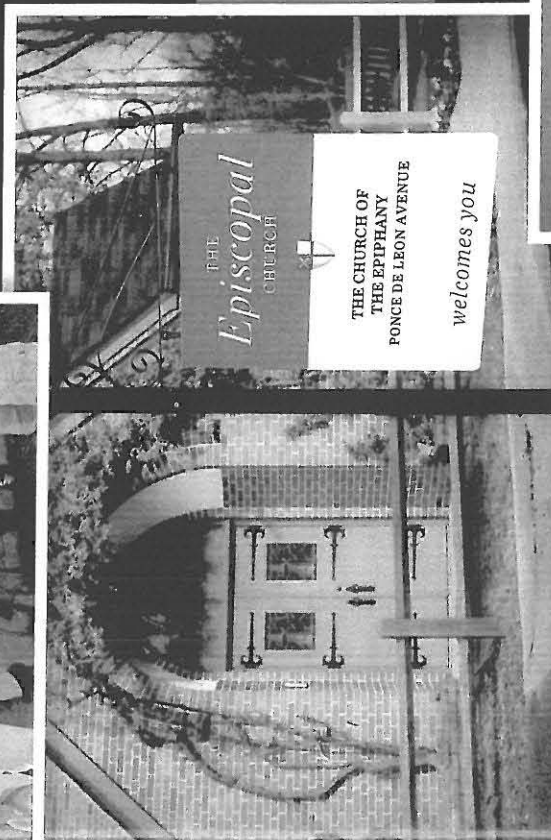


# EPISCOPAL MARKETPLACE

QUALITY PRODUCTS FOR EDUCATION AND COMMUNITY IDENTITY



Branded Merchandise for  
Fundraisers and Bookstores



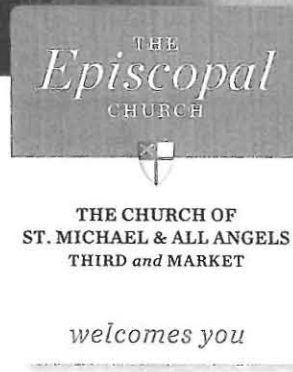
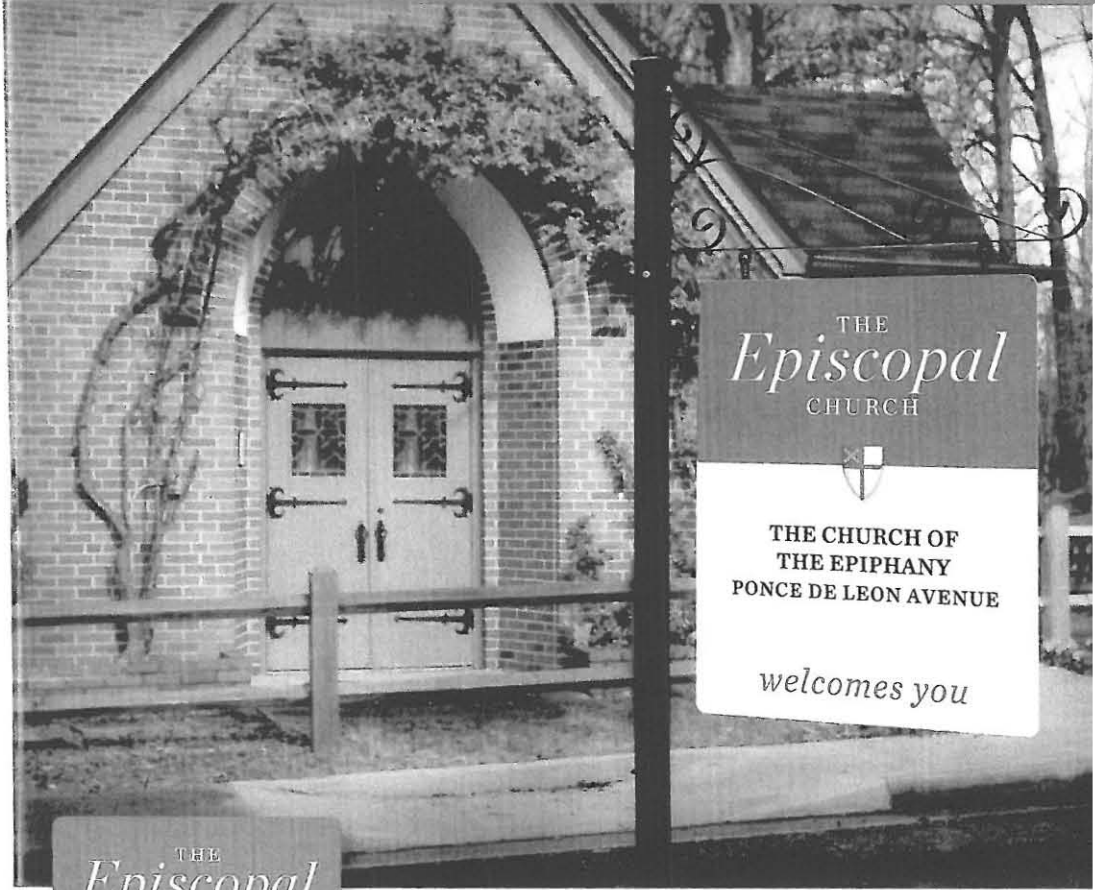
The Episcopal  
Church  
*welcomes you*  
Road Signs



