



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ AGENDA ~

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

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, July 13, 2015

7:00 PM

Council Chambers

1. Call to Order

2. Minutes Approval

- a. Planning Commission - Work Session - Jun 8, 2015 6:00 PM
- b. Planning Commission - Regular Meeting - Jun 8, 2015 7:00 PM

3. Citizens Time

4. Announcements

5. ARB & Town Council Update

6. New Business

- a. Election of Chair and Vice Chair
- b. Review of PC ByLaws
- c. Robinson's Paradise Rezoning

7. Old Business

- a. Proffer Policies
- b. Sign Ordinance for Process/Discussion
- c. Comprehensive Plan
- d. Amendment to the Planned Land Use Map

8. Town Planner Update

9. Adjournment



TOWN OF HAYMARKET PLANNING COMMISSION

WORK SESSION ~ MINUTES ~

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

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, June 8, 2015

6:00 PM

Council Chambers

A Work Session of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Board Room, Commencing at 6:00 PM

Chair Robert B. Weir called the meeting to order.

I. Call to Order

Bob Weir Calls the meeting to order.

a. Swearing in of Conner Leake

b. Walk Thru of the Harrover Property Buildings

Planning Commission members took the walk thru of both Harrover property buildings, along with the Town Planner, and Building Official.

Minutes Acceptance: Minutes of Jun 8, 2015 6:00 PM (Minutes Approval)



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ MINUTES ~

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

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, June 8, 2015

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 7:04 PM

Chair Robert B. Weir called the meeting to order.

1. Call to Order

Chair Robert B. Weir: Present, Commissioner Ralph Ring: Present, Council Liaison Matt Caudle: Present, Josh Mattox: Present, James Carroll: Present, Maureen Carroll: Present, Commissioner Connor Leake: Present.

2. Minutes Approval

a. Planning Commission - Regular Meeting - May 11, 2015 7:00 PM
Welcome Connor Leake to the Planning Commission.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Ralph Ring, Commissioner
SECONDER:	Josh Mattox
AYES:	Weir, Ring, Caudle, Mattox, Carroll, Carroll, Leake

b. Planning Commission - Work Session - May 28, 2015 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Ralph Ring, Commissioner
SECONDER:	Josh Mattox
AYES:	Weir, Ring, Caudle, Mattox, Carroll, Carroll, Leake

3. Citizens Time

No citizens spoke.

4. Announcements

No announcements.

5. ARB & Town Council Update

Ring: ARB. No updates.

Caudle: We had a very productive Harrover Master Plan Work Session. Shared that consensus with the Town Council. Thanks the Planning Commission for work that was done. Believes this was the most productive work session to date.

6. New Business

a. Haymarket Ice Rink Expansion

Town Planner updates. This is a phased expansion of 2nd rink on the backside. Town Planner and Engineer have given the final approval. If approved by Planning Commission tonight, it will go to Town Council.

Ron Evans from Haymarket Ice Rink is here to answer any questions.

Minutes Acceptance: Minutes of Jun 8, 2015 7:00 PM (Minutes Approval)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Carroll
SECONDER:	Ralph Ring, Commissioner
AYES:	Weir, Ring, Caudle, Mattox, Carroll, Carroll, Leake

7. Old Business

a. Proffer Policies

Added Public Safety policy and update policy on anticipated CIP adopted by Town Council.

Chair Weir advises Clerk to advertise for a July 13, 2015 Public Hearing.

b. Harrover Master Plan

Commissioners walked the property this evening prior to the meeting.

The consensus of the Commissioners are:
Pavilion to be away from the street towards the West side.
Recreation elements such as a playground, trails, etc. Dog Park would be too busy.
Less on parking. Make only a single entrance. Less landscaping.
Address the two houses now, or recommend how to deal with them and provide concepts.

There will be a need for a public bathroom/facility. Could possibly use one of the houses for this. And should be ADA compliant.

Caudle says the Town has a history of piece milling projects. The houses need to go. Age of houses doesn't mean historic. It would take a lot of money to renovate them. The cost of them outweighs the benefit of keeping them. We need to think about the future not the present. Let's do it right. If you leave one, doesn't balance out the property.

Weir: Agrees with Caudle. Everyone has been afraid to do something with them. The existing location of them isn't conducive to using the property. If houses are maintained, we would be engaging in a waste of time. Also would need staff.

Leake: Agrees as well. Homes should come down and put in a good size restroom and do the right way. Not port a johns. Likes the pavilion not too close to the church. There should be some sort of barrier between the property and the church to buffer noise.

(Town Planner asked to research the status on well and public water? Sewer?)

Ring: Also agrees to bring both houses down and all structures if the overall idea is to have an open space and easy to utilize. The houses don't fit the use. A Pavilion does. Demo the houses and harvest the materials. Also, objects staff being allocated for the buildings.

The Building Official, Joe Barbeau, says there is a market for people that will buy the house and move it off the site. Harvest the stone.

Mattox: Agrees with everyone. Start from scratch. Whether we keep one, or both, there will be extra costs, safety, insurance. Take out the trees as needed. Make restrooms. Build up as time goes along.

Caudle asks what the timeline is, as this has been talked about this for a decade. It was originally offered to the church first and was turned down. If we could find someone to buy and move them, what would be the timeline? A year? Two years?

Weir: What drives a time line is a plan. We don't have one. We've had exercises in the past. Until something can be put together that Town Council can agree on and be willing to adopt, then budget for it, nothing will happen. Planning Commission needs to get work done and kick it out.

Minutes Acceptance: Minutes of Jun 8, 2015 7:00 PM (Minutes Approval)

Schneider: There is \$375,000 earmarked in the budget for engineering. We still have money in the consultants to refine if wanted. ARB will make their recommendation. Town Council will weigh in. Maybe we can prioritize, what matters most. Clean up the property. A Playground and pavilion will give you the biggest bang for the buck. They can be used immediately. If houses are gone, what's the expectation? Open space? What's in place of them. If you take the buildings down you take away the uniqueness Let the consultants come up with the plans.

A summary letter of this discussion will be sent to the Town Council. ARB next week will take a look at the concepts as well.

Caudle asks that the Town Planner ask the consultant to come up with two new designs that the Commissioners can review. He is speaking on behalf of the Town Council, that they want this moved on quickly.

c. Comprehensive Plan

Still as a placeholder. Working with the on-call planners to start the overhaul of the plan.

d. Amendment to Planned Land Use Map

Will be on next month's agenda. Clerk is getting documents together requested by Chair Weir.

8. Town Planner Update

a. Development Updates

Town Planner passes out documents for the sign ordinance. Asks members to look at and review.

Consultants will not be available until July to meet with the Planning Commission. Chair Weir would like to have a separate work session strictly for this item and invite the Town Council as well. All agree to a July 28th work session.

Revised Chick-Fil-A plans came in today.

Payne Lane: Have not heard back yet.

Winterham House: Repainting the house and putting the original hardware back on. Fixing up the porch as well and doing some landscaping.

b. 1 Mile Notices

John Marshall update. Going next Wednesday to the County.

Any comments from the Commissioners, let the Town Planner know, and then make a formal recommendation to Town Council before the Board of Supervisors vote on it.

9. Adjournment



TO: Town of Haymarket Planning Commission
SUBJECT: Election of Chair and Vice Chair
DATE: 07/13/15

The Planning Commission will vote on a Chair and Vice Chair.



TO: Town of Haymarket Planning Commission
SUBJECT: Review of PC ByLaws
DATE: 07/13/15

Commissioner Mattox found a section of the Bylaws that needs amended.

1. Amendment of Planning Commission Bylaws

a. Article III Section 1: "The Commission shall consist of ~~five~~ **seven** members appointed by the Town Council..."



TO: Town of Haymarket Planning Commission
SUBJECT: Robinson's Paradise Rezoning
DATE: 07/13/15

ATTACHMENTS:

- All Attachments (PDF)



INTEROFFICE MEMORANDUM

TO: MARCHANT SCHNEIDER

FROM: HOLLY MONTAGUE, PE

SUBJECT: ROBINSON'S PARADISE PRELIMINARY PLAT/PRELIMINARY PLAN FOURTH SUBMISSION
COMMENTS

DATE: 7/8/2015

CC: STAFF

Per your request, I have reviewed the forth submission for the Robinson's Paradise Preliminary Plat/Preliminary Plan. I used the Haymarket Ordinances; Preliminary Plat Requirements, Haymarket Code Section 38-157; Preliminary Site Plan Requirements, Haymarket Code Section 58-506(2); and VDOT standards in order to review this preliminary site plan and plat.

I have no additional comments and recommend approval of the Robinson's Paradise Preliminary Plat/Preliminary Plan.

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

Attachment: All Attachments (2453 : Robinson's Paradise Rezoning)

Robinson's Paradise

Justification Narrative

May 1, 2014

Date: May 1, 2014
Rezoning: Robinson's Paradise
Owner/ Applicant: DJB Management, Inc.
Applicant: DJB Management, Inc.
Property: Geographic Parcel Identification Numbers (GPIN): 7298-91-6445, 7298-91-5551, 7298-91-4658, 7298-91-3864, 7298-91-2475, 7298-91-1779, 7298-91-0983, 7298-91-0286, 7298-81-9096, 7298-82-9505, 7298-92-0708, 7298-92-1502, 7298-91-2197, 7298-81-9576, 7298-91-0471, 7298-91-1267, 7298-81-8583 & Walter Robison Lane
Zoning: R-1, Residential to R-2, Residential (Small Lot Single Family Dwelling)

The Robinson's Paradise project is located on Jefferson Street directly across from Jordan Lane with a portion of the site boundary being located on the Prince William County and Town of Haymarket border. The project also has approximately 585 feet of frontage on Interstate 66. The current configuration of the site consists of sixteen (16) lots from the previously approved Robinson's Paradise subdivision along with an existing open space parcel at the Western end of the project area. The site area consists of 6.1345 acres currently zoned R-1. The requested zoning classification is R-2, Residential.

The proposed rezoning to R-2, Residential, will adhere to the Small Lot Single Family Dwelling option available under this zoning classification and no other allowed uses will be considered. The proposed zoning, and unit type proposed, is one classification up in density allowed under the R-1 zoning designation. The Town's Comprehensive Plan designation for the project area is R-1, Residential. The proposed gross density for the property is 4.24 detached single family dwelling units per acre which is under the maximum allowed of 6 dwelling units per acre.

While the proposed zoning classification is one step beyond the Town's Comprehensive Plan designation for this area, the applicant feels there is justification for this rezoning request. At the time the Town applied the R-1 designation to this area Prince William County's Comprehensive plan designation for the parcels adjacent to this property was rural in nature. Since then, the County has substantially increased the intensity of the land use adjacent to this site. It is now designated as REC, or Regional Employment Center (see attached Exhibit "A"). This land use classification allows multistory office buildings and for up to 25% of a project area to be designated for high density residential use. Prince William County's Comprehensive Plan deems that an acceptable housing type for REC is multifamily with a density of 16-30 units per acre. Considering the growth that is occurring in the area near the Route #15, Heathcote Boulevard and Old Carolina Road intersections, it very likely that either high rise office or high density multifamily residential will be located in this adjacent area. It should also be noted that the parcel lying directly opposite the Robinson's Paradise subdivision is currently zoned B-1, General Commercial and has an approved site plan allowing the construction of a three story office building. These changes have drastically altered the future character of the development for properties adjacent to, and near, this site.

**Robinson's Paradise
Justification Narrative
May 1, 2014
Page 2 of 2**

Additionally, much of the area within the Town limits that abuts Interstate 66 is currently zoned R-2, residential and developed as small lot single family dwellings or townhouses. As proposed, the design for the portion Robinson's Paradise presented in this proposal is in line with existing Sherwood Forest located directly across Interstate 66. Lot depths proposed on this application will accommodate driveways of sufficient depth to park a minimum of three cars entirely on the driveways of individual lots utilizing a parking space size of 9'x20'. It is anticipated that the proposed units will have one or two car garages which will bring the total available parking capacity of each lot to four or five vehicles.

The internal road alignment shown on the Generalized Development Plan (GDP) honors the alignment that was recorded under the previously approved subdivision plan. This allows the areas of the Robinson's Paradise subdivision that are not part of this rezoning request to develop as currently platted. Also, consideration has been given to allow for access and utility extensions in general conformance with those previously approved. The addition of an internal access point for the existing homes located between Walter Robinson Lane and Interstate 66 would allow for the possible elimination of an existing access point on Jefferson Street. This would consolidate ingress/egress traffic and improve road safety in the immediate area. Essentially, this application is proposing more of a partial resubdivision of lot lines for a portion of the Robinson's Paradise development rather than a wholesale redesign.

The proposed plan also relocates the stormwater management facility away from the location that was previously approved. This will eliminate a possible conflict with any future right-of-way taking for the Interstate 66 improvements associated with the Route #15 interchange. Additionally, the GDP has been revised to extend the proposed 8' trail on the VDOT plans to the future intersection of Old Carolina Road and Walter Robinson Lane. This includes the application of curb and gutter for this section of roadway. Also, peripheral buffers have been added to the development to enhance screening between existing and proposed dwelling units allowing for minimal impact on the surrounding area should the rezoning request be approved. A landscape plan has been included with the latest submission.

It is anticipated that the assessed values of the homes proposed by this development will exceed the assessed values of the homes located adjacent, or near, the project area. This should improve valuations for these homes. With the extension of the proposed VDOT trail on Old Carolina Road to Walter Robinson Lane, this should enhance the ability of residents in the project area to gain pedestrian access to the facilities and businesses located within the Town. Monetary proffers will be offered as part of the rezoning for this development.

In regard to justification for the Special Use Permit request for dual access on Lots 25 and 26, this allows for a reduction of impervious area and reduced fill requirements within the existing drainage channel in the vicinity of these lots. This, in turn, increases the green area in the Eastern corner of the project area. Additionally, this allows for a reduction in the overall length of public roadway required to support the project.

In summary, the applicant feels the request for rezoning to R-2, Small Lot Single Family Dwelling, is justified for the above reasons. Care has been taken with the design to propose a use that fits within the existing parameters the site faces while honoring the spirit of recent development the Town has experienced for properties adjacent to the Interstate 66 corridor.

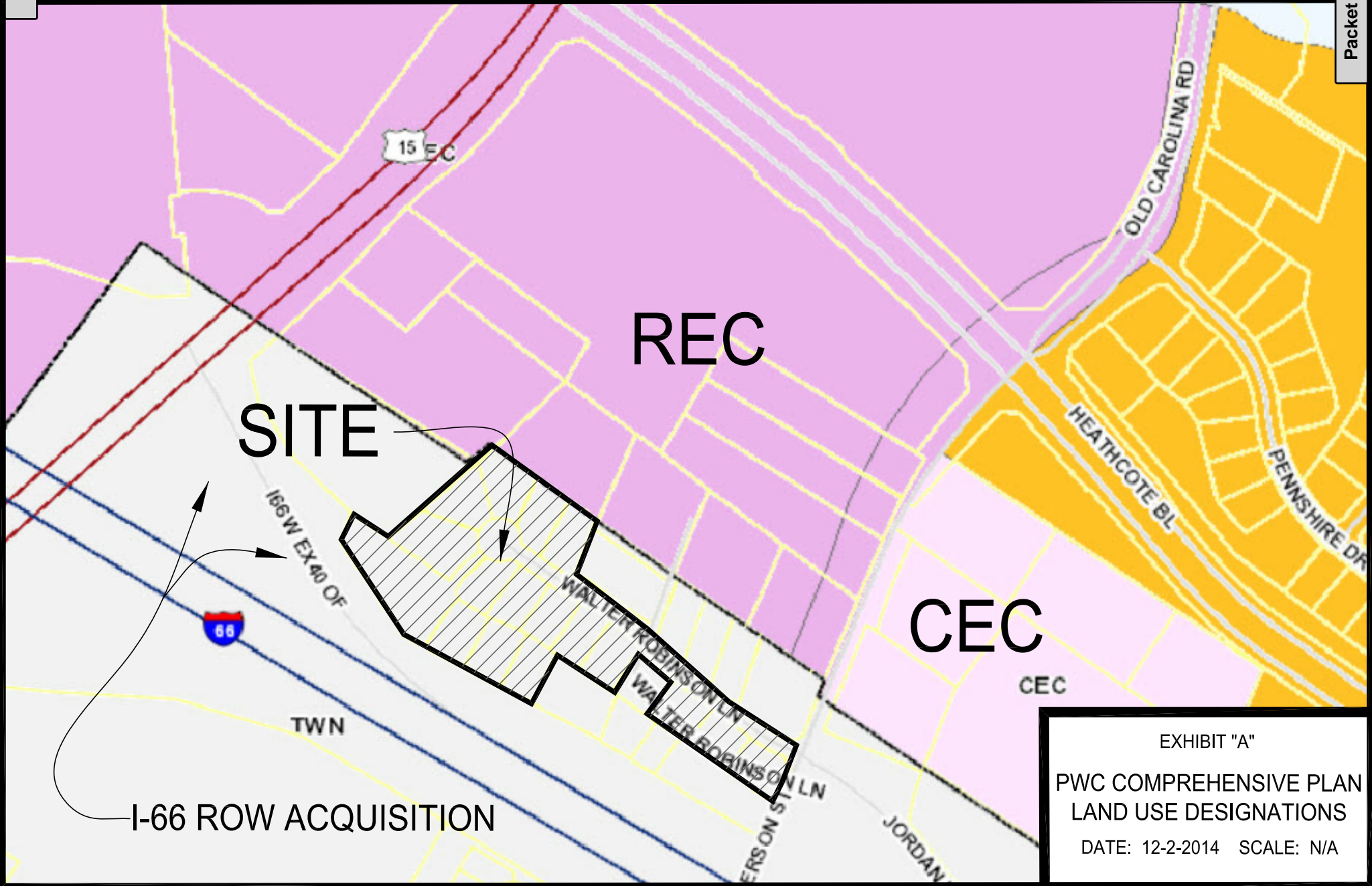


EXHIBIT "A"
 PWC COMPREHENSIVE PLAN
 LAND USE DESIGNATIONS
 DATE: 12-2-2014 SCALE: N/A

Robinson's Paradise

Comprehensive Plan Components

May 15, 2015

1. Community Design

The development as proposed would be required to meet all Town of Haymarket ordinances and standards relating to landscaping, buffers, open space and environmental requirements. The site design, as proposed, allows for integration of the project area into the business area of the Town and its common areas used for community activities. This is encouraged by the extension of the proposed VDOT trail and frontage improvements across the site's frontage. Extension of the VDOT trail will allow the opportunity for further extension of the proposed 8' trail to the Heathcoate Boulevard and Old Carolina Road intersection as intermediate properties develop along Old Carolina Road.

2. Cultural Resources

There appears to be no cultural resources on the subject properties.

3. Economic Development

The proposed CPA request allows an increase in the Town's consumer base and support for local businesses. Additionally, the VDOT trail extension to the Jefferson Street Bridge will allow for safe pedestrian access from the project to the business sector within the Town.

4. Environment

The development of the project as proposed would allow for the creation of open space area. Approximately 14% of the site is proposed to be placed in open space. Additionally, the proposed uses will utilize public water and sanitary services to further lessen the environmental impacts. The site will also meet the current regulations for quantity and quality control of stormwater runoff. Perimeter landscaping will be provided to improve the peripheral aesthetics of the development.

5. Fire and Rescue

Based on the travel times for other projects in this immediate area, the subject site is likely to have an acceptable response time from the Gainesville District Fire Department. As part of a rezoning application, proffers would address LOS standards applicable to the proposed development of this site, if required.

6. Housing

A CPA request to the R-2 zoning category, along with the necessary rezoning process, will allow the proposed residential area to access to nearby shopping, employment and recreation facilities. The proposed housing will be well placed and suited to promote economic growth in the immediate area. It is also anticipated that with many of these services within walking distance of the proposed residential area this will have a positive impact on reducing vehicle trips by the future residents.

Robinson's Paradise
Comprehensive Plan Components
May 15, 2015
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7. Land Use

The subject properties consist of eighteen (18) parcels. The parcels are located on Jefferson Street East of Route I-66 and directly across from Jordan Lane. The total area that is subject to this CPA request is approximately 6.13 acres. All parcels are currently zoned R-1, Residential with a Comprehensive Plan designation of R-1.