Audio/Video Programming  
*and* Printed Materials



5.a.a



THE CHURCH OF  
ST. MICHAEL & ALL ANGELS  
THIRD and MARKET

*welcomes you*

ORDER YOUR SIGN:  
episcopalmarketplace.org  
or 866-937-2772

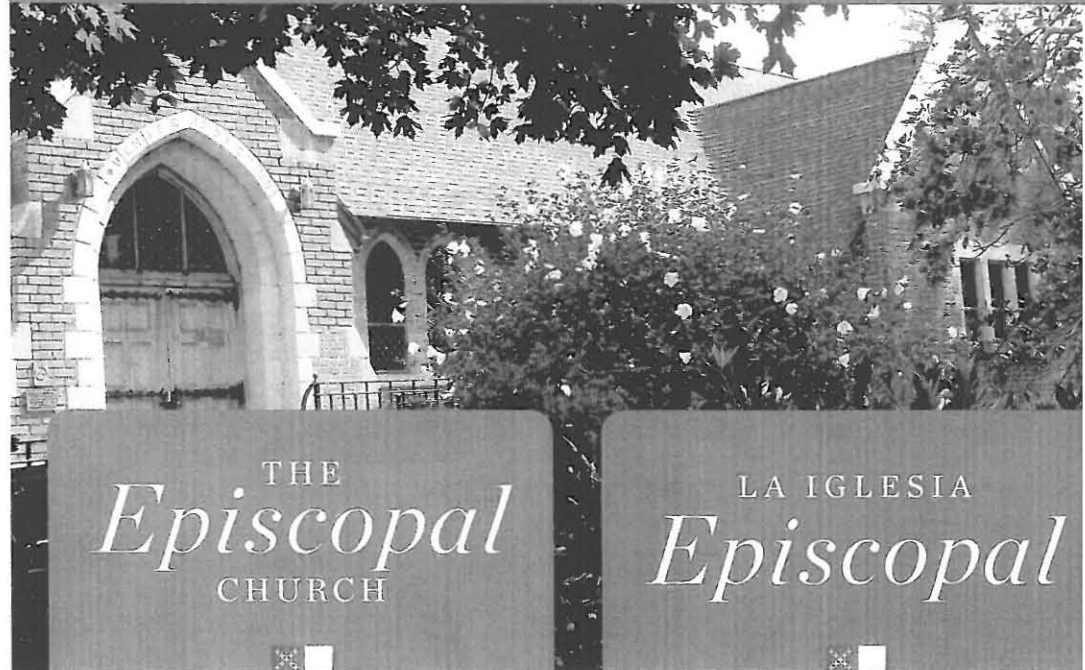
The Episcopal Church Welcomes You Sign that has been adorning roadways and buildings for the past 60 years has a new distributor. It is now available only from Episcopal Marketplace.

And it has a new look. The attractive redesign revitalizes the Episcopal brand with an updated shield and lettering against a background of blue and red. This is the only road sign approved by the Church Center in New York

Made of porcelain fused to 18-gauge steel using a process developed before the time of Christ, this sign has the strength of steel and the imperviousness of glass. It is unaffected by rain, sun, snow, dust, grime, air pollution and graffiti. The colors are permanent and will not fade, oxidize, peel or blister. The new Episcopal Church Welcomes You Sign is maintenance free and if properly installed should last a lifetime.

If you are contemplating replacing existing old, damaged or rusted signage or thinking about buying for the first time, Episcopal Marketplace is ready to assist you.





**THE CHURCH OF  
ST. MICHAEL & ALL ANGELS  
THIRD and MARKET**

*welcomes you*

**EL BUEN PASTOR  
AUSTELL**

*le da la bienvenida*

**Font Sizes**

1" font allows for 30 characters per line including spaces

1½" font allows for 25 characters per line including spaces

2" font allows for 20 characters per line including spaces

Capital letters require 1½ spaces each

**The Episcopal Church Welcomes You Sign**

30" high x 24" wide, single-sided or double-sided porcelain glass fused to steel with two brass grommet encased mounting holes on the top and two on the bottom spaced 19" apart. Provides for three lines of custom copy with 2", 1½" and 1" font options available (see **Font Sizes**, left). Black lettering on a white background. Complete with one pair of 2¾" powder-coated black stainless steel snap hooks for mounting. Available in blue or red and in English or Spanish.

Single-sided \$240.00 | Double-sided \$3



### Additional Information Sign

8" high x 24" wide, single-sided or double-sided porcelain glass fused to steel with two brass grommet encased mounting holes on the top and two on the bottom spaced 19" apart. Provides three lines of custom copy in a 1" font (see **Font Sizes**). Black lettering on a white background. Complete with one pair of 2 3/8" powder-coated black stainless steel snap hooks for mounting.

Single-sided **\$140.00**  
Double-sided **\$150.00**

### Directional Arrow Sign

8" high x 24" wide, single-sided or double-sided porcelain glass fused to steel with two brass grommet encased mounting holes on the top. Black on white background. Complete with one pair of 2 3/8" powder-coated black stainless steel snap hooks for mounting.

Single-sided **\$110.00**  
Double-sided **\$120.00**

### Anglican Communion Sign

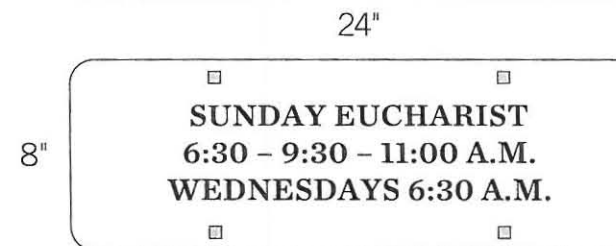
8" high x 24" wide, double-sided porcelain glass fused to steel with two brass grommet encased mounting holes on the top. Gold on a white background. Complete with one pair of 2 3/8" powder-coated black stainless steel snap hooks for mounting.

Double-sided **\$120.00**

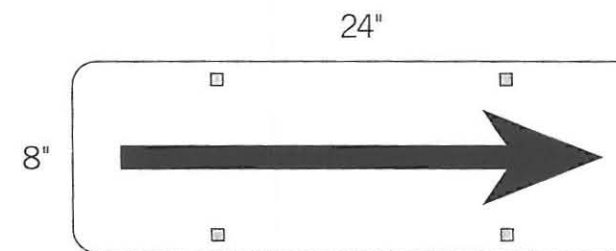
### Scroll Bracket

15" high x 30" wide, triangular-shaped black powder-coated steel hanger specifically designed for mounting these signs to a sign post.

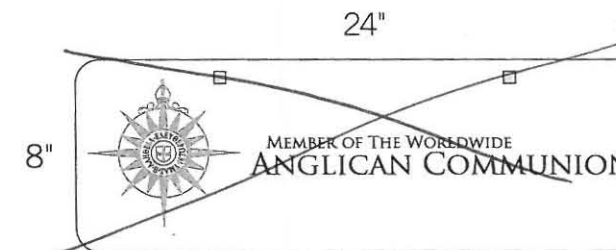
**\$40.00**



Additional Information Sign in white enamel with black lettering



Reversible Directional Arrow Sign in white enamel with black arrow



Anglican Communion Sign with two mounting holes at the top

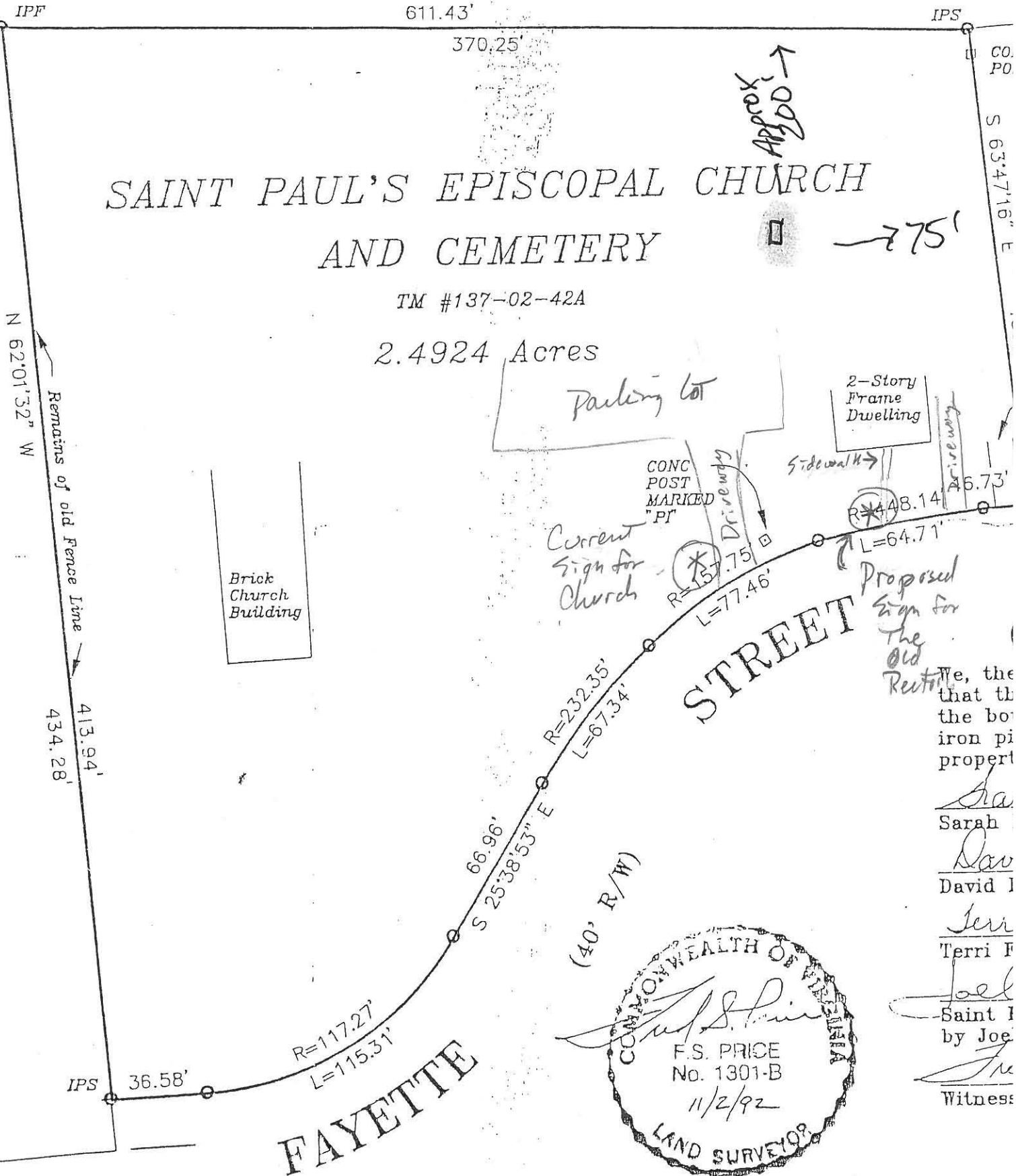




# SAINT PAUL'S EPISCOPAL CHURCH AND CEMETERY

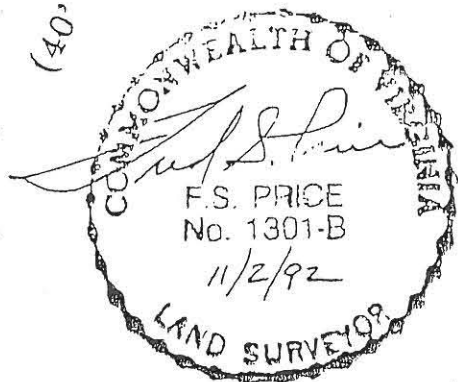
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Witness:



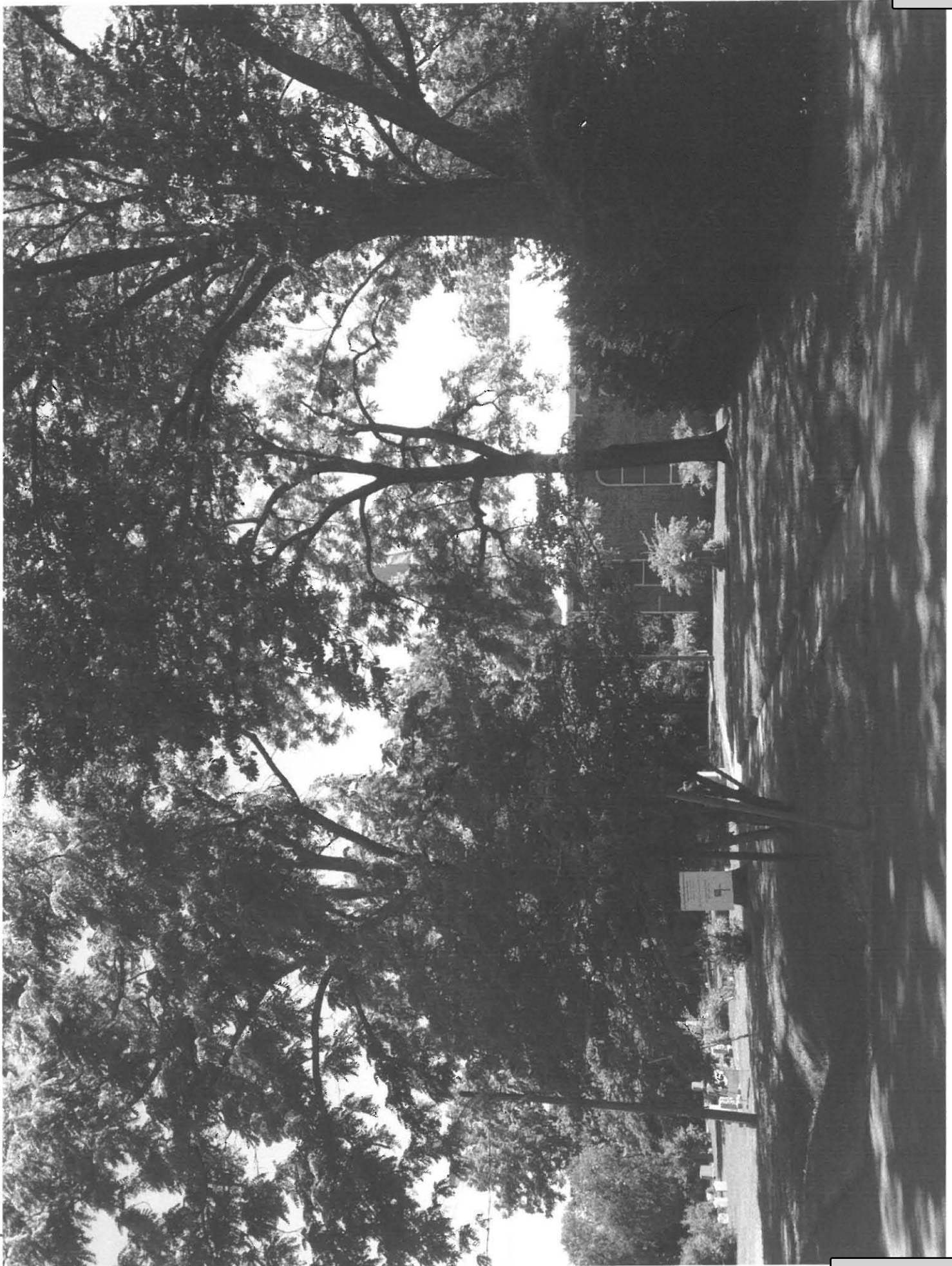
Attachment: 6750 Fayette Street - St. Paul's Sign (1487 : 6750 Fayette Street - St. Paul's Sign - Schedule PH)

1, not shown.  
icted hereon was established by means of a field survey and a  
orded deeds as found among the Land Records of Prince William





Photo #2



Attachment: 6750 Fayette Street - St. Paul's Sign (1487 : 6750 Fayette Street - St. Paul's Sign - Schedule PH)



Photo #3



Attachment: 6750 Fayette Street - St. Paul's Sign (1487 : 6750 Fayette Street - St. Paul's Sign - Schedule PH)



Photo #4



Attachment: 6750 Fayette Street - St. Paul's Sign (1487 : 6750 Fayette Street - St. Paul's Sign - Schedule PH)





Photo #5

Attachment: 6750 Fayette Street - St. Paul's Sign (1487 : 6750 Fayette Street - St. Paul's Sign - Schedule PH)



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TO: Town of Haymarket Planning Commission  
SUBJECT: 14550 John Marshall Highway - Rezoning  
DATE: 06/17/13

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For Rezoning of 14550 John Marshall Highway.





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TO: Town of Haymarket Planning Commission  
SUBJECT: 14550 John Marshall Highway - Special Use Permit  
DATE: 06/17/13

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Special Use Permit for office use.



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TO: Town of Haymarket Planning Commission  
SUBJECT: Haymarket Baptist Church - Final Site Plan  
DATE: 06/17/13

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TO: Town of Haymarket Planning Commission  
SUBJECT: Haymarket Self Storage - Zoning Text Amendment  
DATE: 06/17/13

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Zoning Text Amendment for Outdoor Storage of Non-Motorized Vehicles and Equipment.