The Applicants propose to amend the Comprehensive Plan designation for the subject area from R-1, Residential to R-2, Residential. The unit type proposed for the development of the parcel, as indicated of the concurrently processed rezoning application, will remain single family detached. Therefore, the proposed change in Comprehensive Plan designation will not alter the unit type from that allowed under the current zoning classification for the property.

The subject parcels are bounded by Interstate I-66, residential homes, and vacant land. The portions of the property adjacent to the Town of Haymarket and Prince William County boundary been designated CEC, Community Employment Center. It is anticipated that all large parcels located to the North of the project area will develop in conformance with this CEC classification.

The justifications for this CPA request stem from recent and ongoing development in the immediate area near this project. The character of this area has drastically changed in the past several years and is continuing with the recent approval of a medical office facility at the intersection of Jefferson Street and Jordan Lane. Additionally, the area adjacent to the site located in Prince William County was designated as Community Employment Center due to the intense development that has occurred in this area such as the Novant Health Haymarket Medical Center. The Applicant sees this request as being more in character with the existing high intensity uses located, and proposed, in the general area. As the Prince William County Comprehensive Plan currently stands, the use proposed in the immediate area would allow for high density residential, office and employment development.

In conclusion, the Applicants believe this Comprehensive Plan Amendment request successfully balances economic, environmental and community concerns to allow for a high quality R-2, Residential Single Family Dwelling development on the subject properties.

**Robinson's Paradise
Comprehensive Plan Components
May 15, 2015
Page 3 of 4**

8. Libraries

As part of the rezoning application(s) to change the site's zoning classifications as proposed, the associated proffers would address the LOS standards applicable to libraries, if required.

9. Parks, Open Space & Trails

As part of the rezoning application(s) to change the site's zoning classifications as proposed, the associated proffers would address the LOS standards applicable to parks and recreation, if required. It should be noted that approximately 14% of the area covered under the CPA request is proposed to be heavily landscaped open space.

10. Police

It is anticipated that the development of this site as proposed will not have an adverse impact on the Town's police department.

11. Potable Water

As part of the rezoning application(s) to change the site's zoning classifications as proposed, the associated proffers would require the development to utilize public water services.

12. Schools

As part of the rezoning application(s) to change the site's zoning classifications as proposed, the associated proffers would address the LOS standards applicable to schools, if required.

13. Sewer

As part of the rezoning application(s) to change the site's zoning classifications as proposed, the associated proffers would require the development to utilize public sanitary services.

14. Telecommunications

Not applicable.

Robinson's Paradise
Comprehensive Plan Components
May 15, 2015
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15. Transportation

The development of this site will utilize an existing public right of way access through Jefferson Street. The current design provides access to adjacent parcels, where required, and will improve the safety of ingress/egress to Jefferson Street for this existing traffic. All street construction will meet Town of Haymarket and Virginia Department of Transportation (VDOT) standards and regulations. The Applicants will work diligently with the Town staff and VDOT representatives to resolve any outstanding issues relating to the proposed development.

16. Sector Plans

Not applicable.

Robinson's Paradise

Comprehensive Plan Components

May 15, 2015

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Robinson's Paradise
Comprehensive Plan Components
May 15, 2015
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The justifications for this CPA request stem from recent and ongoing development in the immediate area near this project. The character of this area has drastically changed in the past several years and is continuing with the recent approval of a medical office facility at the intersection of Jefferson Street and Jordan Lane. Additionally, the area adjacent to the site located in Prince William County was designated as Community Employment Center due to the intense development that has occurred in this area such as the Novant Health Haymarket Medical Center. The Applicant sees this request as being more in character with the existing high intensity uses located, and proposed, in the general area. As the Prince William County Comprehensive Plan currently stands, the use proposed in the immediate area would allow for high density residential, office and employment development.

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**Robinson's Paradise
Comprehensive Plan Components
May 15, 2015
Page 3 of 4**

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Robinson's Paradise
Comprehensive Plan Components
May 15, 2015
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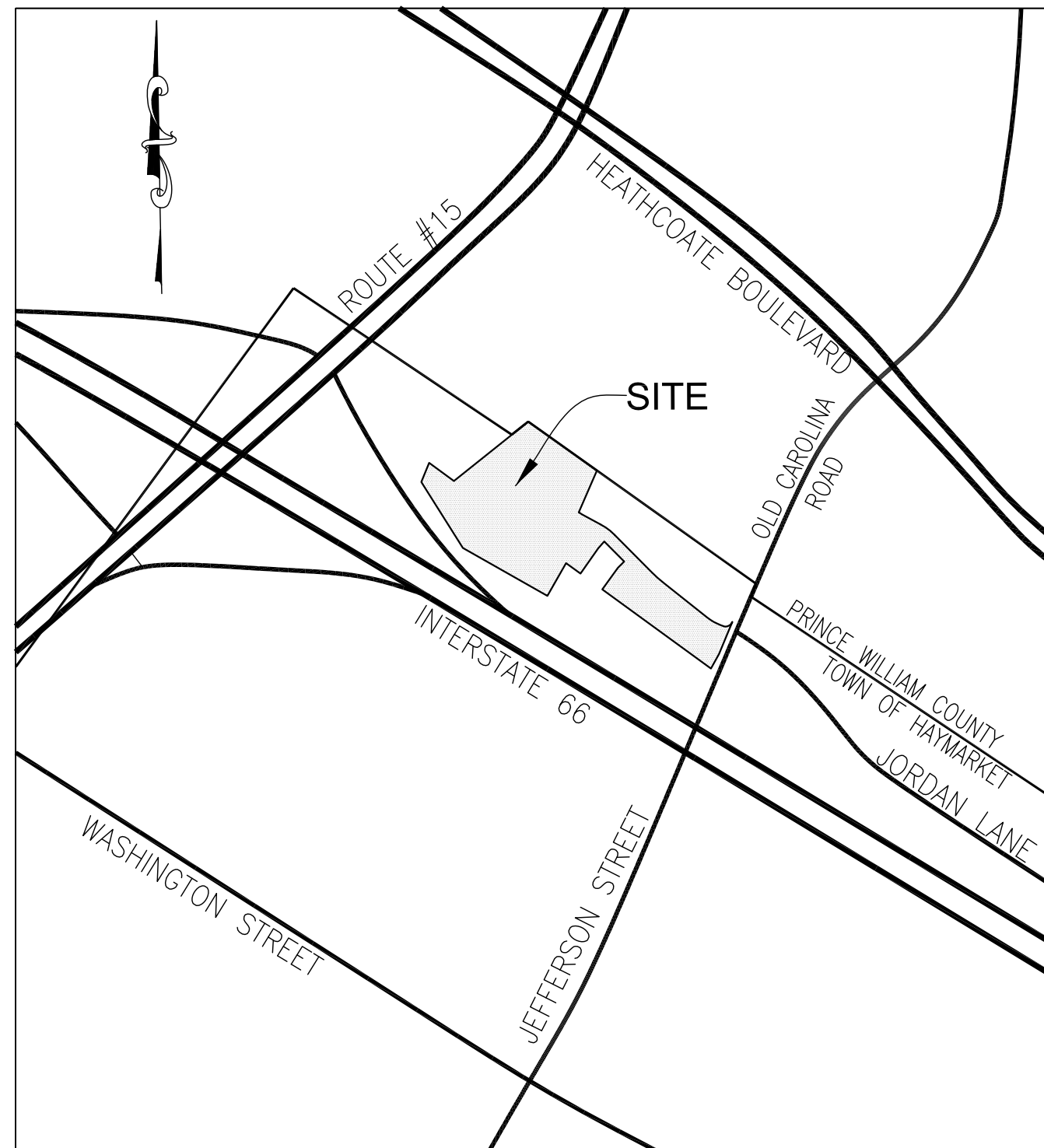
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16. Sector Plans

Not applicable.

ROBINSON'S PARADISE SUBDIVISION GENERALIZED DEVELOPMENT PLAN PRELIMINARY PLAN SPECIAL USE PERMIT PLAN



VICINITY MAP
SCALE: 1"=500'

TABLE OF CONTENTS

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- 3 Preliminary Plan & Special Use Permit Plan
- 4 Road Profiles
- 5 Existing Property Lines & Easements
- 6 Landscape Plan
- 7 Zoning Plat

AREA TABULATION:

7298-91-6445	0.2673 ACRES(1)
7298-91-5551	0.2354 ACRES(2)
7298-91-4658	0.2491 ACRES(3)
7298-91-3864	0.2553 ACRES(4)
7298-91-2475	0.2373 ACRES(5)
7298-91-1779	0.2340 ACRES(6)
7298-91-0983	0.2458 ACRES(7)
7298-91-0286	0.2438 ACRES(8)
7298-81-9096	0.4145 ACRES(9)
7298-82-9505	0.2915 ACRES(10)
7298-92-0708	0.3149 ACRES(11)
7298-92-1502	0.2689 ACRES(12)
7298-91-2197	0.2724 ACRES(13)
7298-81-9576	0.2818 ACRES(14)
7298-91-0471	0.2843 ACRES(15)
7298-91-1267	0.2458 ACRES(16)
7298-81-8583	0.8805 ACRES(17)
WALTER ROBINSON LANE	0.9119 ACRES(18)
TOTAL	6.1344 ACRES

Town of Haymarket
Prince William County, Virginia
May 15, 2015

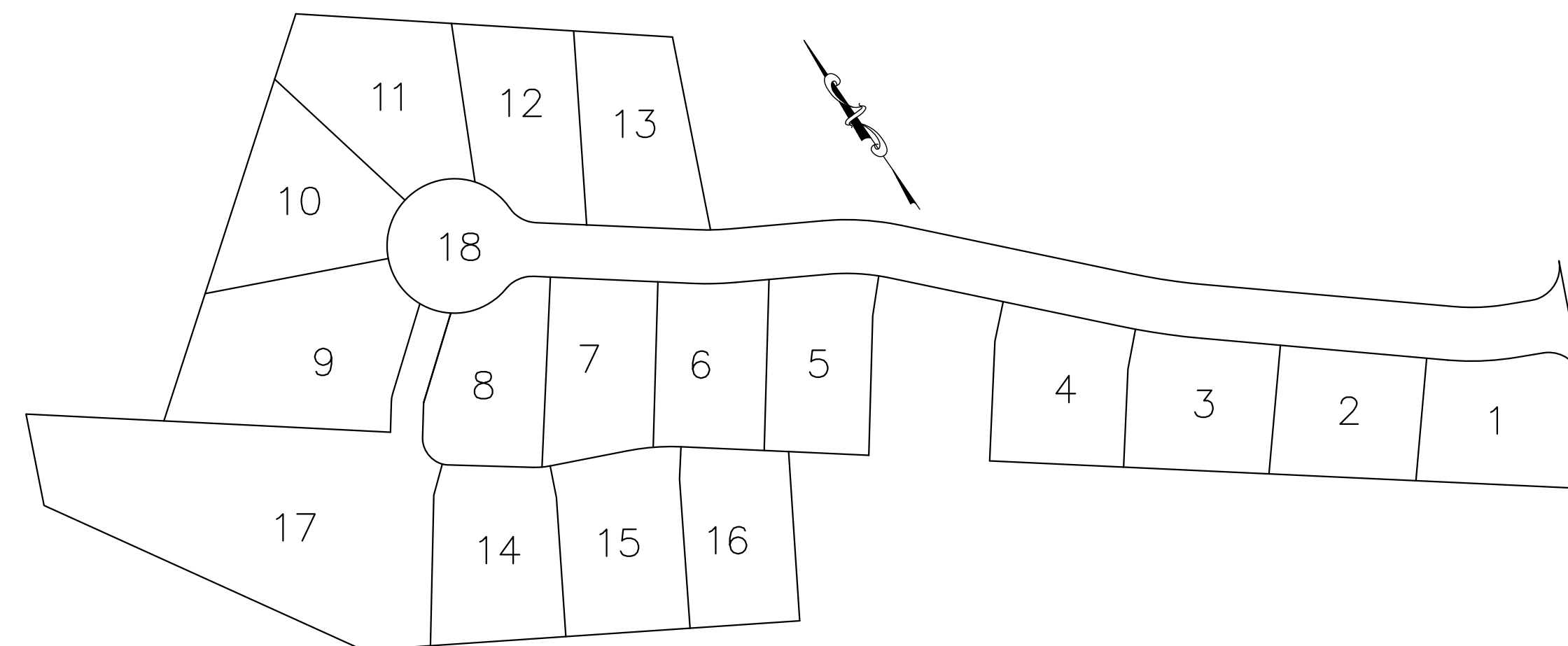
Owner/Developer:
DJB Management Inc.
8009 Herb Farm Road
Bethesda, Maryland 20817

LOT TABLE

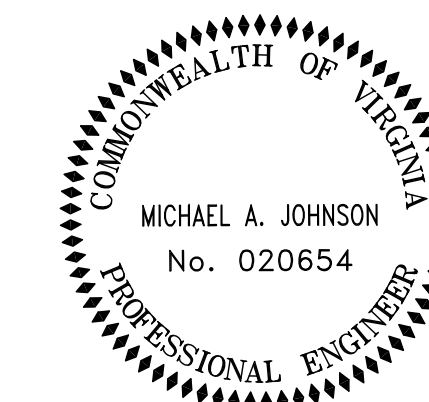
LOT	AREA (SF)	COVERAGE	FRONT BRL
LOT 1	4838 SQ.FT.	40%	51.8'
LOT 2	4732 SQ.FT.	40%	60.1'
LOT 3	4846 SQ.FT.	40%	60.0'
LOT 4	5429.FT.	40%	65.1'
LOT 5	5622 SQ.FT.	38.8%	65.1'
LOT 6	5572 SQ.FT.	40%	60.6'
LOT 7	5599 SQ.FT.	40%	53.4'
LOT 8	5130 SQ.FT.	40%	55.2'*
LOT 9	4919 SQ.FT.	40%	58.3'
LOT 10	8292 SQ.FT.	34.5%	65.6'
LOT 11	6129 SQ.FT.	40%	65.6'
LOT 12	5420 SQ.FT.	40%	60.1'
LOT 13	5010 SQ.FT.	40%	50.3'
LOT 14	8816 SQ.FT.	30.4%	50.0'
LOT 15	8801 SQ.FT.	28.1%	50.0'
LOT 16	7036 SQ.FT.	32.7%	58.1'*
LOT 17	7239 SQ.FT.	30.7%	60.7'
LOT 18	5519 SQ.FT.	37.6%	71.5'
LOT 19	7125 SQ.FT.	30.0%	56.7'
LOT 20	7969 SQ.FT.	29.0%	50.3'
LOT 21	4870 SQ.FT.	39.0%	57.6'
LOT 22	5640 SQ.FT.	38.4%	70.7'
LOT 23	6736 SQ.FT.	38.0%	60.0'
LOT 24	6231 SQ.FT.	37.4%	65.9'
LOT 25	10798 SQ.FT.	37.8%	102.3'
LOT 26	12024 SQ.FT.	39.5%	60.5'

LOT AREA.....	170434 SQ.FT.
SWM/BMP LOT.....	11089 SQ.FT.
GREEN SPACE.....	24735 SQ.FT.
PROPOSED ROW.....	60961 SQ.FT.
TOTAL	267219 SQ.FT.

* INDICATES CORNER LOT (55' MIN. TOTAL LOT WIDTH)



PROPERTY KEY
SCALE: 1"=100'



**Robinson's Paradise
Generalized Development Plan**

Engineer:
Michael Johnson, PE
14307 Broughton Place
Gainesville, Virginia 20155
Te: (703)334-6483

Date: 5/15/2015

REZ#20130906, PRE#20130906, SUP#20140507

BEFORE DIGGING CALL "MISS UTILITY" OF VIRGINIA AT 1 - 800 - 552 - 7001
Project No. Sheet 1 of 7

R-2 ZONING CRITERIA (SMALL LOT SFD)

FRONTAGE: 40' (55' FOR CORNER LOT)
MINIMUM LOT SIZE: 4,000 SQ. FEET (4,200 SF AVERAGE LOT SIZE)
FRONT SETBACK: 15'
SIDE SETBACK: 3' MINIMUM (20' BETWEEN ADJOINING STRUCTURES)
REAR SETBACK: 20'
MAXIMUM LOT COVERAGE: 40%
MAXIMUM BUILDING HEIGHT: 35' (2.5 STORIES HIGH)

SITE TABULATIONS:

AREA TO BE REZONED: 6.1345 AC.
EXISTING ZONING: R-1
PROPOSED ZONING: R-2 (SMALL LOT SINGLE FAMILY DWELLING)
PROPOSED LOTS: 26
AVERAGE LOT SIZE: 6,556 SF
ALLOWABLE DENSITY: 6 UNITS/ACRE
PROPOSED DENSITY: 4.24 UNITS/ACRE
OPEN SPACE PROVIDED: 0.82 ACRES (13.4% OF GROSS SITE ACREAGE)
PARKING REQUIRED: 26 LOTS @ 2 SPACES PER LOT = 52
PARKING PROVIDED: 3 SPACES PER LOT IN DRIVEWAY + 2 SPACES IN GARAGE = 130

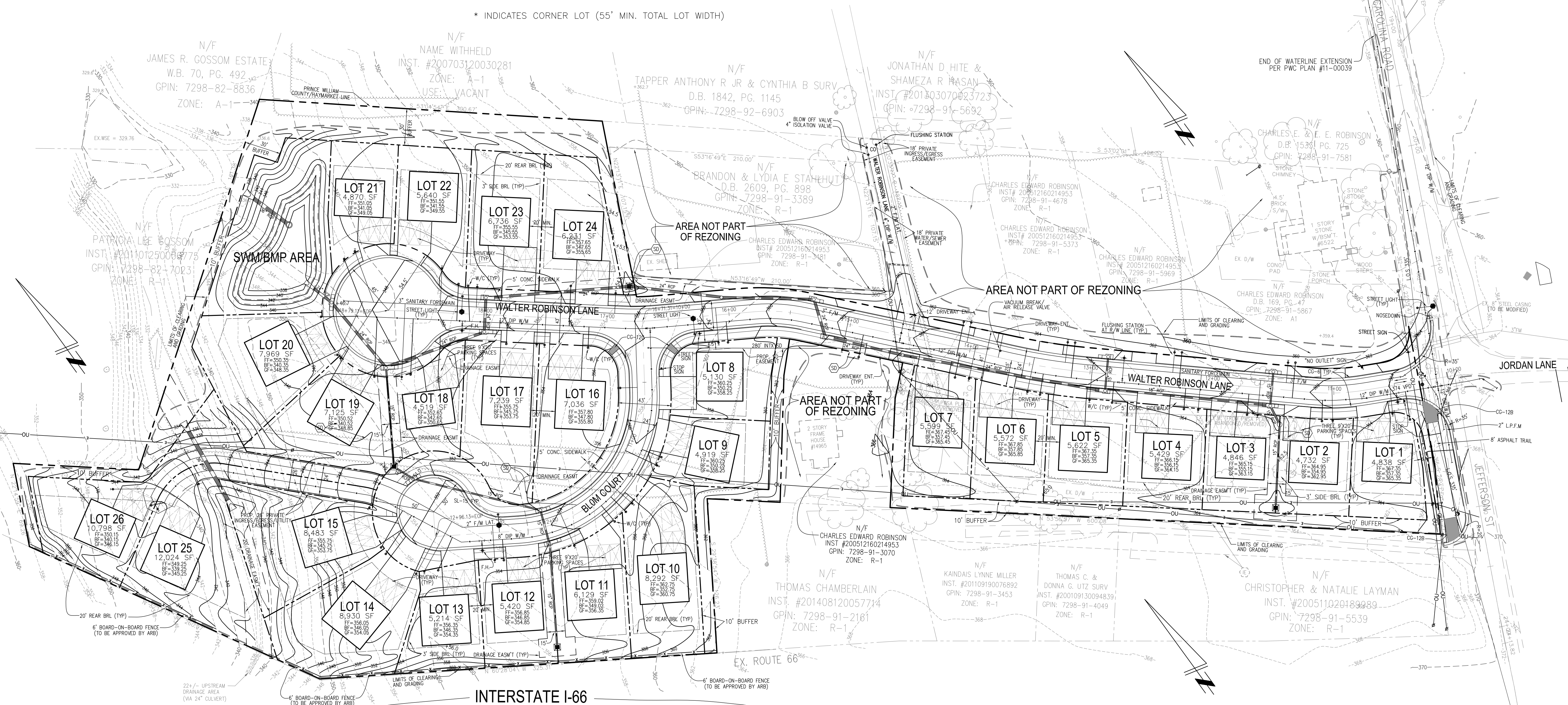
LOT TABLE

Table with 5 columns: LOT, AREA (SF), COVERAGE, FRONT, BRL. Lists lots 1 through 26 with their respective area and coverage details.