**ATTACHMENTS:**

- Haymarket Self Storage - Zoning Text Amendment (PDF)
- Haymarket Self Storage ZTA Narrative (PDF)



## MEMORANDUM

**TO:** CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

**FROM:** MARCHANT SCHNEIDER, TOWN PLANNER / ZONING ADMINISTRATOR

**SUBJECT:** APPLICATION FOR ZONING TEXT AMENDMENT – ZTA#20130308  
OUTDOOR STORAGE OF NON-MOTORIZED VEHICLES AND EQUIPMENT

**DATE:** 05-13-13

**CC:** STAFF

Haymarket Self Storage has submitted a zoning text amendment application to permit the storage of non-motorized vehicles and equipment by special use permit in the I-1 zoning district and to exempt the use from requiring the storage lot to be surfaced with concrete or asphalt. Haymarket Self Storage is currently storing boats, travel trailers, motor homes, and contracting equipment on a separate lot south of North Fork Creek without the requisite special use permit, site plan, and surfaced lot. The requested text amendment would distinguish non-motorized vehicles and equipment. The intent of the Applicant is to store motorized vehicles and equipment on a concrete or asphalt surface draining into a stormwater management facility. Non-motorized vehicles and equipment would be stored on a separate crushed aggregate surface. Approval of the text amendment is intended to bring the site into compliance with the Zoning Ordinance. It is recommended that the Commission review the application, suggest edits as appropriate, and send the application to the Town Council for initiation of the text amendment. Once initiated, the Town Council will forward the application to the Planning Commission for public hearing and formal recommendation.

BACKGROUND

Over the last year and half, Town staff and various Council and Commission members have met with the representatives of Haymarket Self Storage to discuss an approach to bring the site into compliance with the Zoning Ordinance. The applicant has expressed concerns over the cost of meeting the Town requirements of a surfaced storage lot (concrete or asphalt) and inquired about the necessity for the requirement. Town staff has noted the storage area is in proximity to the 100-year flood plain associated with North Fork Creek. North Fork Creek is part of the Chesapeake Watershed. The resulting request is intended to address both concerns.

APPLICANT PROPOSAL

The Applicant requests to amend Sections 58-1, 58-258 and 58-260 in order to define the storage of non-motorized vehicles and equipment, to identify storage of non-motorized vehicles and equipment as a special use, and to not require the lot for the storage of non-motorized vehicles and equipment to be surfaced with concrete or asphalt; specifically:

- Section 58-1. – Definitions – add Outdoor Storage – Storage for non-motorized vehicles and equipment.

Attachment: Cover memo and application (1438 : Haymarket Self Storage)  
Attachment: Haymarket Self Storage - Zoning Text Amendment (1495 : Haymarket Self Storage - Zoning Text Amendment)

- Section 58-258. Special Uses – add item (19) Outdoor storage of non-motorized vehicles and equipment.
- Section 58-260. Requirements for Special Uses -- Amend item (4) to read: except that a crushed aggregate surface may be allowed under non-motorized vehicles and equipment.

#### APPLICANT JUSTIFICATION

Use and Character of the Area – The property is currently used as open vehicular storage. The use is compatible with the surrounding area since it is located on the southern edge of the Town of Haymarket and is bounded on the north by the Norfolk and Southern Railway tracks. The western boundary contains the Town line. To the south is a storage and residential use, also zoned C-1. To the east is the property of Haymarket Landing, zoned C-1, Conservation.

Suitability – The property is highly suitable for the use since it is convenient for customers but relatively invisible from the historic portion of the Town to the north and east and from James Madison Highway (U. S. Route 15) to the west.

Trends of Growth or Change – The Town and surrounding area will continue to grow and the need for open vehicular storage will increase significantly. Haymarket Self Storage is ideally located near 3 major highways being Interstate Route 66, John Marshall Highway (State Route 55) and James Madison Highway (U. S. Route 15). There is an economic demand for the use that should only increase.

Environmental – The property borders the North Fork of Broad Run and but the use is sensitive to this fact and is separated from the stream by a Resource Protection Area (RPA) and will help conserve the natural resources located there. With this in mind, storm water management (detention) and water quality treatment (BMP) is proposed with bio-retention facilities (rain gardens) and have a partial ground water recharge function. The owner is willing to do this for the entire site and provide landscaping and screening, as well, subject to Town approval. A large portion of the site will remain as green area.

Finally, this use meets the vision of the Town's Comprehensive Plan, should have no negative impacts to the surrounding properties and uses, and there would be a negative impact if the application is denied due to a demand for the use.

#### PLANNING COMMISSION REVIEW

Once forwarded to the Planning Commission, the Commission is to consider whether the amendments are in furtherance of the public necessity, convenience, general welfare, and good zoning practice; to consider whether these amendments are consistent with the Town's Comprehensive Plan; to consider the impact of these amendments on the services, character, and needs of the community; and to prepare draft amendments for consideration.

Section 58-429 further states the proposed amendments shall be considered with reasonable consideration of the following matters.

- (1) Existing use and character of the area;
- (2) Suitability of the property for various uses;
- (3) Trends of growth or change;
- (4) Current and future requirements of the town as to land for various purposes as determined by population and economic studies and other studies;



- (5) Transportation requirements of the community and the town's requirements for parks, playgrounds, recreation areas, other public services, or the conservation of natural resources and preservation of floodplains; and
- (6) Conservation of properties and their values and the encouragement of most appropriate use of land throughout the town.

The Ordinance also states that the above considerations shall include but are not limited to comprehensive plans or their parts, capital improvement programs, relation of development to roads and construction programs, and the proximity of the development to utilities and public facilities.

**[Excerpts from the Comprehensive Plan and Zoning Ordinance relevant to the land area in question are included below]**

#### STAFF REVIEW AND RECOMMENDATION

As the Applicant has approached the Commission several times regarding this matter, staff felt it appropriate that the Commission weigh in on the proposal prior to initiation by the Town Council. As noted above, It is recommended that the Commission review the application, suggest edits as appropriate, and send the application to the Town Council for initiation of the text amendment. Once initiated, the Town Council will forward the application to the Planning Commission for public hearing and formal recommendation.

#### DRAFT MOTION(S)

1. I move that the Planning Commission forward ZTA#20130308 to the Town Council for initiation.

Or,

2. I move an alternate motion

COMPREHENSIVE PLAN

The I-1 zoning district encompasses a land area planned Light Industrial. The Comprehensive Plan's guidance regarding the development of these planned areas is as follows (*excerpt from Chapter 3.4, Land Use Plan*):

"Light Industrial Category

*The Plan recommends that future industrial development be limited to a light non-polluting variety. The area shown on the Future Land Uses Plan has been designated for industrial development because of rail and highway access and existing development character. Industrial development should be planned under strict site control so as not to negatively impact adjacent neighborhoods and the Town as a whole. Particular attention must be given to guiding height and bulk, screening, storm-water runoff, impacts on groundwater supplies, and the relationship of the building to the site. While it is recognized that additional employment must be promoted for Town residents, the impact of new industry on the environment and Town facilities and services must be fully studied.*

*In 1989, recognizing the major industrial development generating and employment center in the adjacent county, the Town reduced the total areas of desired industrial zoning. Those acres were designated for commercial uses under the Planned Interchange commercial category. Due to residential development encouraged by Prince William County as a result of rezoning applications, The Planning Commission has modified the planned land use map by removing additional industrial uses along the northern boundary north of Interstate 66 as County Zoning now encourages residential use. This will be revisited as the needs of residents of western Prince William County warrant."*

I-1 ZONING DISTRICT – PURPOSE AND INTENT

Section 58-256 of the Zoning Ordinance states the intent of the I-1 zoning district as follows:

*"The primary purpose of the limited industrial district I-1 is to permit certain industries, which do not in any way detract from residential desirability, to locate on designated industrial sites. The limitations on (or provisions relating to) height of building, horsepower, heating, flammable liquids or explosives, controlling emission of fumes, odors, and/or noise, landscaping, and the number of persons employed are imposed to protect and foster adjacent residential desirability while permitting industries to locate near a labor supply."*



RECEIVED

PAID MAR - 8 2013

MAR - 8 2013

TOWN OF HAYMARKET



The Town of HAYMARKET  
Established in 1798

- Check Appropriate Item(s):
- Amendment to Zoning Map
  - Zoning Text Amendment

Office Use Only
Date Received: 3/8/2013
Application Number: ZTA20130308
Fees Received: \$2500

**Part 1** -- to be completed by ALL applicants

**1-A Identification of Property** -- For zoning text amendments, this is the property in which the applicant has an interest, which will be affected by the text change. For zoning map amendments, it is the land, which is covered by the application.

- 1) Number and Street: 15250 and 15251 Kapp Valley Way
- 2) Present Zoning: I-1 and C-1 3) Acres: 5.06
- 4) Legal Description of Property (Omit for zoning text amendment) -- Attach if necessary.  
N/A

**1-B Property** -- (Omit for zoning text amendments)

- 1) The deed restrictions, covenants, trust indentures, etc. on said property are as follows (or copy attached); if NONE, so state: \_\_\_\_\_
- 2) a) Has this property or any part thereof ever been considered for Variance, Special Use, Appeal of Administrative Decision or Amendment to the Zoning District Map before?  
 YES  NO  
b) Date: \_\_\_\_\_ c) Former Application No. \_\_\_\_\_  
d) What was the disposition of the case? \_\_\_\_\_  
e) Former Applicant Name: \_\_\_\_\_  
Former Address: \_\_\_\_\_  
Former Phone: \_\_\_\_\_

**1-C Identification of Applicant** -- All applicants must have standing (an interest in property that will be directly affected by requested action)

- 1) Applicant Information:  
Name: Haymarket Self Storage  
Address: 5600 James Madison Highway, Haymarket, VA., 20169  
Phone Number: 703-754-0445
- 2) Agent Information (if any):  
Name: Burgess and Niple  
Address: 12700 Black Forest Lane, Suite 100, Woodbridge, VA., 22192  
Phone Number: 703-670-6400

Attachment: Haymarket Self Storage - Zoning Text Amendment (1495 : Haymarket Self Storage - Zoning Text Amendment)

3) Owners of all property included in this application (omit for zoning text change):

Name: Wolf Realty Associates

Address: 129 W. Patrick St., Suite 6, Frederick, MD., 21701

Phone Number: 301-662-1643

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

4) If applicant is a Land Trust or Partnership or if the subject property is owned or controlled by a Land Trust or Partnership, List name and interest of ALL Land Trust Beneficiaries or Partners and attach evidence that the person submitting the application on behalf of the Land Trust or Partnership is authorized to do so.