* INDICATES CORNER LOT (55' MIN. TOTAL LOT WIDTH)

NOTES:

- 1. THE AREA SUBJECT TO THE REZONING PROPOSED BY THIS APPLICATION IS LISTED IN THE AREA TABULATIONS...
2. THE SUBJECT PROPERTIES ARE LOCATED ON FEMA FLOOD INSURANCE RATE MAP 51153C AFD 0059 D...
3. NO TITLE REPORT HAS BEEN SUPPLIED.
4. PROPERTY CURRENTLY ZONED "R-1" ACCORDING TO THE TOWN OF HAYMARKET ZONING MAPS...
5. FIELD SURVEY COMPLETED ON APRIL 29, 2003 BY BOWMAN CONSULTING GROUP, INC.
6. MERIDIAN ESTABLISHED FROM NGVD 29 DATUM BY BOWMAN CONSULTING GROUP, INC. DATED APRIL 29, 2003.
7. THE ESTIMATED SEWAGE FLOW FROM THE DEVELOPMENT IS 10,850 GPD.
8. A LIGHTING PLAN WILL BE PROVIDED WITH THE FINAL SITE PLAN SUBMISSION.
9. A LETTER OF PERMISSION WILL BE REQUIRED AT THE TIME OF FINAL SITE PLAN APPROVAL FROM ALL OFF-SITE PROPERTY OWNERS IN WHICH GRADING WILL OCCUR.
10. OPEN SPACE, SWM/BMP FACILITY AND LANDSCAPING/BUFFERS TO BE MAINTAINED BY THE HOA FOR THIS DEVELOPMENT.
11. THE AVERAGE ANTICIPATED SEWAGE FLOW FROM THIS DEVELOPMENT IS 9,100 GPD.
12. STREETScape AND LIGHTING IMPROVEMENTS WILL BE ADDRESSED ON THE FINAL PLAN.
13. BOUNDARY CLOSURE NOT LESS THAN 1:2,500.
14. THE FRONT BRL SETBACKS SHALL BE 40' FROM CENTRLINE FOR LOTS 1-13, 16, 17, 23 AND 24. ADDITIONALLY, THE SIDE BRL SETBACK FOR LOTS 8 AND 16 SHALL BE 6.5 FEET AS SHOWN ON THE PRELIMINARY PLAN.
15. A SIGN PERMIT WILL BE OBTAINED AND EASEMENT DEDICATED IF AN ENTRANCE SIGN IS DESIRED AT A FUTURE DATE.
16. AN APPLICATION FOR A SUP (SUP #20140507) HAS BEEN MADE FOR THE SHARED DRIVEWAYS REQUIRED FOR LOT 25 AND LOT 26.



PRELIMINARY SUBDIVISION PLAN/
PRELIMINARY SITE PLAN/
SPECIAL USE PERMIT PLAN
ROBINSON'S PARADISE
TOWN OF HAYMARKET, VIRGINIA

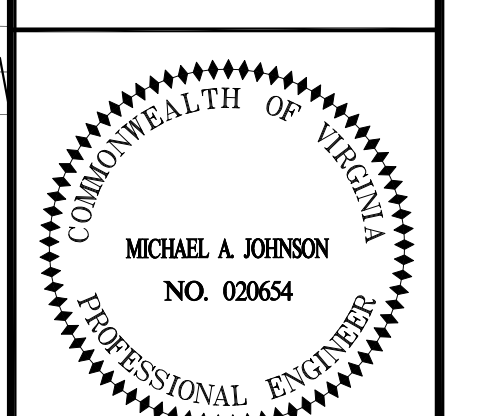
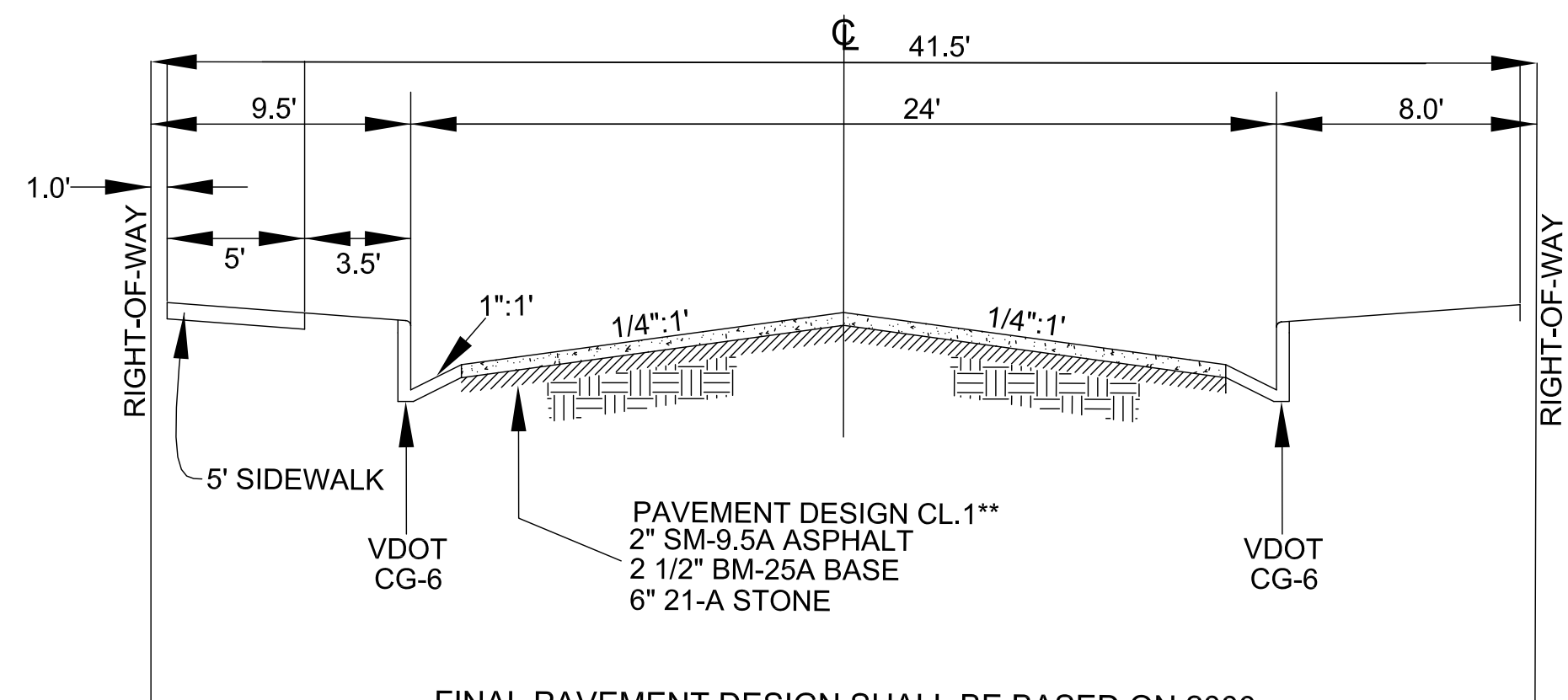


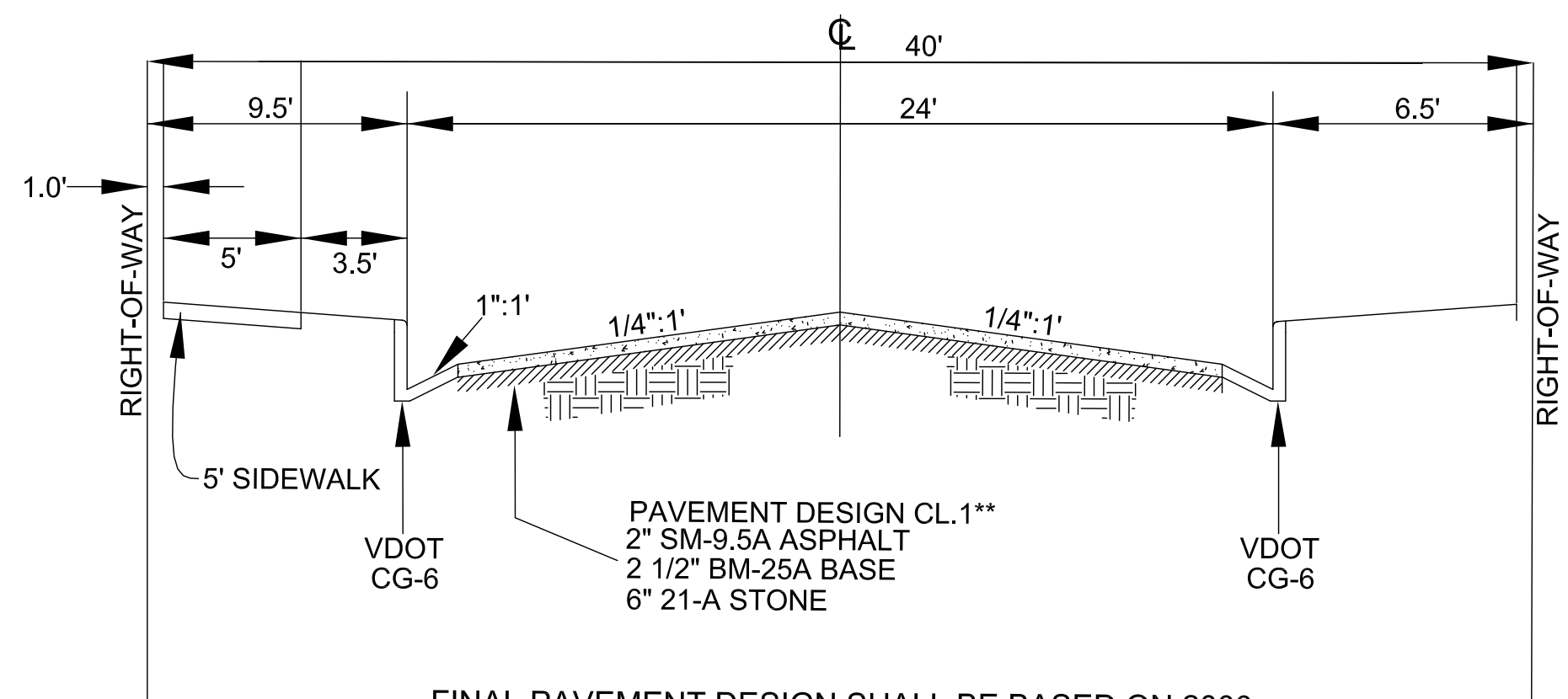
Table with 3 columns: NO., DATE, DESCRIPTION. Includes revision history and design/drawn information.

MICHAEL JOHNSON, PE
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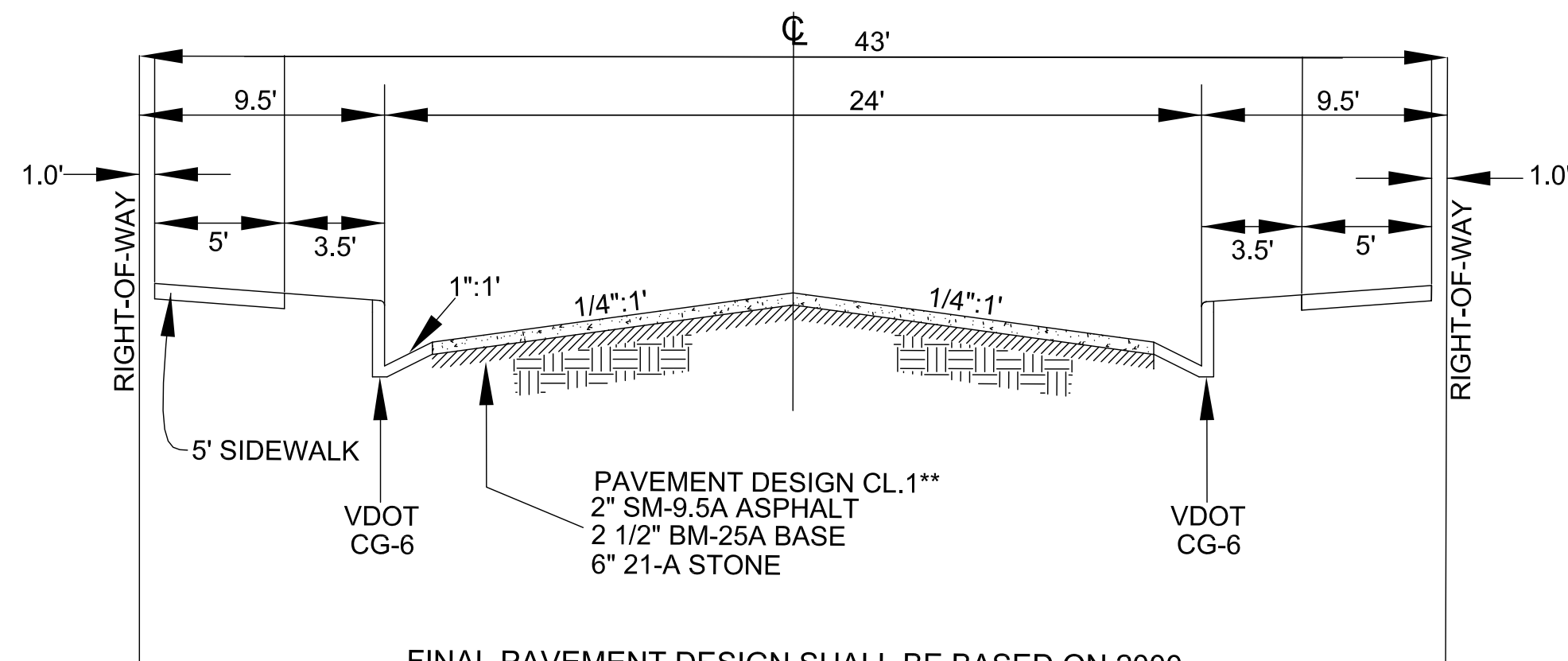
FINAL PAVEMENT DESIGN SHALL BE BASED ON 2000. VDOT PAVEMENT DESIGN GUIDE AND CBR TESTS. SECTION SHOWN APPLIES TO WALTER ROBINSON LANE FROM STATION 10+00.00 TO 13+76.17

STREET TYPICAL SECTION
NOT TO SCALE



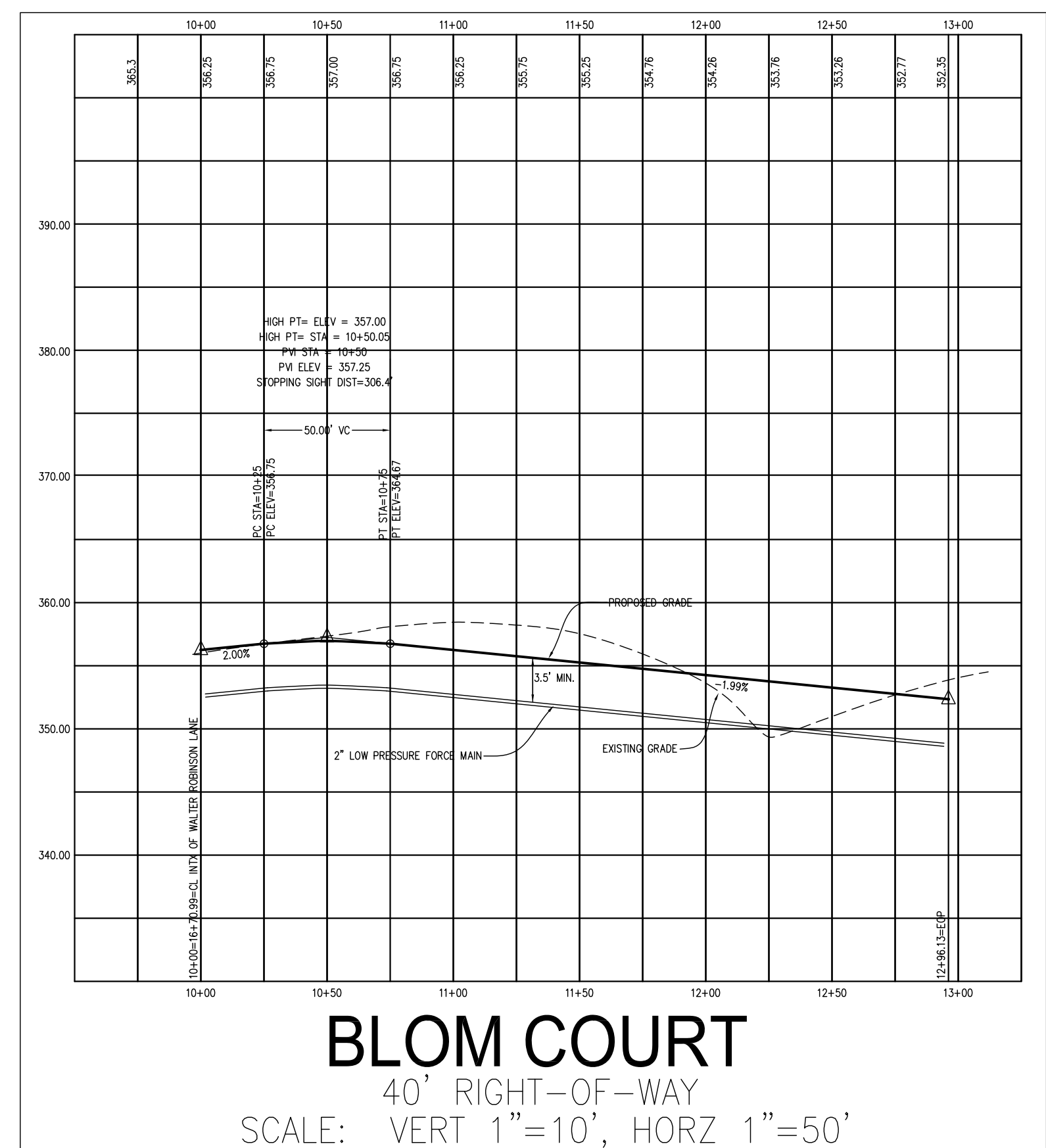
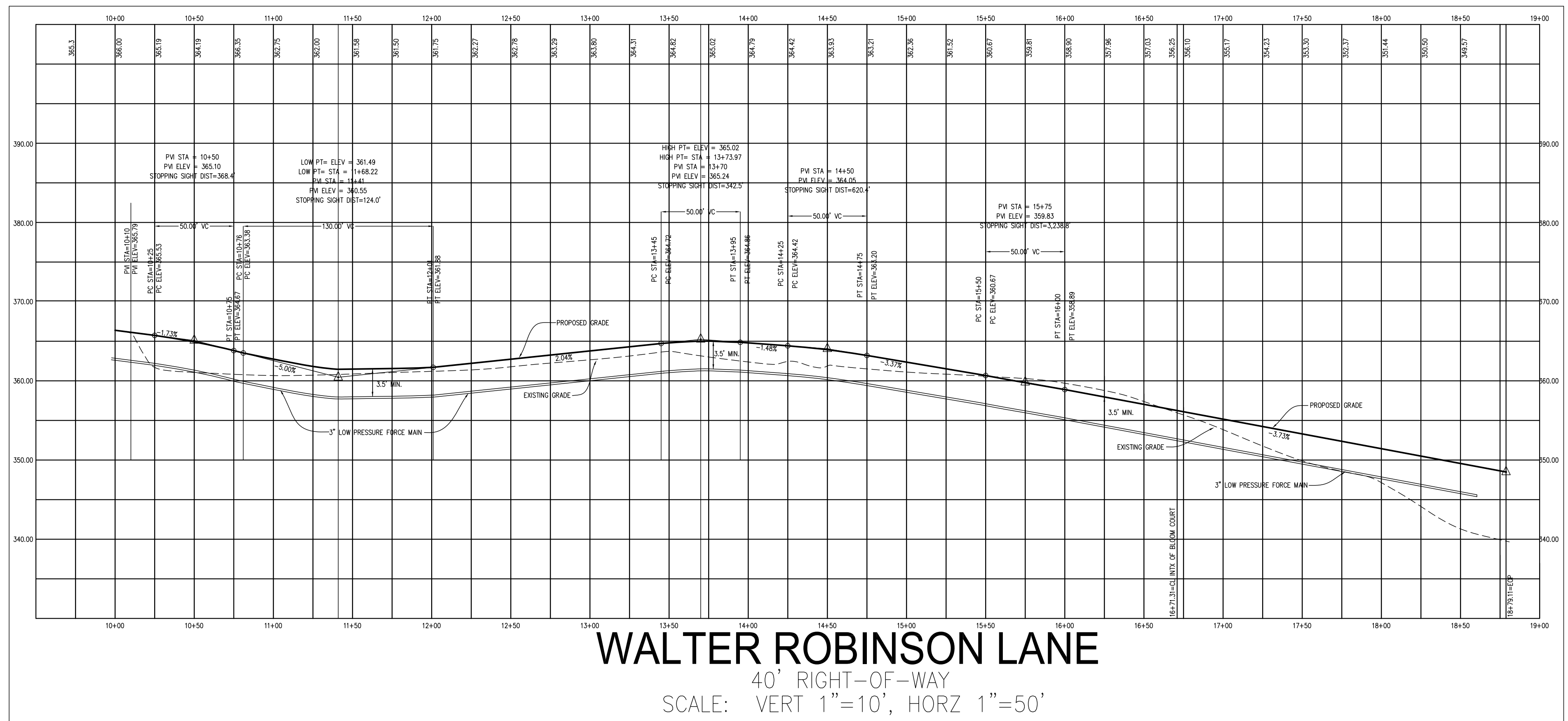
FINAL PAVEMENT DESIGN SHALL BE BASED ON 2000. VDOT PAVEMENT DESIGN GUIDE AND CBR TESTS. SECTION SHOWN APPLIES TO WALTER ROBINSON LANE FROM STATION 13+76.17 TO 16+81.57

STREET TYPICAL SECTION
NOT TO SCALE



FINAL PAVEMENT DESIGN SHALL BE BASED ON 2000. VDOT PAVEMENT DESIGN GUIDE AND CBR TESTS. SECTION SHOWN APPLIES TO ROBINSON'S PARADISE LANE FROM STATION 16+81.57 TO 18+79.11 AND STREET "A" FROM STATION 10+00 TO 12+96.13

STREET TYPICAL SECTION
NOT TO SCALE



STREET PROFILES

MICHAEL JOHNSON, PE

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GAINESVILLE, VIRGINIA 20155
TEL: (703)609-1776 FAX: (571)223-5016

ROBINSON'S PARADISE
TOWN OF HAYMARKET, VIRGINIA



NO.	DATE	DESCRIPTION

DESIGN: M.A.J.

DRAWN: R.C.N.

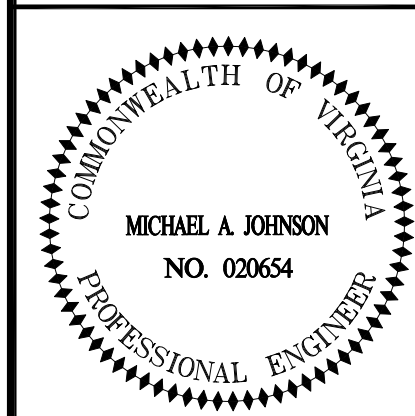
DATE: 11/12/14

SCALE: 1"=40'

4 OF 7

MICHAEL JOHNSON, PE
 14307 BROUGHTON PLACE
 GAINESVILLE, VIRGINIA 20155
 TEL: (703)609-1776 FAX: (571)223-5016

EXISTING PROPERTY LINES
 AND EASEMENTS
ROBINSON'S PARADISE
 TOWN OF HAYMARKET, VIRGINIA



NO.	DATE	DESCRIPTION	REVISION BLOCK

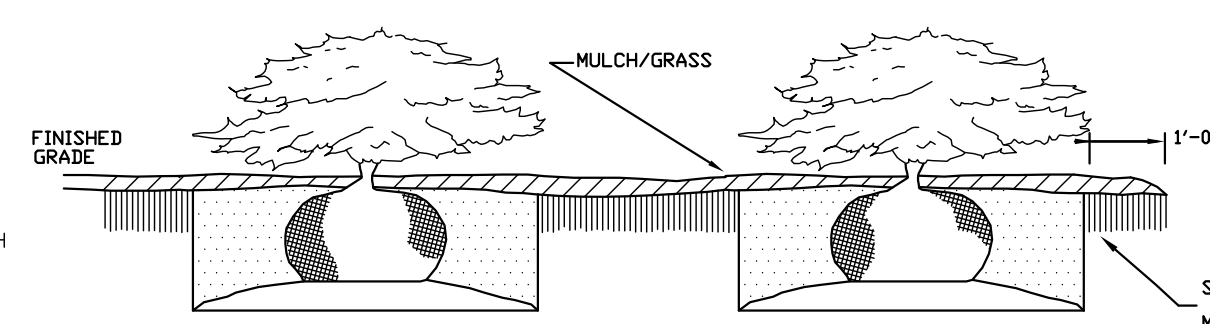
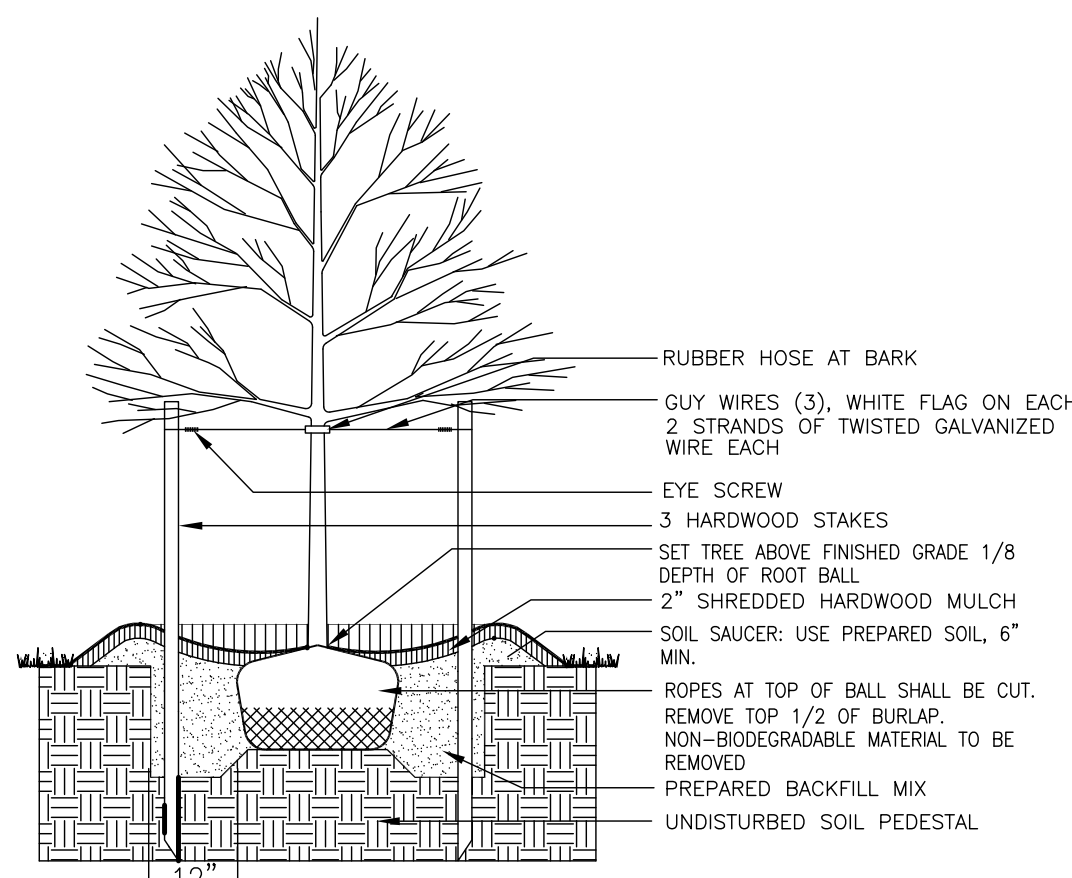
DESIGN: M.A.J.
 DRAWN: R.C.N.
 DATE: 11/12/14
 SCALE: 1"=40'
 5 OF 7

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA	TANGENT
C1	25.00'	39.87'	35.78'	N68°17'18"E	91°23'01"	25.61'
C2	160.00'	40.38'	40.27'	S58°47'24"E	14°27'36"	20.30'
C3	480.00'	57.01'	56.97'	S48°09'28"E	6°48'16"	28.54'
C4	200.00'	59.18'	58.96'	N53°13'56"W	16°57'12"	29.81'
C5	200.00'	26.63'	26.61'	S57°53'40"E	7°37'43"	13.33'
C6	25.00'	23.18'	22.36'	S27°30'55"E	53°07'48"	12.50'
C7	50.00'	249.81'	60.00'	N35°55'11"E	286°15'37"	37.50'
C8	25.00'	23.18'	22.36'	N80°38'43"W	53°07'48"	12.50'
C9	240.00'	31.95'	31.93'	S57°53'40"E	7°37'43"	16.00'
C10	160.00'	47.34'	47.17'	N53°13'56"W	16°57'12"	23.85'
C11	520.00'	61.76'	61.72'	S48°09'28"E	6°48'16"	30.91'
C12	200.00'	50.47'	50.34'	S58°47'24"E	14°27'36"	25.37'
C13	25.00'	38.67'	34.93'	N21°42'42"W	88°36'59"	24.40'
C14	24.00'	6.38'	6.36'	S42°36'48"W	15°14'20"	3.21'
C15	20.00'	31.42'	28.28'	S10°00'21"E	90°00'00"	20.00'
C16	56.04'	12.42'	12.40'	S61°21'27"E	12°42'11"	6.24'
C17	168.41'	40.06'	39.97'	N60°53'41"W	13°37'43"	20.12'



NOTE: BOUNDARY CLOSURE NOT LESS THAN 1:2,500.

- (BU) BLANKET UTILITY ESM'T. FOR SANITARY SEWER AND WATERLINE INSTR. No. 200512160214953
- (BU) BLANKET UTILITY ESM'T. FOR PRIVATE UTILITY, SANITARY SEWER AND WATERLINE INSTR. No. 200512160214953
- (IE) INGRESS/EGRESS ESM'T. INSTR. No. 200512160214953
- (IE) INGRESS/EGRESS ESM'T. D.B. 223, PG. 408
- (IE) INGRESS/EGRESS ESM'T. D.B. 1537, PG. 1005
- (SD) STORM DRAINAGE ESM'T. INSTR. No. 200512160214953
- (SM) STORM WATER MANAGEMENT ESM'T. INSTR. No. 200512160214953
- (CA) PERMANENT CONSERVATION AREA INSTR. No. 200512160214953
- (B) BUFFER AREA INSTR. No. 200512160214953
- (SN) SIGN ESM'T INSTR. No. 200512160214953



- WHEN A PORTION OF A PLANT BED EXTENDS INTO AN AREA STEEPER THAN 4:1, SCARIFYING OF THAT PORTION WILL BE OMITTED AND THE ENTIRE AREA BETWEEN PLANTS SHALL BE MULCHED TO BLEND IN WITH THE SCARIFIED BED.
- IN AREAS WHERE SCARIFICATION IS OMITTED, EXISTING GRASS AND WEED GROWTH SHALL BE REDUCED TO A MAXIMUM 2" IN HEIGHT BY MOWING.
- SFM FOLLOWING BED DESIGNATION STANDS FOR SQUARE FEET OF MULCH AT THE INDICATED QUANTITY.

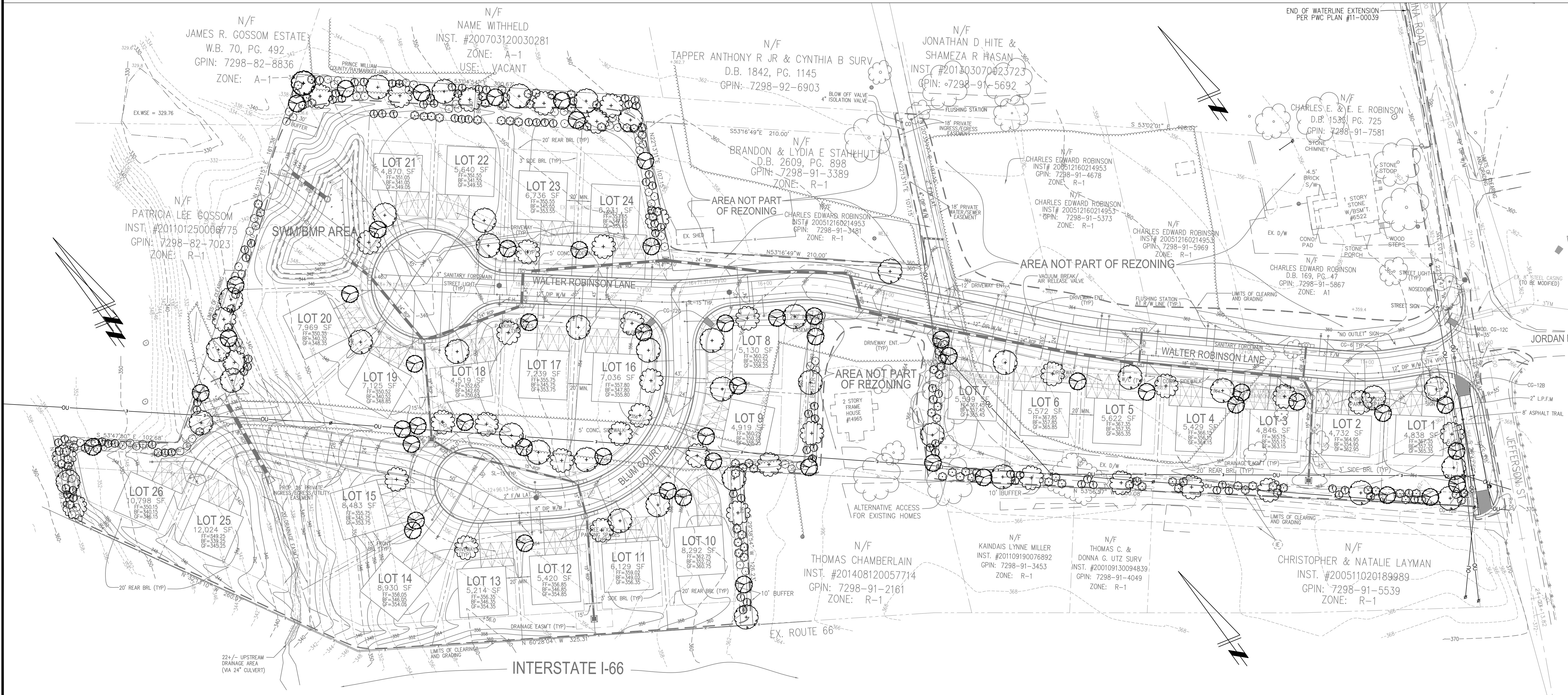
LANDSCAPE PLANTING CALCULATIONS:

BUFFER PLANTING REQUIREMENTS UTILIZING SCREEN SA (ALT. 2):
TOTAL BUFFER AREA..... 25,423 SF
CANOPY TREES REQUIRED..... (25,423)/(500) = 51 CANOPY TREES
CANOPY TREES PROVIDED..... 54
SHRUBS REQUIRED..... (25,423)/(100) = 255 SHRUBS
SHRUBS PROVIDED..... 258

STREET TREE PLANTING REQUIREMENTS:
STREET FRONTAGE OF R-2 ZONED AREA..... 1,962 LF
STREET TREES REQUIRED..... (1,962)/(25) = 79
STREET TREES PROVIDED..... 79 CANOPY TREES

LANDSCAPE SCHEDULE AND TABULATIONS								
Symbol	Botanical Names	Common Name	Caliper	Height	Function	Condition	Quantity	
Deciduous Canopy Trees								
⊙	Fraxinus pennsylvanica	Green Ash	3"	12'-15'	Street & Buffer	B & B	40	
⊕	Platanus acerifolia	London Plane Tree	3"	12'-15'	Street & Buffer	B & B	39	
⊗	Tilia cordata	Littleleaf Linden	3"	12'-15'	Street & Buffer	B & B	54	
Shrubs								
⊙	(various species)	Azalea		30" min.	Buffer		86	
⊕	(various species)	Forsythia		30" min.	Buffer		86	
⊗	(various species)	Japanese Yew		30" min.	Buffer		86	
						Total Shrubs	258	
Total Tree Canopy				8,030 SF			Total Trees	133

NOTE:
 THE OWNER OF FEE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED, 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 ORDINANCE.



MICHAEL JOHNSON, PE
 14307 BROUGHTON PLACE
 GAINESVILLE, VIRGINIA 20155
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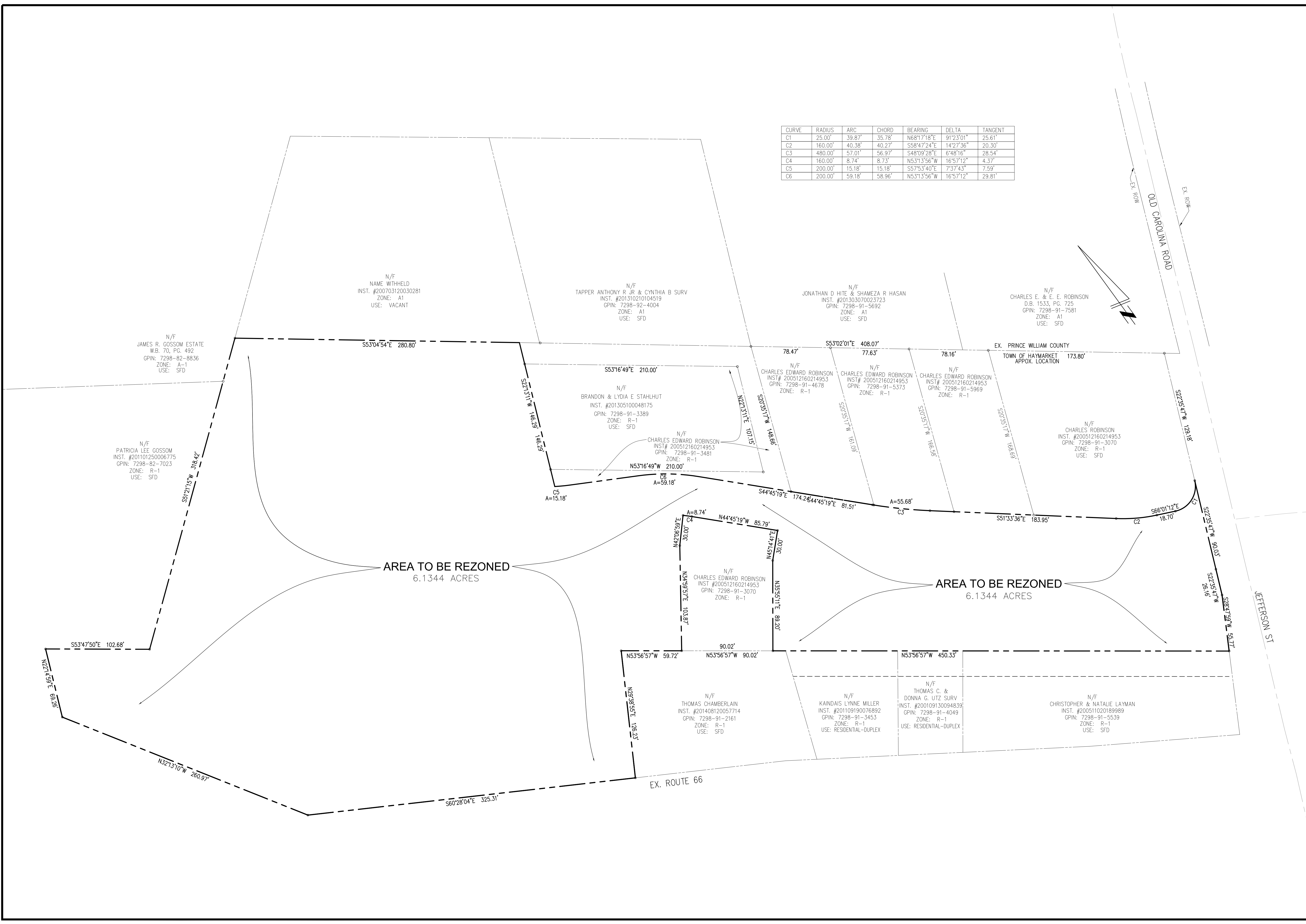
LANDSCAPE PLAN
ROBINSON'S PARADISE
 TOWN OF HAYMARKET, VIRGINIA



NO.	DATE	DESCRIPTION

DESIGN: M.A.J.
 DRAWN: R.C.N.
 DATE: 11/12/14
 SCALE: 1"=40'
 6 OF 7

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA	TANGENT
C1	25.00'	39.87'	35.78'	N68°17'18"E	91°23'01"	25.61'
C2	160.00'	40.38'	40.27'	S58°47'24"E	14°27'36"	20.30'
C3	480.00'	57.01'	56.97'	S48°09'28"E	6°48'16"	28.54'
C4	160.00'	8.74'	8.73'	N53°13'56"W	16°57'12"	4.37'
C5	200.00'	15.18'	15.18'	S57°53'40"E	7°37'43"	7.59'
C6	200.00'	59.18'	58.96'	N53°13'56"W	16°57'12"	29.81'



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 14307 BROUGHTON PLACE
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ZONING PLAT
ROBINSON'S PARADISE
 TOWN OF HAYMARKET, VIRGINIA



NO.	DATE	DESCRIPTION
REVISION BLOCK		

DESIGN: M.A.J.
 DRAWN: R.C.N.
 DATE: 11/12/14
 SCALE: 1"=40'
 7 OF 7



TO: Town of Haymarket Planning Commission
SUBJECT: Proffer Policies
DATE: 07/13/15

For consideration of the Revised Proffer Policies.