Trustee/Partner Name: Herb Wolf III

Address: 129 W. Patrick St., Suite 6, Frederick, MD., 21701

Phone Number: 301-662-1643 Interest: General Partner

Beneficiary/Partner Name: Available upon request

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Interest: \_\_\_\_\_

Beneficiary/Partner Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Interest: \_\_\_\_\_

5) Does the applicant have a proprietary interest in the land or land improvements?  YES  NO (In the case of a zoning text amendment, this means at least one parcel of land is subject to the text change)

If YES, state interest and attach documentation: To be announced

If NO, state what interest otherwise qualifies the applicant to apply: \_\_\_\_\_

6) Names of the owners of improvement(s) on the property in this application if different from above: (Omit for zoning text amendment)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

7) If the applicant is a corporation, attach the evidence that the person submitting the application on behalf of the corporation is authorized to do so.



**Part 2** – Complete **ONLY** portion(s) pertaining to your case. (as checked at top of Page 1)

**2-A Rezoning** – (Amendment to the zoning district map) – Applications for Amendments to the Zoning District Map are heard by the Planning Commission which makes a positive or negative recommendation to the Town Council. Only the Town Council has authority to grant or deny amendments to the Zoning District Map.

- 1) a) Existing Zoning: \_\_\_\_\_ b) Proposed Zoning: \_\_\_\_\_  
 c) Existing Use: \_\_\_\_\_  
 d) Proposed Use: \_\_\_\_\_
- 2) a) The following are submitted with this application:  
 Preliminary Site Plan  Rendering or Perspective  Other  
 b) Are there any land use intensity (LUI) requirements?  YES  NO  
 c) Attach brief justifying this request. This brief should include an analysis of how the rezoning application is supportive or not supportive of relevant goals, objectives, policies or programs in the Comprehensive Plan. (Staff will assist.)

**2-B Zoning Text Amendment** – Applications for amendments to the zoning text are heard by the Planning Commission, which makes a recommendation to the Town Council. Only the Town Council has the authority to change the zoning text, which is done by passing an amendment to the Town Code.

- 1) What section(s) of the Town Code is proposed to be amended? 58-1, Definitions  
Section 58-258, Special Uses and Section 58-260
- 2) What is the nature of the proposed change?  
Allow portion of open storage parking lot to have crushed Aggregate Surface.
- 3) Attach the exact language suggested by the application to be added, deleted, or changed in the Town Code.
- 4) Attach a written statement which justifies the proposed change. The statement should also identify potential positive and negative impacts (if any) of the proposed change to the applicant's property, nearby properties, and the entire community if the application is approved or if it is denied.

**Part 3** – To be completed by ALL applicants

**AFFIDAVIT** – This part of the application must be notarized. Do not sign until in the presence of a Notary Public.

- 1) To the best of my knowledge, I hereby affirm that all information in this application and any attached material and documents are true:

a) Signature of **applicant**: [Handwritten Signature]

b) Signature of **agent** (if any): \_\_\_\_\_

c) Date: 3-8-13

Notary Seal

- 2) a) Signed and sworn before me this: 8<sup>th</sup> Day of March, 2013

b) Signature of **Notary**: [Handwritten Signature]

My commission expires October 14, 2016

Attachment: Haymarket Self Storage - Zoning Text Amendment (1495 : Haymarket Self Storage - Zoning Text Amendment)

JUN 14 2013

**Wolf Realty Associates**

TOWN OF HAYMARKET

C/O Herbert T. Wolf III ~ 129 W. Patrick St. #6 ~ 1888.646.1115 ~ Frederick, MD 21701

**Haymarket Self Storage****Lots 2 & 3****Zoning Text Amendment Application and Related Issues****May 31, 2013**

Wolf Realty Associates is a family partnership that has been in existence for 40 years. There are close to 100 extended family partners. There are presently properties in Virginia, Maryland, and Pennsylvania. We have owned and managed the Haymarket Self-Storage property for over 10 years. During that time, we have participated in many Haymarket events and community services such as the Food Bank, the library, Haymarket Days, the Police Rodeo, and various school and sporting events. We are proud to be a part of Haymarket.

The Zoning Text Amendment application, (ap) (See *Justification below*) would allow storage of non-motorized vehicles and equipment on a crushed aggregate surface rather than an asphalt or concrete surface. This would allow us to continue to store motorized vehicles on one side of the lot on the required paved surface. Our intentions also include a bioretention facility to satisfy storm water management needs of the entire storage site. (See *Justification based on the criteria of the Zoning Ordinance*).

The ZTA approval by the Town Council will be followed by the Special Use Permit application process and approval and subsequently, a Site Plan application and approval.

Lot 3 has 2.1 acres available as I-1 usage and Lot 2 has approximately 1.9 acres as I-1 usage.

**Proposed Text Amendment:**

We request an amendment to Chapter 58 of the Town as follows:

**Sec. 58-1. - Definitions.**

Outdoor Storage means storage for non-motorized vehicles and equipment for a continuous period in excess of 24 hours on premises located in areas zoned for industrial purposes and open and accessible to the public. This definition excludes hazardous material storage or storage of trailered motorized vehicles and equipment, to include boats with affixed outboard and inboard motors.

**Sec. 58-258. - Special uses.**

The following uses shall be permitted in the I-1 district with a special use permit:

(19) Outdoor storage for non-motorized vehicles and equipment

**Sec. 58-260. - Requirements for special uses.**

The requirements for special uses are as follows:

(4) The lot must be surfaced with asphalt or concrete; except that a crushed aggregate surface may be allowed for a lot used for storage of non-motorized vehicles and equipment.

**Justification of the request is based on the criteria of the Zoning Ordinance as follows:**

Use and Character of the Area – The property is currently used as open vehicular storage. The use is compatible with the surrounding area since it is located on the southern edge of the Town of Haymarket and is bounded on the north by the Norfolk and Southern Railway tracks. The western boundary contains the Town line. To the east is the property of Haymarket Landing, zoned C-1, Conservation. To the south is a landscape company, also zoned C-1.