ATTACHMENTS:

- Haymarket Proffer Policy FY16 (PDF)

Fiscal Year 2016 Town of Haymarket Policy Guide for Monetary Contributions



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

Attachment: Haymarket Proffer Policy FY16 (2445 : Proffer Policies)

Background

A cash proffer is any voluntary funds proffered in a writing, signed by the owner of a property subject to rezoning, submitted as part of a rezoning application and accepted by a locality pursuant to the authority granted by the Code of Virginia Section 15.2-2303 or Section 15.2-2298, or any payment of money made pursuant to a development agreement entered into under authority granted in the Code of Virginia Section 15.2-2301.1.

In 1974, the Virginia General Assembly enacted legislation providing for any county administered under the urban county form of government to accept voluntary proffering of certain conditions in writing from a zoning applicant. Virginia Code Section 15.2-2303 also extends the ability for towns located within any county administered under the urban county form of government to accept cash proffers. The purpose of this legislation, known as conditional rezoning, is to provide flexibility to local jurisdictions. The concept intends that the inhibitive effects of any particular zoning application be offset through a mitigating condition by the applicant.

The population for the Town of Haymarket was 1,782 in accordance with the U.S. Department of Commerce, Bureau of the Census, *2010*. The policy utilizes Prince William County's methodology for computing per capita units based upon the most recent population and household information determined by Prince William County's Demographer. This document sets forth the methodology used for monetary contributions to Haymarket Parks & Recreation, Public Safety, Transportation, and Prince William County Schools.

POPULATION/HOUSEHOLD DATA
1,782 population as of January 1, 2010
3.32 Persons/Unit in Single-Family Houses
3.04 Persons/Unit in Townhouses
2.24 Persons/Unit in Condominiums

Summary of Requested Monetary Proffer Amounts

Single Family	Amount
Transportation	\$ 4,149
Parks & Recreation	\$ 12,225
Public Safety	\$ 306
Town Administration	\$ 186
Fire & Rescue	\$ 1,053
Schools	\$20,694
TOTAL	\$38,613
Townhouse	Amount
Transportation	\$ 3,799
Parks & Recreation	\$ 11,194
Public Safety	\$ 280
Town Administration	\$ 171
Fire & Rescue	\$ 974
Schools	\$17,489
TOTAL	\$33,907
Condominium	Amount
Transportation	\$ 2,799
Parks & Recreation	\$ 8,249
Town Administration	\$ 126
Public Safety	\$ 206
Fire & Rescue	\$ 718
Schools	\$10,300
TOTAL	\$22,398

These recommended voluntary proffer contributions reflect 2015-2019 Capital Improvement Program (CIP) funds. Actual proffer contributions may be adjusted to account for inflation in accordance with the Consumer Price Index (CPI).

TRANSPORTATION

The Town's Capital Improvement Program (CIP) indicates a number of transportation-related improvement projects. An applicant for a rezoning for residential use should consider a proffer contribution to help offset the transportation improvement projects and associated methodology as reflected below.

Transportation	
Downtown Enhancement Phase IB	\$ 900,000
Washington Street Beautification	\$ 102,000
Signage Improvements	\$ 60,000
Streets, Sidewalks, Parking	\$ 265,000
Shared Use Path	\$ 500,000
Quiet Zone Implementation	\$ 400,000
Total Capital Costs	\$ 2,227,000
Population in 2010 Census	1,782
Cost Per Capita	\$ 1,249.72

RESIDENTIAL SHARE

Unit Type	Cost per Dwelling Unit
Single Family Dwelling Unit Cost = 3.32	\$ 4,149
Townhouse Dwelling Unit Cost = 3.04	\$ 3,799
Multiple Family Dwelling Unit Cost = 2.24	\$ 2,799

NON-RESIDENTIAL SHARE

Applicants for rezoning nonresidential development should consider a proportional contribution for engineering, right-of-way acquisition, construction, and other transportation improvements that serve to mitigate impacts associated with the applicants' development request for the appropriate level of service (LOS) of roads serving the development. Cash contributions in lieu of transportation improvements may also be requested, provided the contribution is calculated based on the approximate costs of the transportation improvements that serve to mitigate, and have a reasonable relationship to, the proposed development. The applicant may be required by the Town or VDOT to perform a Traffic Impact Analysis (TIA) in conjunction with local or state requirements which will indicate the nexus between the proposed development and its impact on the transportation network.

PARKS & RECREATION

The Town's Capital Improvement Program (CIP) indicates a number of parks & recreation projects. An applicant for a rezoning for residential use should consider a proffer contribution to help offset these capital projects as reflected below.

Parks & Recreation	
Town Center Property	\$ 510,000
Harrover Property	\$ 6,000,000
Museum	\$ 52,000
Total Capital Costs	\$ 6,562,000
Population in 2010 Census	1,782
Cost Per Capita	\$ 3,682.38

Unit Type	Cost per Dwelling Unit
Single Family Dwelling Unit Cost = 3.32	\$ 12,225
Townhouse Dwelling Unit Cost = 3.04	\$ 11,194
Multiple Family Dwelling Unit Cost = 2.24	\$ 8,249

PUBLIC SAFETY

The Town's Capital Improvement Program (CIP) also supports improvements to the Town's public safety program including building improvements, equipment, and vehicles. An applicant for a rezoning for residential use should consider a proffer contribution to help fund the projects reflected below.

Public Safety	
Police Cruiser	\$ 118,000
RADAR Speed Indicator Signs	\$ 15,000
Scene/Event Lights	\$ 6,000
6x12 Event Trailer	\$ 5,000
Variable Message Boards	\$ 20,000
Total Capital Costs	\$ 164,000
Population in 2010 Census	1782
Cost Per Capita	\$ 92.03

Unit Type	Cost per Dwelling Unit
Single Family Dwelling Unit Cost = 3.32	\$ 306
Townhouse Dwelling Unit Cost = 3.04	\$ 280
Multiple Family Dwelling Unit Cost = 2.24	\$ 206

TOWN ADMINISTRATION

The Town's Capital Improvement Program (CIP) also includes support for general government administrative project, such as IT support, facility upgrades, etc.

Town Administration	
IT Upgrades	\$ 100,000
Population in 2010	\$ 1,782
<i>Cost Per Capita</i>	<i>\$ 56.12</i>

Unit Type	Cost per Dwelling Unit
Single Family Dwelling Unit Cost = 3.32	\$ 186
Townhouse Dwelling Unit Cost = 3.04	\$ 171
Multiple Family Dwelling Unit Cost = 2.24	\$ 126

FIRE & RESCUE

Needs are defined as building square footage, acreage, equipment needed to provide new fire and rescue stations that meet local service standards for suburban populations, expressed as per capita cost (residential) and cost/incident (non-residential).

Standard	Need/Cost
Number of Stations	6 Stations Needed*
Station Size	17,500 Square Feet
Building Cost	\$602.17 per sq. ft.
Equipment Cost	\$3,870,000 per station**
Acreage Needed	5 Acres Per Site
Acreage Cost	\$132,813 Per Acre***

- * Based on projected population growth by 2030
- ** Based on current cost to outfit a fully equipped station
- *** Average cost of recent land acquisitions for county agencies

RESIDENTIAL COSTS

Residential Factor (2013 Fire & Rescue Data)

$$\frac{\text{Residential Incidents}}{\text{Total Incidents}} = \frac{21,818}{44,404} = 0.54$$

Residential factor is applied to total cost of fire and rescue services.

Standards for Residential

Construction Costs	Calculation	Total
Square Feet/Capita	105,000 sq. ft./142,376 persons = 0.7374 sq. ft.	
Building Cost/Capita	0.7374 sq. ft. per capita X \$602.17 X 0.54	\$ 239.78
Land Cost/Capita	0.0002215 Acres Per Capita X \$132,813 X 0.54	\$ 15.89
Equipment Cost/Capita	6 Stations Needed X \$3,870,000 / 142376 X 0.54	\$ 88.07
GROSS COST PER CAPITA	\$239.78 + \$15.89 + \$88.07	\$ 343.74

Single Family Dwelling Unit Cost
3.32 Persons Per Household X \$343.74 = \$1,141.22
Townhouse Dwelling Unit Cost
3.04 Persons Per Household X \$343.74 = \$1,044.97
Multiple Family Dwelling Unit Cost
2.24 Persons Per Household X \$343.74 = \$769.98

SUGGESTED MONETARY CONTRIBUTION

Unit Type	Gross Cost Per Unit	Less Funds Fire Levy for Capital FY14 = 3.57%	Less Credit fo Debt Service	Net Cost Per Unit
Single Family	\$ 1,141	\$ (43)	\$ (45)	\$ 1,053
Townhouse	\$ 1,045	\$ (39)	\$ (32)	\$ 974
Multifamily	\$ 770	\$ (29)	\$ (23)	\$ 718

* Debt service numbers from Prince William County Department of Finance

NONRESIDENTIAL COSTS

The suggested nonresidential monetary contribution is based on Prince William County's 2014 and 2006 Policy Guide for Monetary.

Unit	Cost
Nonresidential	\$0.61 Per Sq. Ft.

SCHOOLS

The basis for the monetary contribution for schools is derived from Prince William County's 2014 Policy Guide for Monetary Contributions. Level of Service for Schools is defined as average use capacity determined on a countywide basis.

The suggested monetary contribution for schools is determined by subtracting from the gross cost per housing unit both funding received from state and federal sources for capital needs and a debt service credit. The debt service credit is derived annually by amortizing projected CIP school debt. The debt service calculations are provided by the Prince William County Finance Department.

STUDENT GENERATION FACTORS (GSF)

Provided by Prince William County Schools 2013 Student Census (may exclude proffered age-restricted units).

	Single Family	Townhouse	Multifamily
Elementary	0.305	0.289	0.192
Middle	0.162	0.129	0.077
High	0.214	0.153	0.085
Total	0.681	0.572	0.353

SCHOOL COSTS

Land costs are based on public land acquisition between 2011-2013.

Standards	Elementary	Middle	High
Acres/School Site	20	40	80
Cost/Acre	\$ 132,813	\$ 132,813	\$ 132,813
Total Land Cost	\$ 2,656,260	\$ 5,312,520	\$10,625,040
Facility Cost	\$ 27,973,000	\$ 53,246,000	\$90,465,000
TOTAL COST	\$ 30,629,260	\$ 58,558,520	\$101,090,040
Student Capacity	924	1464	2053
Gross Capital Cost/Student	\$ 33,149	\$ 39,999	\$ 49,240

Cost Per Unit Type

Type	Cost/Student	Single Family		Townhouse		Multifamily	
		SGF	Cost/Unit	SGF	Cost/Unit	SGF	Cost/Unit
Elementary	\$ 33,149	0.305	\$ 10,110	0.289	\$ 9,580	0.192	\$ 6,365
Middle	\$ 39,999	0.162	\$ 6,480	0.129	\$ 5,160	0.077	\$ 3,080
High	\$ 49,240	0.214	\$ 10,537	0.153	\$ 7,534	0.085	\$ 4,185
TOTAL			\$ 27,127		\$ 22,274		\$ 13,630

STATE/FEDERAL CONTRIBUTION CALCULATION

Total capital budget for schools = \$206,126,000

% of Capital budget used for new construction = 67.8%

% of Capital budget used for renewal = 32.2%

Total funds received from State for Capital = \$13,964,000

$\$13,964,000 \times 0.678 = \$9,467,592$

SUGGESTED MONETARY CONTRIBUTION

The suggested contribution for schools is determined by subtracting from the gross cost per housing unit both funding received from the state and federal funding sources for capital needs and a debt service credit. The debt service credit is derived annually by amortizing projected CIP school debt.

Unit Type	Gross Cost Per Unit	Less State/Federal Share of Capital Costs FY14 = 4.593%	Less Credit for Debt Service	Net Cost Per Unit
Single Family	\$ 27,127	\$ (1,267)	\$ (5,166)	\$ 20,649
Townhouse	\$ 22,274	\$ (1,048)	\$ (3,737)	\$ 17,489
Multifamily	\$ 13,630	\$ (644)	\$ (2,686)	\$ 10,300

SUGGESTED PROFFER LANGUAGE

To facilitate the subsequent review of site plans and subdivision plats, the proffer statement should be written in clear and concise language with consideration of future interpretation. Proffer language should include items that are being proffered along with when action will occur and who is involved in performance of the action.

Where possible, proffers should define objective standards of performance to avoid misinterpretation. Restatements of already existing state or local requirements should be omitted from the proffer text.

Proffers should state the time frame within the proffered obligation will be performed. In the absence of explicit language indicating when performance will occur, the Town will generally request demonstration of performance of the proffered obligation with the preliminary or final site or subdivision plan affecting the rezoned property. Actual performance is expected at the time of development subject to approved plans and issuance of permits. Preferred collection times for monetary proffers are:

- Final plan approval
- Lump sum upon issuance of a land disturbance permit
- Lump sum with the first building permit for a particular type of unit
- Per lot or unit amount with every building permit for a particular type of unit

Applicants proffering monetary contributions will be encouraged to include a provision to adjust the proffered amount consistent with the increase in the cost of improvements over time. The Town defers to Prince William County's most current cost of construction "index" to assist the applicant in determining the appropriate rate.

The Town Attorney will review proffer language. Applicants seeking assistance are encouraged to contact the Town Manager's Office.



TO: Town of Haymarket Planning Commission
SUBJECT: Sign Ordinance for Process Discussion
DATE: 07/13/15



TO: Town of Haymarket Planning Commission
SUBJECT: Comprehensive Plan
DATE: 07/13/15

The Town Planner will update on this item.



TO: Town of Haymarket Planning Commission
SUBJECT: Amendment to Planned Land Use Map
DATE: 07/13/15

Requested items from Chair Weir in regards to the Planned Land Use Map amendments.

ATTACHMENTS:

- 10-1-2001 - 14845 & 14851 Washington Rezoning Application - Withdrawn (PDF)
- 6-20-2002 - 14881 Washington Rezoning (PDF)
- 2002 Comprehensive Plan (PDF)
- 2003 Leonard-Rohrbaugh Proffer Statement (PDF)
- 05-17-2004 TC Minutes (PDF)
- 2005 Minutes (PDF)
- 2006 summary green survey comments (PDF)
- 2008 Minutes (PDF)
- 11-2011 Plat showing all five parcels (PDF)
- 4-1-2013 FUNERAL HOME ZTA (PDF)
- 4-1-2013 - Baptist Church-ZTA Funeral Home TC Minutes (PDF)

*Withdrawn
10/11/01*

September 13, 2001

Mr. Kiet T. Nguyen, PE
TK Development Inc.
10900 Henderson Road
Fairfax Station, Va. 22039

Re: 14845 and 14851 Washington Street
Rezoning application R-1 to B-1

Dear Mr. Nguyen:

The Planning Commission in regular session September 4, 2001 and the Town Council in regular session September 10, 2001 request additional information and documentation for the above referenced application. Please be advised the plat is incorrect and needs to be resubmitted. Additional requirements:

1. Full site plan (site plan ordinance included),
2. Twenty five foot opaque screen buffers are required on three sides of the property due to the Residential to Business uses (Sec. 12-447 ordinances included),
3. Parking lot must be paved,
4. Storm water management erosion and sediment control plan must be submitted addressing the runoff of the parking lot to be paved,
5. Streetscape required for this property (sidewalk and street light-specifications enclosed) Code of Haymarket Sec. 12-438,
6. Approval by the Virginia Department of Transportation,
7. Approval by the Prince William County Service Authority
8. With the transfer of property the full Town Center Water District assessment is due and payable.
9. Agreement with adjacent property owner, 14871 Washington Street, concerning the shared well.
10. With the change of use the property must be hooked up to public water.

Submission is required to move further on this application. If you have any questions please do not hesitate to contact me.

Sincerely,

John R. Kapp
Mayor



Date: AUGUST 28, 2001

Case #: _____

Rezoning Application

I (we) the undersigned respectfully make application and petition the Governing Body to amend the Zoning Ordinance and to change the Zoning Map of 14851 ^{#14845} WASHINGTON STREET, TAX NO. 44006 & 44007, DEED BOOK 1300, PG. 0487 as hereinafter requested, and in support of this application, the following facts are shown:

- The property sought to be rezoned is located at 14851 ^{#14845} WASHINGTON STREET between MADISON Street and GREEN HILL CROSSING Street on the SOUTH side of the street and known as lot(s) Number 44006 & 44007. It has a frontage of 107.33 feet and a depth of 145.31 feet.
- The property to be rezoned is owned by: JAMES ANTHONY GUSSOM as evidenced by deed from PWC COUNTY MAPPER GIS record Page 1487 Registry of PWC

- It is de
- The fo sides rezon

LONG REMODELING
10125 MAIN STREET PH. 202-494-9143
FAIRFAX, VA 22031

15-313002
540
17278885

911

DATE 8/28/2001

PAY TO THE ORDER OF TOWN OF HAYMARKET \$ 2,500.00

TWENTY FIVE HUNDRED AND 00/100 DOLLARS

RIGGS
Boulevard Office
Falls Church, VA 22042-3290

MEMO REZONING
14845 WASHINGTON ST.
⑆051000030⑆ 17278885⑆ 0911

B-1

it to both to be

RT (SIDE)

RT (SIDE)

(FRONT)

- DEN J. SMITH ASSOCIATES 12500 FAIRLAKES CIRCLE
- (BRUCE GOLD'S ALTERNATIVE) SUITE 400, FAIRFAX, VA 22033
- JOHN D. CHILDRESS + LINDA 14860 WASHINGTON STREET (FRONT)
- WATSON P.O. BOX 495 (REAR)
- EDWARD W. & NANCY BAILEY HAYMARKET, VA 20168
- EDWARD W. & NANCY BAILEY 14946 MADISON COURT (REAR)
HAYMARKET, VA 20169

(Use reverse side if necessary and look up the names in the office of _____ in the _____ Courthouse, if they are not known.)

REZONING APPLICATION

7/2/01

Paul D

MICHINNER LONG NGUYEN

*9/4/01 Planning Comm. - Buffers required from R-1 to B-1 +
(setbacks) after all comments are addressable public hearing PC + TC.
Storm Water Management site plan required - Need comments from
VDOT + Service Authority - Need a letter stating that they will
provide street scape + landscape as per code (brick sidewalks -
street lamps, etc.) Has to pay town water assessment - check with
attorney if public water has to be hooked up because change of
use and/or sale of property. Nancy Bailey, Chair.*

Prepared by

TK Development, Inc.
c/o Kiet T. Nguyen, P.E.
10900 Henderson Road
Fairfax Station, VA 22039
Phone 703.250.9511
Fax 703.426.1435



Date: AUGUST 28, 2001

Case #: _____

Rezoning Application

I (we) the undersigned respectfully make application and petition the Governing Body to amend the Zoning Ordinance and to change the Zoning Map of 14851 & 14845 WASHINGTON STREET, TAX NO. 44006 & 44007, DEED BOOK 1300, PG. 0487 as hereinafter requested, and in support of this application, the following facts are shown:

- The property sought to be rezoned is located at 14851 WASHINGTON STREET ^{\$14845} between MADISON Street and GREEN HILL CROSSING Street on the SOUTH side of the street and known as lot(s) Number 44006 & 44007. It has a frontage of 107.33 feet and a depth of 145.32 feet.
- The property to be rezoned is owned by: JAMES ANTHONY GUGGOM as evidenced by deed from PWC COUNTY MAPPER GIS recorded in Book 1300, Page 0487, Registry of PWC.
- It is desired and requested that the foregoing property be rezoned from R-10 to B-1.
- The following are all the individuals, firms, or corporations owning property adjacent to both sides and rear, and the property in front of (across street from) the property sought to be rezoned:

	Name	Street Address
(a)	<u>ALIE MONTAGUE WAITS</u>	<u>14841 WASHINGTON STREET (SIDE)</u>
(b)	<u>N DAVE & VOIS M. HUBBARD</u>	<u>14871 WASHINGTON STREET (SIDE)</u>
(c)	<u>BRUCE GOLD</u>	<u>1/6 GREENHILL ASSOCIATES (FRONT)</u>
(d)	_____	<u>12500 FAIRLAKES CIRCLE</u>
(e)	_____	<u>SUITE 400, FAIRFAX, VA 22033</u>
(f)	<u>BEN J. SMITH ASSOCIATES</u>	<u>14860 WASHINGTON STREET (FRONT)</u>
(g)	<u>(BRUCE GOLD'S ALTERNATIVE)</u>	_____
C (h)	<u>JOHN D. CHILDRESS + LINDA</u>	<u>P.O. Box 495 (REAR)</u>
(i)	<u>WATSON</u>	<u>HAYMARKET, VA 20168</u>
D (j)	<u>EDWARD W. & NANCY BAILEY</u>	<u>14946 MADISON COURT (REAR)</u> <u>HAYMARKET, VA 20169</u>

(Use reverse side if necessary and look up the names in the office of _____ in the _____ Courthouse, if they are not known.)



County of Prince William

Applicant's Affidavit

To accompany application for rezoning, etc.

We (I), MICHINER VONG NGUYEN, CONTRACT PURCHASER being duly sworn, depose and say that we are LESSEE (I am the OWNER) of the property involved in this application and that we (I) have familiarized ourselves (myself) with the rules and regulations of the Zoning Administrator with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map and property owners' list thoroughly to the best of our (my) ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our (my) knowledge and belief.

Subscribed and sworn to before me this 28 Day of August, 2001

Mealank Ng
Notary Public

June 30 2004
Commission Expires

Phone Number 703.359.6801 Signed

Address of Applicant:

10125 MAIN STREET
FAIRFAX, VA 22031

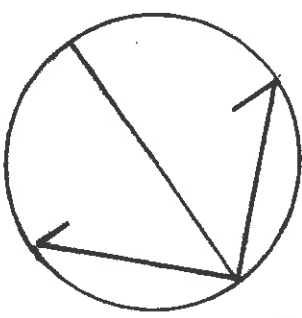
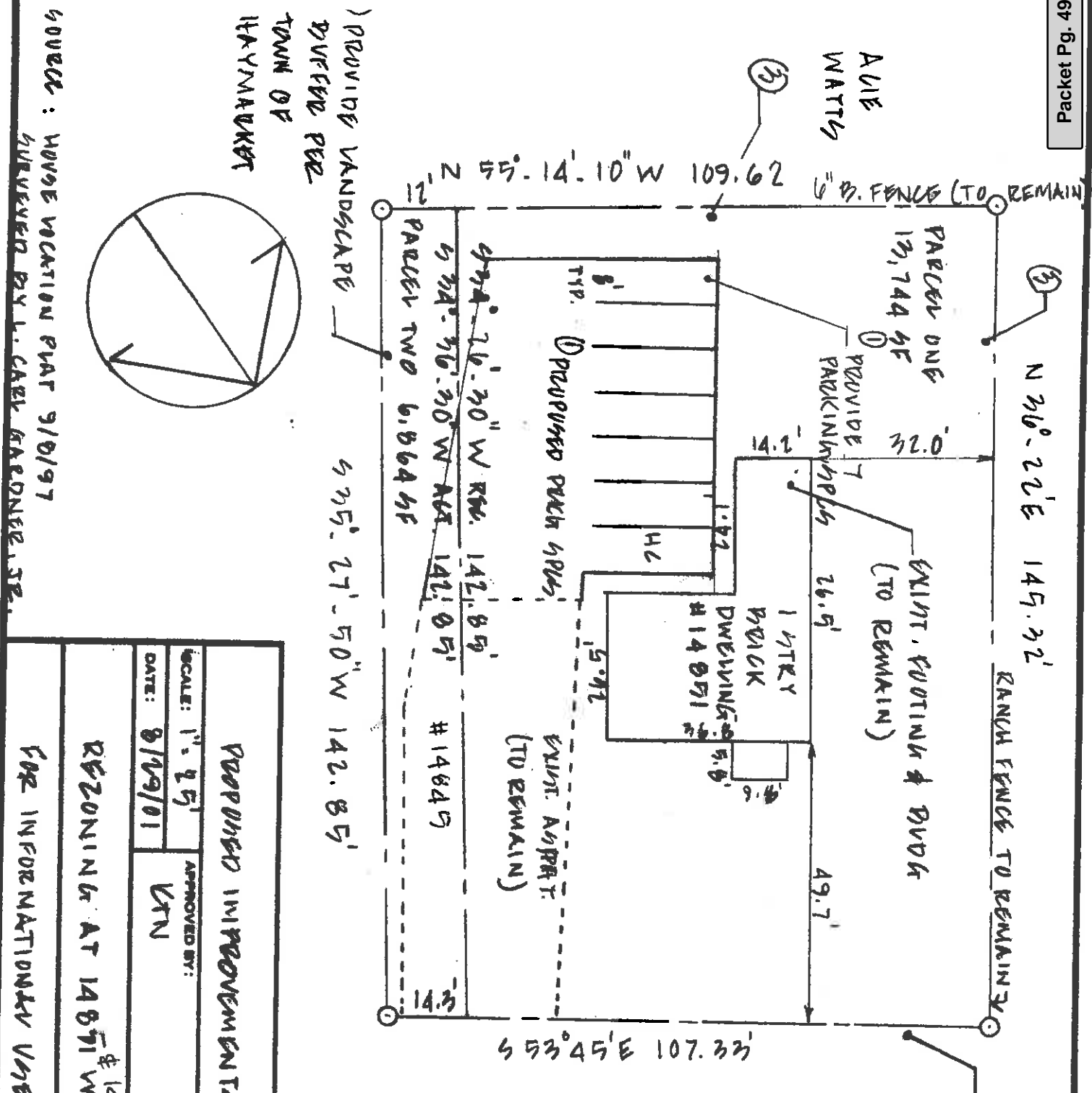
10125 MAIN STREET
FAIRFAX, VA 22031

This is to certify that the foregoing application has been inspected by me and has been found to be thorough and complete in every particular and to conform to the rules and regulations of the Zoning Administrator governing the filing of such application.

We, the undersigned OWNERS of ADJACENT PROPERTY as shown upon map attached to the application hereby certify that we have read the foregoing petition and agree that the facts stated correctly and completely present the conditions surrounding the property involved in this application, and believe the application SHOULD BE GRANTED. (Add additional sheets where necessary. These signatures are desirable but not demanded.)

# on Map	Name	Address
<u>44076</u>	<u>ALIE MONTAGUE WATTS</u>	<u>14841 WASHINGTON STREET</u>
<u>44074</u>	<u>N. DAVE & LOIS M. HUBBARD</u>	<u>14 WASHINGTON STREET</u>

7.d.a



SUBJECT: HOUSE VACATION PLAT 9/8/97
 SUBMITTED BY L. CARL GARDNER, JR.

PROPOSED IMPROVEMENTS

SCALE: 1" = 25'

DATE: 8/19/01

APPROVED BY: VTN

REASONING AT 14851 WASHINGTON STREET #14845

FOR INFORMATION USE ONLY

DRAWING NUMBER: REZONE 92801

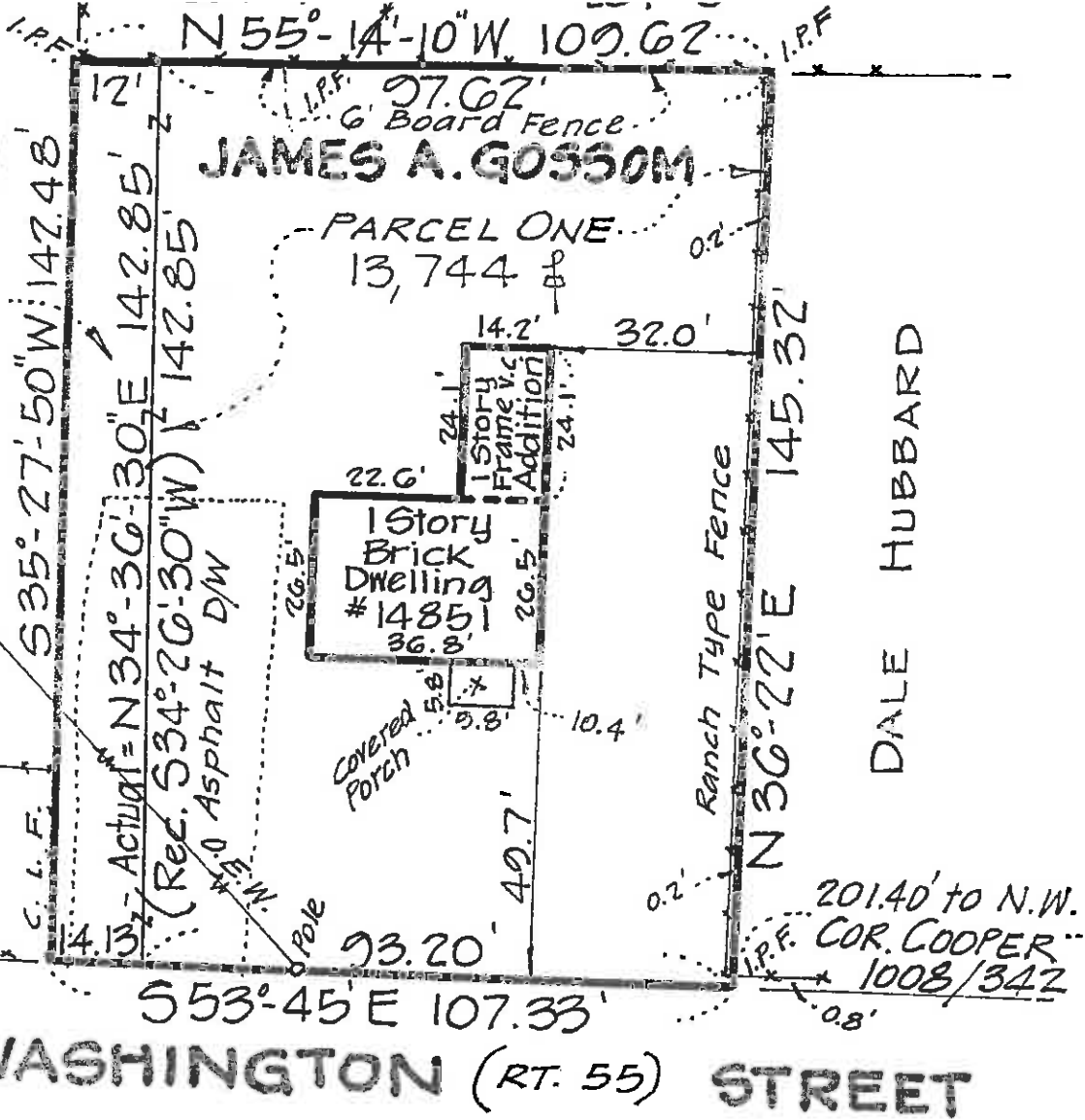
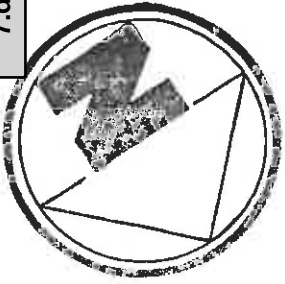
WASHINGTON STREET (RT. 55)

PROVIDING UTILITY AND LIGHTING PER TOWN OF HAYMARKET

DAVE HUBBARD

PARKING TABS
 CALCULATION:
 1720 SF ~ 74RS
 100000000

COMMONWEALTH OF VIRGINIA
 KYLE T. NOULTEN
 NO. 025597
 8.19.01
 PROFESSIONAL ENGINEER



PLAT

HOUSE LOCATION SURVEY

PROPERTY OF:

JAMES ANTHONY GOSSOM
TOWN OF HAYMARKET
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1" = 30'
DATE: SEPTEMBER 8, 1997
F. B. #: 44-09
FOR: JAMES A. GOSSOM

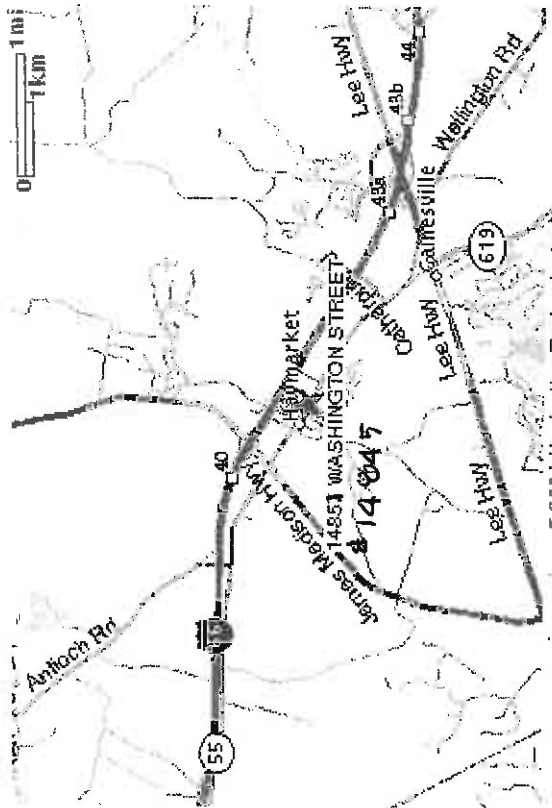


NOTES:

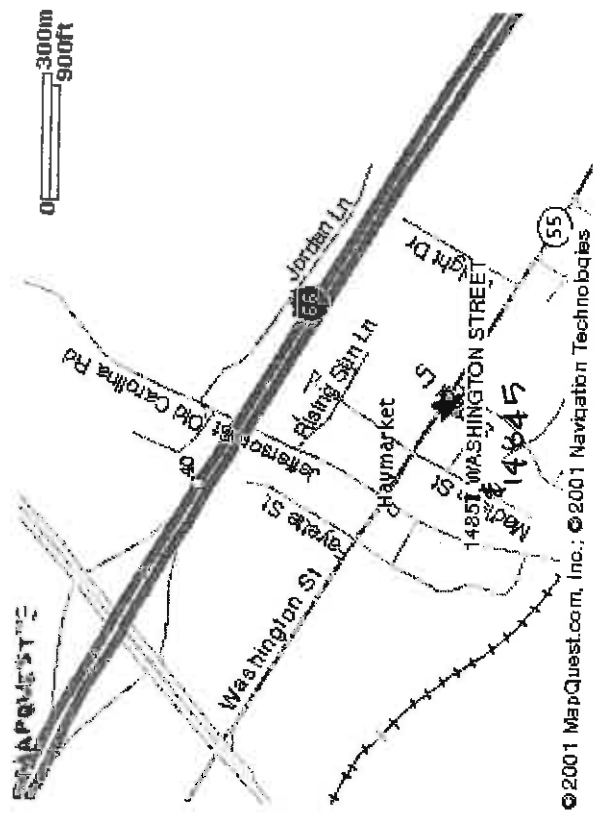
- UNLESS OTHERWISE INDICATED, THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X" (AN AREA OF MINIMAL FLOODING) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR THIS AREA.
- BOUNDARY DATA FROM LAND RECORDS.

CERTIFIED CORRECT:

L. Carl Gardner, Jr.
L. CARL GARDNER, JR.
CERTIFIED LAND SURVEYOR #570-B
McLEAN, VIRGINIA 22102 703-893-5555



VICINITY MAP



© 2001 MapQuest.com, Inc.; © 2001 Navigation Technologies

MICHINNEE NGUYEN

SCALE: AS SHOWN

APPROVED BY: KTR

DRAWN BY LIT

DATE: 8/26/01

REVISED

14845
14851 WASHINGTON STREET
HAYMARKET, VA 20168

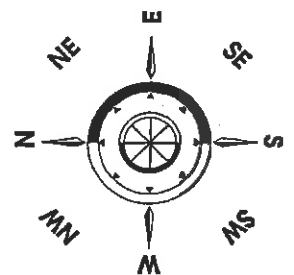
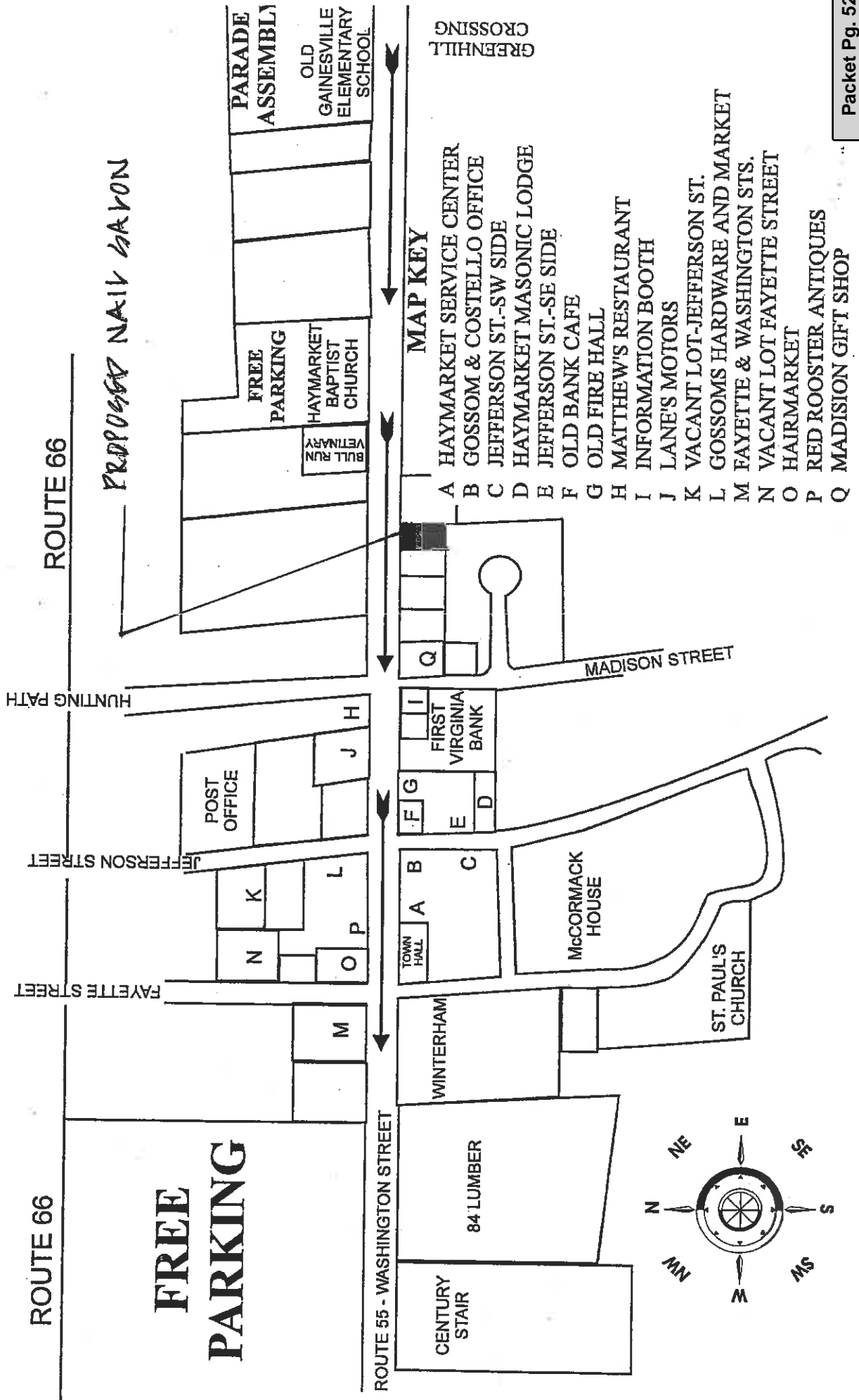
REZONING APPLICATION