Suitability – The property is highly suitable for the use since it is convenient for customers but relatively invisible from the historic portion of the Town to the north and east and from James Madison Highway (U. S. Route 15) to the west.

Trends of Growth or Change – The Town and surrounding area will continue to grow and the need for open vehicular storage will increase significantly. Haymarket Self Storage is ideally located near 3 major highways being Interstate Route 66, John Marshall Highway (State Route 55) and James Madison Highway (U. S. Route 15). There is an economic demand for the use that should only increase.

Environmental – The property borders the North Fork of Broad Run and but the use is sensitive to this fact and is separated from the stream by a Resource Protection Area (RPA) and will help conserve the natural resources located there. With this in mind, storm water management (retention) and water quality treatment (BMP) is proposed with bio-retention facilities (rain gardens) and have a partial ground water recharge function. The owner is willing to do this for the entire site and provide landscaping, as well, subject to Town approval. A large portion of the site will remain as green area.

Finally, this use meets the vision of the Town’s Comprehensive Plan, should have no negative impacts to the surrounding properties and uses, and there would be a negative impact if the application is denied due to a demand for the use.

We thank the Town Council and Planning Commission for their consideration.



Herb Wolf – General Partner WRA



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TO: Town of Haymarket Planning Commission  
SUBJECT: 15161 Washington Street - UHaul Business  
DATE: 06/17/13

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Tabled from previous months.

**ATTACHMENTS:**

- 15161 Washington Street - Uhaul business (PDF)





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TO: Town of Haymarket Planning Commission  
SUBJECT: 15161 Washington Street - U-Haul Business  
DATE: 05/13/13

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Tabled from previous months.

**ATTACHMENTS:**

- 15161 Washington Street - U-Haul Business (PDF)

Attachment: 15161 Washington Street - Uhaul business (1496 : 15161 Washington Street - UHaul Business)

# 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 12/20/12*

## 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				Name			
Address				Address			
City	State	Zip		City	State	Zip	
Phone#		Email		Phone#		Email	

Attachment: 15161 Washington Street - Uhaul business (1496 : 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 (1496 : 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](mailto:swilson@townofhaymarket.org)  
 To: [pemco70@hotmail.com](mailto: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) [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 (1496 : 15161 Washington Street - UHaul Business)



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TO: Town of Haymarket Planning Commission

SUBJECT: Historic District Overlay Revision

DATE: 06/17/13

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The Town Planner will update on this item.





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TO: Town of Haymarket Planning Commission

SUBJECT: Comp Plan/ZTA's

DATE: 06/17/13

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The Town Planner will update on this item.





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TO: Town of Haymarket Planning Commission  
SUBJECT: Park Valley Church Expansion  
DATE: 06/17/13

---

The Town Planner will update on this item.

**ATTACHMENTS:**

- 1 Mile Notice - Park Valley Church Expansion (PDF)



# COUNTY OF PRINCE WILLIAM

5 County Complex Court, Prince William, Virginia 22192-9201  
(703) 792-6830 Metro 631-1703 Ext. 6830 FAX (703) 792-4758  
www.pwcgov.org/planning

PLANNING  
OFFICE

Christopher M. Price, AICP  
Director of Planning

May 16, 2013

The attached packet is provided for review and comment from the following agencies:

- Crime Prevention Unit Supervisor - Western District Police Station (MA210)
- Cty Archeologist (DS940)
- Fire Marshall (DS920)
- GIS Specialist - JBM (DS940)
- Historical Commission (DS940)
- Planning Case Mgr SLD (DS940)
- Proffer Administrator (DS940)
- Service Authority (SA317)
- Town of Haymarket
- Transportation Dept (DS990)
- VDOT - Fairfax (MA290)
- Watershed Mgmt (DS930)
- Watershed Mgmt-Plan Review
- Watershed Mgt-Arborist (DS930)
- Zoning Administrator (DS940)

# RECEIVED

MAY 20 2013

## TOWN OF HAYMARKET

RE: SUP PLN2013-00332, PARK VALLEY CHURCH EXPANSION

MAGISTERIAL DISTRICT: Gainesville

REQUEST: TO EXPAND EXISTING RELIGIOUS INSTITUTION WITH RELATED FACILITIES; A-1; SRR & ER; WITHIN RTE 15 HCOD

**Additional Notes:**

GPIN(s): 7299-77-8335

Your comments should:

- 1) address the anticipated impacts of the proposal on the goals, policies and action strategies of the 2008 Comprehensive Plan;
- 2) address the anticipated impacts of the proposal on the services of you department;
- 3) address any site specific concerns which are materially relevant to the requested land use decision; and
- 4) list minimum development standards which may conflict with the proposed development or require special consideration in the Planning Office's analysis of the proposal.

We will accept either hard copy, faxed or electronically transmitted comments as is convenient for your office. This office is capable of receiving information in the following formats.

Email Address: mbotta@pwcgov.org	US Mail:	Office of Planning 5 County Complex Court Prince William, VA 22192-9201
Interoffice Mail: Office of Planning, DS940		
FAX: (703) 792-4758		

Your comments should be directed to Mary Ann Botta and received no later than June 12, 2013. Your cooperation is appreciated.

The attached packet is provided for information only. No comment is necessary from the following:

- SUPERVISOR - PETE CANDLAND
- COMMISSIONER - FRAN ARNOLD
- BOARD CHAIRMAN - COREY A. STEWART
- COMMISSIONER AT LARGE - AUSTIN HAYNES
- SITE and SUBDIVISION CASE PLANNER:
- PLANNING DIRECTOR: CHRISTOPHER M. PRICE

Attachment: 1 Mile Notice - Park Valley Church Expansion (1499 : Park Valley Church Expansion)