DRAWING NUMBER
REZONE 02801

TOWN of HAYMARKET

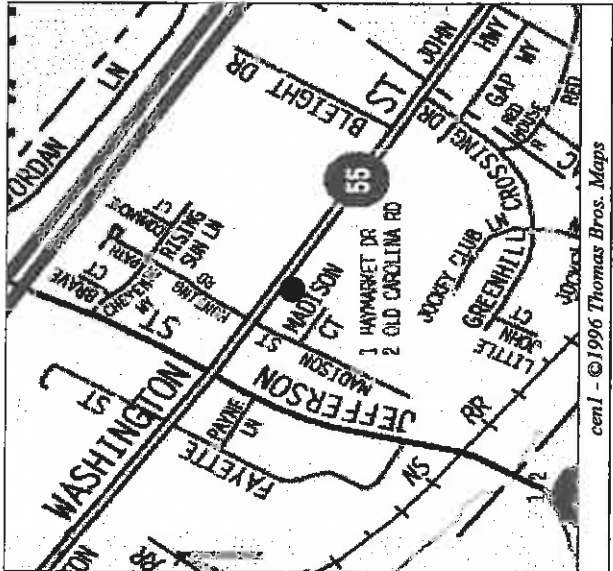
7.d.a

Attachment: 10-1-2001 - 14845 & 14851 Washington Rezoning Application - Withdrawn (249)



Property Type: Residential

Agent Synopsis Report



14851 WASHINGTON ST, HAYMARKET, VA 20169-2923
 MLS#: PW3433307 Status: ACTIVE Ownership: Fee Simple, Sale
 Leg Sub: GREENHILL CROSSING Adv Sub: GREENHILL CROSSING Map Oid/TBM: 3K11/XXXXXX
 Lease Term/Min/Max: // Tax Year: 2000 HOA Fee:
 Style: Rambler Type: Detached Model:
TOTAL MAIN UPR1 UPR2 LWR1 LWR2 SCHOOLS
 BR: 3 BR: 3 BR: 0 BR: 0 ES: CALL SCHOOL BOAR #Lvis/#Flps: 1/0
 FB: 2 FB: 2 FB: 0 FB: 0 MS: CALL SCHOOL BOAR Tot Fin SF: 0
 HB: HB: HB: HB: HS: CALL SCHOOL BOAR Lot-SF/AC: 20809/0.48

Exterior:
 Exterior Const: Brick
 Basement: NO
 Parking: Drwy/Off Str
 Heat System: Forced Air
 Water: Public H/U Avail, Well
 Cool System: Central A/C
 Sewer/Septic: Public Sewer
REALTORS
 Appliances: Dryer, Exhaust Fan, Refrigerator, Washer, Stove
 Amenities: Drapes/Curtains
 HOA Includes: None
 WATER Access: N Front: N View: N Dock: N
 Remarks: AWESOME LOCATION! Right on Washington in the heart of HOT HOT HOT old Haymarket. Was 3 BR but now it's 2. Serious commercial potential! Use it as a home and/or office. Built to last, or bulldoze it and build!
 Listing: 12-MAR-2001 Update: 13-MAR-2001 DOM-MLS: 147
 Show Instructions: Call 1st-Owner, Lockbox-Fmt Dr
 Vacation Prop: NO

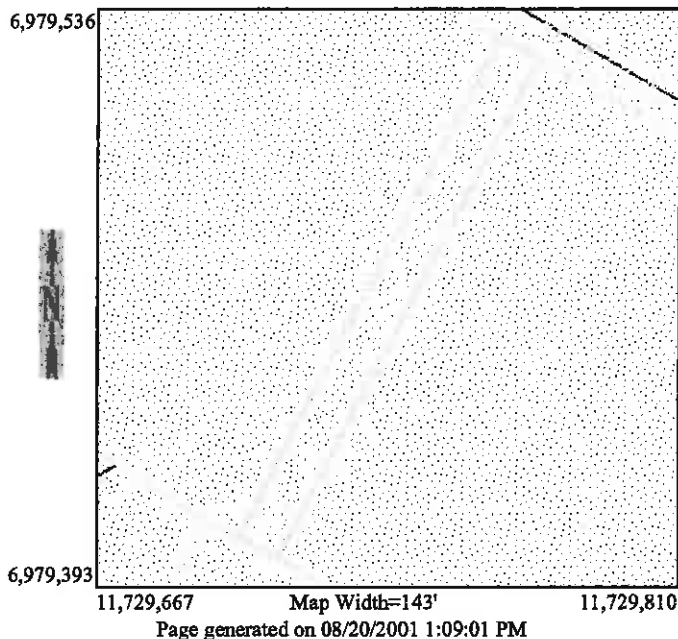
Roofing:
 Heat Fuel: Natural Gas
 Hot Water: Electric
 Cool Fuel: Electric
 Listing Co: COLDWELL BANKER STEVENS,

Listing Agent: ADAM BESLOVE
 Agt Off: (703)361-9161 Home:
 Alt. Agent:
 Owner(s): JAMES GOSSOM
 Show Contact(s): JAMES "TONY" GOSSOM
 Sub Comp: 3 Buy Comp: 3

Brkr Code: CBS20
Brkr Off: (703)361-9161
Pager:
Cell: (703)929-7909
Home: (703)153-9441
On-Site: (703)753-9441
Dual: Y DesR: Y VarC: N

PWC-GIS COUNTY MAPPER

Adjoiners of Parcel 7297-99-7243 (5 parcels found.)



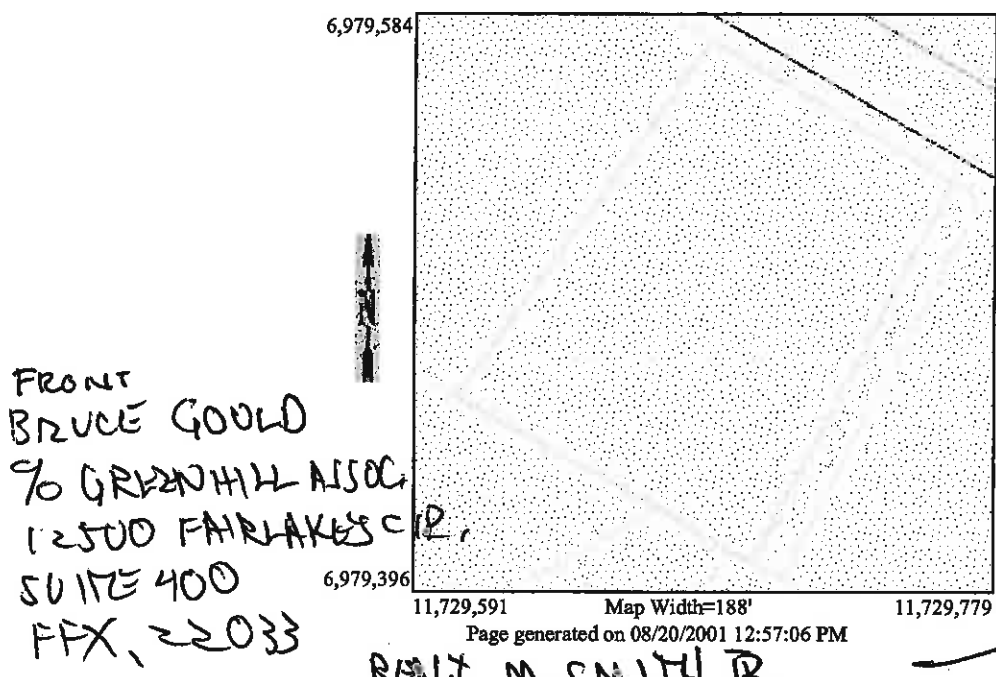
Parcel	Owner	Deed Book-Deed Page or Instrument No.	Acres
7297-99-6849	GOSSOM JAMES ANTHONY PO BOX 424 HAYMARKET VA 20168-0424	Bk. 1300 Pg. 0487	0.316
7297-99-7243	GOSSOM JAMES ANTHONY PO BOX 424 HAYMARKET VA 20168-0424	Bk. 1300 Pg. 0487	0.158
7297-99-7336	no data		
SIDE 7297-99-8042 ✓	WATTS ACIE MONTAGUE PO BOX 67 HAYMARKET VA 20168-0067	Bk. 1207 Pg. 0113	0.750
7398-00-7044	no data		

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PWC-GIS COUNTY MAPPER

Adjoiners of Parcel 7297-99-6849 (7 parcels found.)



Map Width=188' Page generated on 08/20/2001 12:57:06 PM

Parcel	Owner	Deed Book-Deed Page or Instrument No.	Acres
REAR 7297-99-5640	CHILDRESS JOHN D & LINDA (WATSON) PO BOX 495 HAYMARKET VA 20168-0495 754-7165	Bk. 1285 Pg. 0354	0.303
SIDE 7297-99-5953	HUBBARD N DALE & LOIS M PO BOX 431 HAYMARKET VA 20168-0431 14871	Bk. 0539 Pg. 0130	0.331
REAR 7297-99-6135	BAILEY EDWARD W & NANCY L NO SURV 14946 MADISON CT HAYMARKET VA 20169-2936 754-7512	Bk. 1281 Pg. 1323	0.411
7297-99-6849	GOSSOM JAMES ANTHONY PO BOX 424 HAYMARKET VA 20168-0424	Bk. 1300 Pg. 0487	0.316
7297-99-7243	GOSSOM JAMES ANTHONY PO BOX 424 HAYMARKET VA 20168-0424	Bk. 1300 Pg. 0487	0.158
7297-99-7336	no data		
7398-00-7044	no data		


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LONG REMODELING
 10125 MAIN STREET PH. 202-494-9143
 FAIRFAX, VA 22031

1727885
 DATE 8/28/2001

PAY TO THE ORDER OF TOWN OF HAYMARKET \$ 2,500⁰⁰

TWENTY FIVE HUNDRED AND 00/100 DOLLARS

 **RIGGS**
 Boulevard Office
 Falls Church, VA 22042-3290

MEMO REZONING
14845 WASHINGTON ST.

⑆054000030⑆ 1727885 0911 SAFETY PAPER

The Town of
HAYMARKET
-Established in 1799-
County of Prince William

7.d.b

Packet Pg. 57

June 20, 2002

Ms. Rebecca Pardo
Post Office Box 1688
Solomons, Md. 20688

Re: 14881 Washington Street, Haymarket

Dear Rebecca,

Enclosed please find the approved rezoning application for the above referenced property.
Thank you for your patience in the process.

If there is anything I can do to assist you please do not hesitate to contact me.

Sincerely,



Jeannie Heflin
Town Clerk/Treasurer

JH:j.

enc.

reviewed the contract and we are covered. Councilwoman Stutz wants Council to accept the contract. Atty Arledge states the contract came in and Martin Crim looked at it quickly and had some suggestions. Atty Arledge to review for continuation meeting.

Spring Festival

Councilwoman Scarbrough states entertainment is all lined up. HC & HHF and town tables will be together. Councilwoman Stutz states the question is do we have tables. Mayor Kapp states St. Paul's parish hall bought new tables and we may be able to get the long tables. Mayor Kapp got prices on hats (\$5), tee shirts (\$5), sweat shirts (\$9). Councilwoman Stutz states the HHF ordered replacement hats and they'll have water, bluebird boxes and cards for sale.

The Clerk states no money was received from KSI or Toll Brothers. Mayor Kapp wants \$1400 for tee shirts and sweat shirts. Councilwoman Scarbrough suggests not to order so many since lots of people have those shirts. \$500 for 100 tee shirts, white shirt with dark green lettering, old style. Councilwoman Stutz moved to approve \$500 expenditure for tee shirts, second by Vice Mayor Shepard. Ayes: Scarbrough, Bailey, Stutz, Shepard, Mohr. Opposed: None. Motion carried by 5/0 vote.

Town Table - tee shirts, popcorn, Papa John's Pizza.

The town/foundation will be kept together except for the enhancements. The town has to charge sales tax.

Rezoning

14881 Washington Street, R-1 to B-1 - Councilwoman Bailey moved to approve rezoning 14881 Washington Street from R-1 to B-1, second by Vice Mayor Shepard. Ayes: Scarbrough, Bailey, Stutz, Shepard, Mohr. Opposed: None. Motion carried by 5/0 vote. Councilman Mohr states this requires paving and other requirements. We did not get this on the site plan/plat.

Recessed

Council recessed at 10:37 p.m.

Planning Commission, public hearing and regular session, April 30, 2002

4

meeting.

Old BusinessU-Haul - not permitted use in I-1 district - Clerk to write a letter.**Public Hearing Issues**

Rezoning - 14881 Washington Street, R-1 to B-1 - Commissioner Goodwin asked if there is public water there. Councilwoman Bailey says it is on a well. Councilwoman Bailey says the applicant is aware she has to switch over to public water. Commissioner Goodwin says he wants to see the switch to public water on the plat. Councilwoman Bailey states the applicant is a photographer and wants to develop her pictures on this property. Commissioner Farr states her application says she intends office and retail use. Commissioner Farr states the letter states she has to hook up to public water.

Councilwoman Bailey moved to recommend rezoning R-1 to B-1, second by Commissioner Goodwin. Ayes: Felt, Goodwin, Bailey, Farr. Opposed: None. Motion carried by 4/0 vote.

Zoning Text Amendment Sec. 12-11 parking requirements I-1 district - Councilwoman Bailey recommends PC table and review for the next meeting.

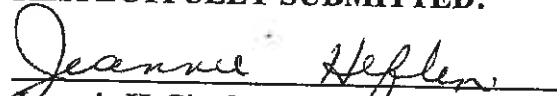
Independent Vehicle Dealers

Councilwoman Bailey submitted to the PC the letter from Mayor Kapp to Alan Gossom re: automobile dealers non-conforming use and the list of auto dealers from Mr. Gossom.


Adjournment

With no further business Councilwoman Bailey moved to adjourn at 9:10 p.m., second by Commissioner Goodwin. Ayes: Felt, Goodwin, Bailey, Farr. Opposed: None. Motion carried by 4/0 vote.

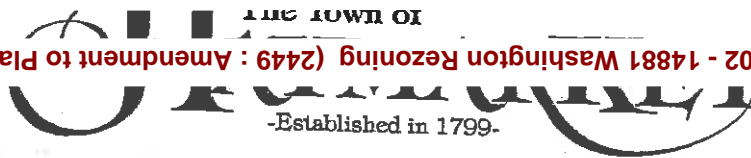
RESPECTFULLY SUBMITTED:


Jeannie Heflin, Town Clerk

APPROVED:


Nancy L. Bailey, Chair

pc402



Date: 7/15/01

Case #: _____

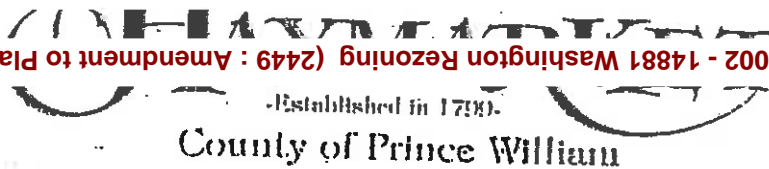
Rezoning Application

I (we) the undersigned respectfully make application and petition the Governing Body to amend the Zoning Ordinance and to change the Zoning Map of Town of Haymarket as hereinafter requested, and in support of this application, the following facts are shown:

- The property sought to be rezoned is located at 14881 Washington street ^{corner} Washington Street and Madison Street on the S.E. side of the street and known as lot(s) Number 0010. It has a frontage of 97.40 feet and a depth of 149.43 feet.
- The property to be rezoned is owned by: John + Marika Evans + Rebecca C. Pardo as evidenced by deed from 4 October 2000 recorded in Book 2959, Page 1572, Registry of Prince William County
- It is desired and requested that the foregoing property be rezoned from R-1 to B-1.
- The following are all the individuals, firms, or corporations owning property adjacent to both sides and rear, and the property in front of (across street from) the property sought to be rezoned:

Name	Street Address
(a) <u>Dale + Lois Hubbard</u>	<u>14871 Washington st.</u>
(b) <u>John + Marika Evans</u>	<u>14891 "</u>
(c) <u>John + Carol Cybalski</u>	<u>14950 Madison Ct.</u>
(d) <u>John + Linda Childress</u>	<u>14948 Madison Ct. POB 495</u>
(e) <u>Charles + Hilda Powell</u>	<u>6705 Madison st. - POB 151</u>
(f) <u>Joseph + Margaret Contrecci</u>	<u>14890 Wash. St. POB 400</u>
(g) _____	<u>Gainesville</u>
(h) _____	<u>20106</u>
(i) _____	_____

(Use reverse side if necessary and look up the names in the office of Land Records in the Prince Wm. Co. Courthouse, if they are not known.)



County of Prince William

Applicant's Affidavit
To accompany application for rezoning, etc.

We (I), REBECCA COHEU-PARDO being duly sworn, depose and say that we are ~~OWNER~~ (I am the OWNER) of the property involved in this application and that we (I) have familiarized ourselves (myself) with the rules and regulations of the Zoning Administrator with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map and property owners' list thoroughly to the best of our (my) ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our (my) knowledge and belief.

Subscribed and sworn to before me this 3rd Day of JULY, 192001
Sherry D. Reed AUG 1, 2002

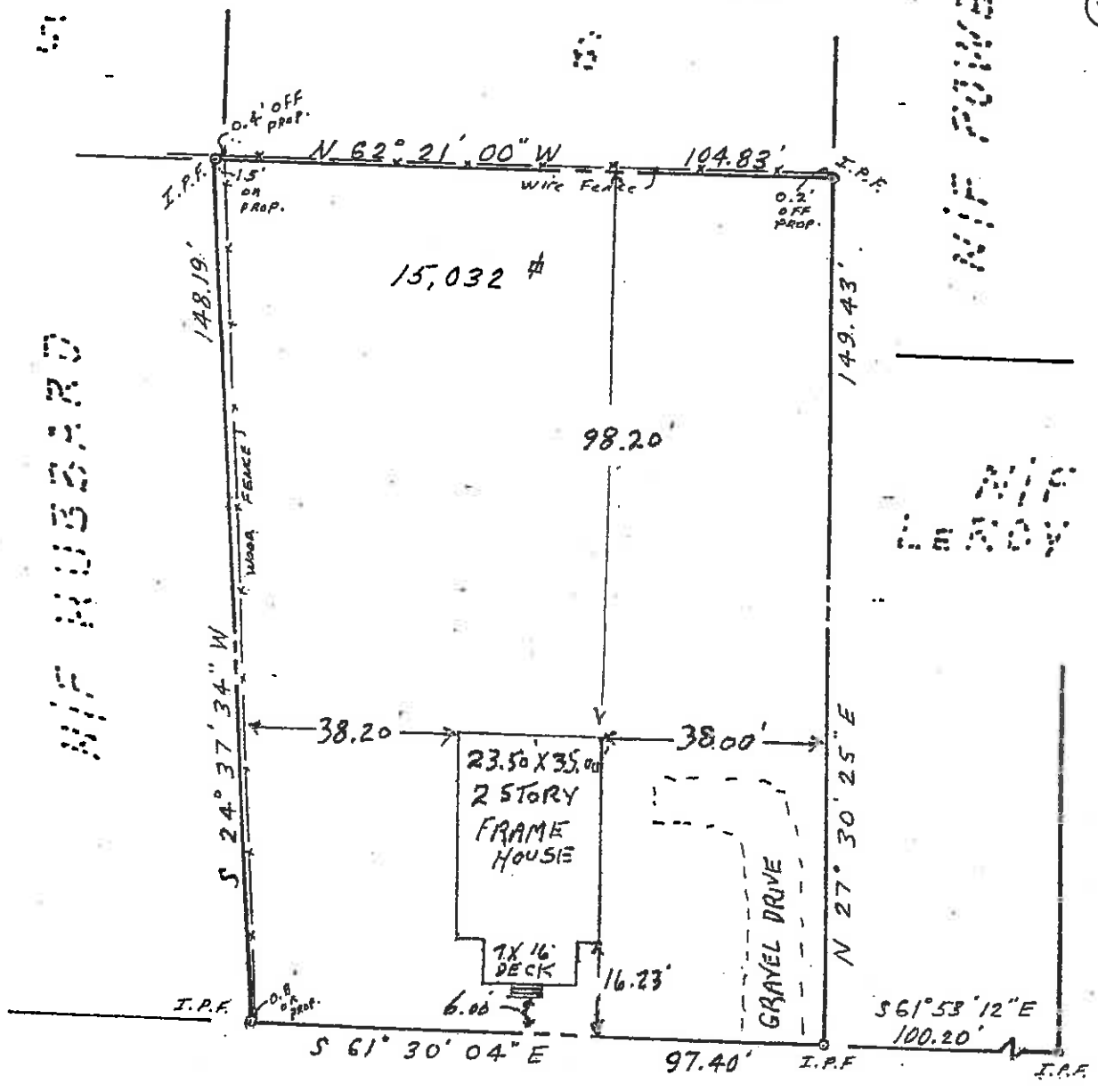
Notary Public
Phone Number 410-326-0566 Signed Rebecca Coheu Pardo Commission Expires
Address of Applicant: 703-385-7350
Rebecca - PO Box 1688
SOLOMONS, MD 20688
John + MARIKA EVANS 10438 Armstrong St
FAIRFAX, VA 22030

This is to certify that the foregoing application has been inspected by me and has been found to be thorough and complete in every particular and to conform to the rules and regulations of the Zoning Administrator governing the filing of such application.

We, the undersigned OWNERS of ADJACENT PROPERTY as shown upon map attached to the application hereby certify that we have read the foregoing petition and agree that the facts stated correctly and completely present the conditions surrounding the property involved in this application, and believe the application SHOULD BE GRANTED. (Add additional sheets where necessary. These signatures are desirable but not demanded.)

# on Map	Name	Address
	<u>John + Carol Czubalski</u>	<u>14950 Madison Court</u>
	<u>Charles + Hilda Powell</u>	<u>6705 Madison St</u>
	<u>Maurea Evans</u>	<u>John + Marika Evans</u>

MADISON ACRES



WASHINGTON ST. - RTE. 55

There is no shed any more on the far end of the property.



September 11, 2001

Ms. Rebecca Pardo
Post Office Box 1688
Solomons, Md. 20688

Re: 14881 Washington Street
Rezoning application R-1 to B-1

Dear Ms. Pardo:

The Planning Commission in regular session September 4, 2001 and the Town Council in regular session September 10, 2001 request additional information and documentation for the above referenced application. Twenty five foot opaque screen buffers are required on two sides of the property due to the Business-1 to Residential uses (ordinance included), storm water management erosion and sediment plan must be submitted addressing the runoff of the parking lot to be paved, and a site plan is required. The Commission and Council require comments from the Virginia Department of Transportation and the Prince William County Service Authority. With the rezoning of the property there must be a hook up to public water.

Enclosed please find the site plan and street scape, landscape and buffer ordinances for your information. If you have any questions please do not hesitate to contact me.

Sincerely,



John R. Kapp
Mayor

JRK:jmh
enc.



County of Prince William

Applicant's Affidavit

To accompany application for rezoning, etc.

We (I), REBECCA COHEN-PARDO being duly sworn, depose and say that we are ~~OWNER~~ (I am the OWNER) of the property involved in this application and that we (I) have familiarized ourselves (myself) with the rules and regulations of the Zoning Administrator with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map and property owners' list thoroughly to the best of our (my) ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our (my) knowledge and belief.

Subscribed and sworn to before me this 3RD Day of JULY, 192001

Sherry D. Blud
Notary Public Commission Expires

Phone Number 703-326-0566 Signed Rebecca Cohen Pardo

Address of Applicant: 385-7350
Rebecca - PO Box 1088

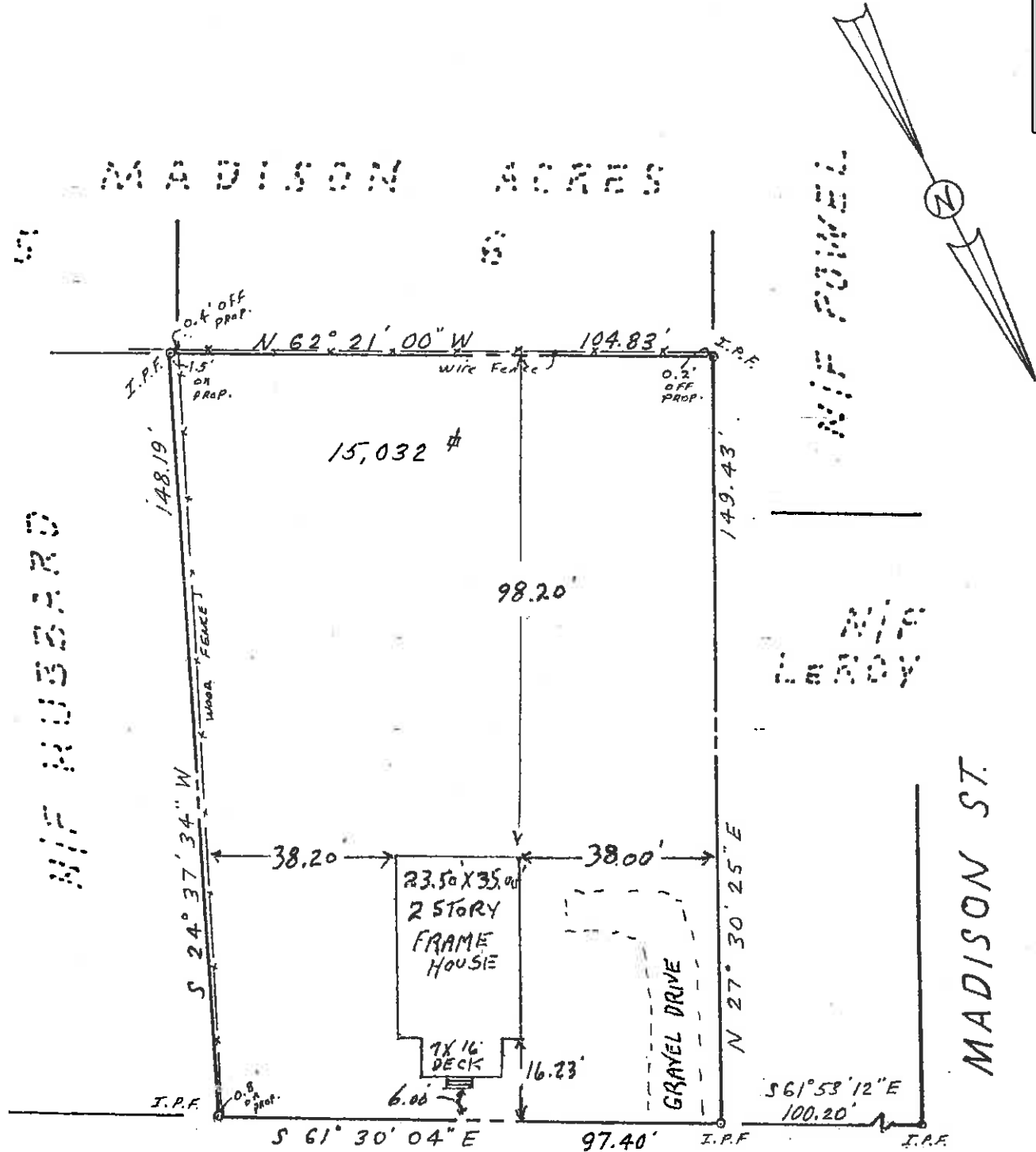
SALAMOUS, MD 20688
John + MARIKA EVANS 10438 Australey ST
FALLS CH, VA 22020

This is to certify that the foregoing application has been inspected by me and has been found to be thorough and complete in every particular and to conform to the rules and regulations of the Zoning Administrator governing the filing of such application.

We, the undersigned OWNERS of ADJACENT PROPERTY as shown upon map attached to the application hereby certify that we have read the foregoing petition and agree that the facts stated correctly and completely present the conditions surrounding the property involved in this application, and believe the application SHOULD BE GRANTED. (Add additional sheets where necessary. These signatures are desirable but not demanded.)

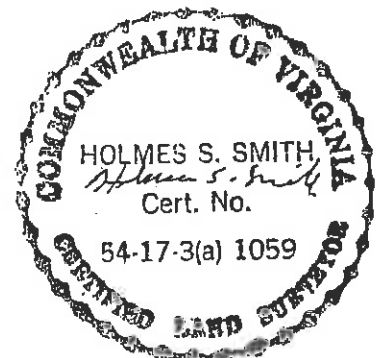
# on Map	Name	Address	Signature
	John + Carol Cybulski	4950 Madison Court	<i>[Signature]</i>
	Charles + Hilda Powell	6705 Madison St.	<i>[Signature]</i>

NOTE: I.M.P. - IRON PIPE FOUND



WASHINGTON ST. - RTE. 55

There is no shed any more on the far end of the property



The Town of
HAYMARKET
-Established in 1799-



*Town Hall
Town of Haymarket
Chartered 1799*



COMPREHENSIVE PLAN
1996 - 2001

Attachment: 2002 Comprehensive Plan (2449 : Amendment to Planned Land Use Map)

**TOWN OF HAYMARKET
COMPREHENSIVE PLAN**

Brought before a Joint Public Hearing of the Town of Haymarket Town Council
and Planning Commission on

April 1, 1996

Adopted by the Town of Haymarket Town Council on

April 1, 1996

Prepared by the Town of Haymarket Planning Commission
Town of Haymarket, Virginia

*Re-adopted
April 8, 2002*

Attachment: 2002 Comprehensive Plan (2449 : Amendment to Planned Land Use Map)

OFFICIALS OF THE TOWN OF HAYMARKET

March 4, 1996

MAYOR

The Honorable John Kapp

TOWN COUNCIL

The Honorable Nancy Bailey
The Honorable Steve Bean
The Honorable Debbie Johnson
The Honorable Mary Lou Scarbrough
The Honorable James Shepard

PLANNING COMMISSION

Ms. Lyssa Whitfield, Chairman
Mr. John Duckett, Vice-Chairman
Ms. Mary Lou Scarbrough, Council Liaison
Mr. Mark Branca
Mr. Robert Seffinga

BOARD OF ZONING APPEALS

Mr. William Hunt, Chairman
Mr. Edward Bailey
Mr. Mark Branca
Mr. Philip Harrover
Mr. Buck Utz

ARCHITECTURAL REVIEW BOARD

Mr. Robert Seffinga, Chairman
Ms. Dottie Leonard, Vice Chairman
Ms. Nancy Baily, Council Liaison
Mr. Chris Foley, Consultant
Mr. Sandy Hale
Mrs. Shirley Kapp

HISTORICAL COMMISSION

Mrs. Fitzhugh Turner, Chairman
Mrs. Edward Carter
Mrs. Mary Carter
Mrs. Ronald Dunton
Mrs. Shirley Kapp
Mrs. Dottie Leonard
Mrs. Mary Louise Ransom
Mrs. Jane Miller

TOWN CLERK

Ms. Jeannie Heflin

TOWN SERGEANT

Sgt. Charles E. Bockey

TOWN ATTORNEY

Mr. Turner Smith, Esq.

TOWN BUILDING OFFICIAL

Mr. Gary Eddy

The 1995 update of the Town of Haymarket Comprehensive Plan was prepared by Ms. Elizabeth S. Weller, AICP, planning consultant to the Town Council and Planning Commission. Special assistance was provided by Mr. David Bulova with the Northern Virginia Planning District Commission. Further references on natural resources can be found in the 1993 edition of the Town of Haymarket Comprehensive Plan prepared by the Northern Virginia Planning District Commission.

TOWN OF HAYMARKET COMPREHENSIVE PLAN

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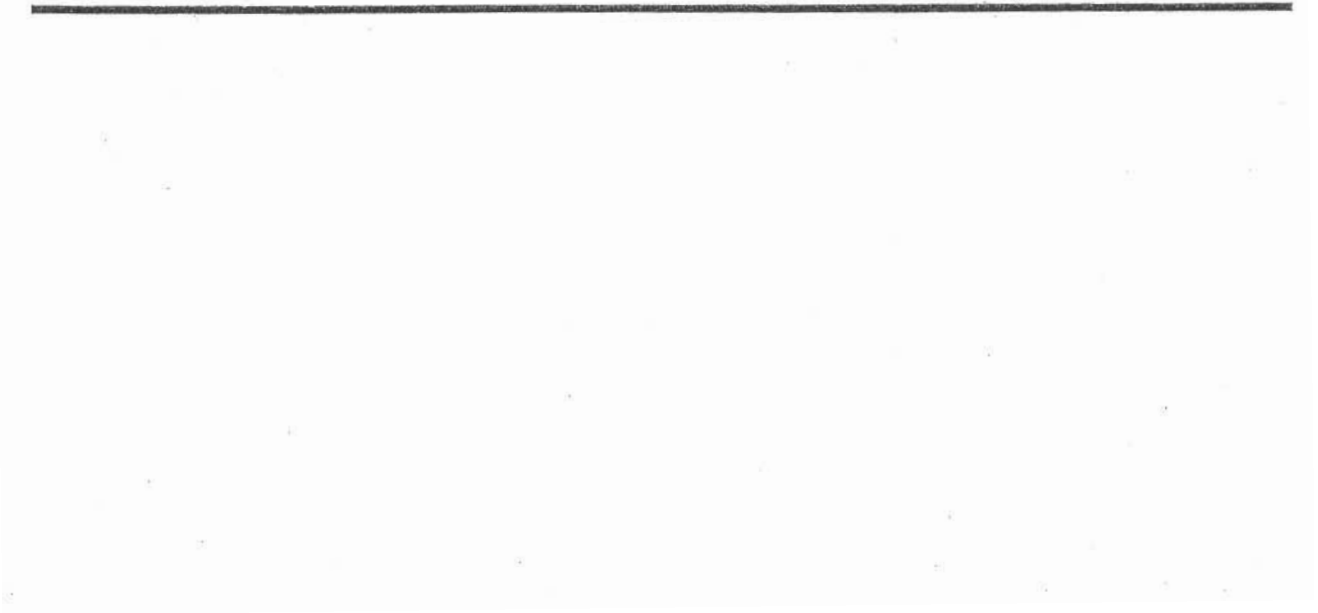
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INTRODUCTION

The Virginia General Assembly, recognizing the need for local planning within each area of the Commonwealth, adopted Section 15.1-446.1 of the Code of Virginia (1950) as amended on July 1, 1980. This section requires that each municipality develop its own comprehensive plan. The mandate states, "The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the territory which will, in accordance with present and probable future needs and resources best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants."

To achieve these ends, the Town Council and the Planning Commission of the Town of Haymarket have developed the following Comprehensive Plan. The Comprehensive Plan, which is to be used in conjunction with the various Town ordinances, is designed to protect those qualities of life held important by the citizens of the Commonwealth and the Town and to encourage future development that enhances and compliments the growth of the Town as well as protects its natural and cultural resources.

The Comprehensive Plan has three interrelated parts: Part I, Community Characteristics and Resource Inventory; Part II, Community Goals and Objectives; and Part III, Implementation of Goals and Objectives. The following provides a general overview of these sections.

Part I Community Characteristics and Resource Inventory

This part involves the collection of data concerning the history of the Town, population characteristics, existing land use, natural resources, growth determinants, potential and existing sources of pollution, economy, and community attitudes. This background information provides a basis on which to formulate future goals and objectives in Part II.

Part II Community Goals and Objectives

This part develops the future goals and objectives of the Town, creating a focus that the Town Council and the Commission can use to guide the requests of the community and establish consistency between each new Council as the years pass.

Part III Implementation of Goals and Objectives

This part focuses on the implementation of the goals and policies identified in Section II of the Comprehensive Plan. In particular, this section identifies the tools which may be used by the Town Council to achieve these goals and objectives. It further defines the priorities of these goals and provides a time frame by which the Town hopes to achieve these goals.

PLAN AMENDMENT

Growth in any living entity involves changes that must be accepted and adapted to as time passes. The Town of Haymarket remained in a non-growth status for many years and reliance on a good neighbor policy was sufficient to meet the demands of its citizens. In the last ten years, the Town has experienced growth of unusual proportions and therefore must evaluate the direction that the community is heading in order to ensure continued survival. This continuing growth requires a reexamination of Town goals on a regular basis, and to this purpose, the Comprehensive Plan may be changed as the development and views of the community change. The original Comprehensive Plan, adopted in 1990, concentrated heavily upon natural constraints to development such as potable water supply protection and soil suitability for septic systems. These nature of these factors have changed as the County extends public water and sewer throughout the Town and the surrounding environs. In 1993, concerned that the pattern of development in the Town might not be in harmony with the environment, the Town added a new section on natural resources to the Comprehensive Plan. The Plan Amendment was prepared by the Northern Virginia Planning District Commission through a grant from the Chesapeake Bay Local Assistance Department and focused on the importance of maintaining the integrity of state waters and the Chesapeake Bay to the citizens of the Commonwealth. In this update, a section on cultural resources and Town identity have been added to assist the Town in maintaining its' sense of place as development in and around the Town threaten to overwhelm the community. In subsequent years, the text will continue to be re-evaluated for new goals and directions for the Town to pursue in order preserve its heritage and to remain a viable and desirable community in which to live and work.

It is necessary, due to the nature of the Comprehensive Plan and its purpose, that the Town Council regularly review the Comprehensive Plan and update the goals to keep pace with events and development effecting the Town's well being. As required by the Virginia State Code, the document shall be reviewed at no less than a five (5) year interval.

PART I COMMUNITY CHARACTERISTICS AND RESOURCE INVENTORY

1.1 COMMUNITY PROFILE

1.1.1 Location

The Town of Haymarket is located in the Northwestern portion of Prince William County, Virginia approximately 33 miles due west of downtown Washington, D.C. The Town straddles Interstate 66, an important radial corridor of the Washington region.

1.1.2 History of Haymarket

When the first English settlers were seeking to establish a wilderness outpost at Jamestown (1609), the upper Piedmont was an Indian hunting ground and the scene of sporadic battles between local tribes and the powerful Iroquois Confederation of the north. The Treaty of Albany, in 1722, moved the Indians west of the Blue Ridge Mountains, opening the areas for settlement.

During Colonial times, several important trails were cut through the area. One of these, the Carolina Road, was the main north-south route of the Piedmont. It followed an old Indian trail which gradually became a road as settlers moved into the area. The Carolina Road is in approximately the present location of U.S. Route 15 and Route 625. A second trail, the Dumfries Road, was important as a route connecting the areas west of the Bull Run Mountains with the once thriving port of Dumfries. This road followed the general alignment of Route 55 and Route 619. At the junction of these old roads, (the present site of Haymarket), an inn known as "Red House" was constructed by William Skinker. Red House was so well known that when Thomas Jefferson made a map of the region in 1787, he named the locality "Red House."

During the eighteenth century, Haymarket was the scene of Jockey Club races. A race course once adjoined the court house. Bishop William Meade wrote in 1857 "... in preaching there in former days I have, on a Sabbath seen from the courthouse hence, on which I stood, the horses in training for the sport which was at hand. Those times have, I trust, passed away forever."

On January 11, 1799, the Town of Haymarket was chartered by the General Assembly. Regulations were formulated for buying lots in the Town. A house built to specifications was to be completed within five years or the lot would be forfeited. All streets were 60 feet in width and each block was 250 feet by 350 feet, divided into four lots. Each lot was on a corner facing two streets. The lots were numbered 1 to 140 on a survey of 1800.

From 1803 to 1807, Haymarket was the seat of the district court. In 1807, district courts were abolished in favor of circuit courts and in 1812, the General Assembly ordered the courthouse to be sold. For about four years, the Hygiea Academy occupied the building. The property was not sold again until 1822, when it was purchased by William Skinker, Jr. In 1830, Skinker deeded the building and one and one-half acres to the Episcopal Church and in 1833, the congregation was named and consecrated St. Paul's Church.

During the War Between the States, Haymarket was occupied by Confederate and Union forces. Following the second battle of Manassas in 1862, Haymarket was raided and burned by Union troops. Only three dwellings and St. Paul's Church remained after the fire. St. Paul's then was used as a stable for Union cavalry horses, and later it too was burned. Only the walls were left standing. Following the war, the Town was rebuilt and on February 21, 1882, an act was approved to reincorporate Haymarket. A journal of the Town Council on May 2, 1882, lists G. A. Hulfish, Mayor; T. A. Smith, Jon. L. Reid, W. W. Meade, and C. E. Jordan, Councilmen-Elect. D.E. Saunders was Clerk and James McDonough Sergeant.

Probably the most important event to affect the Town in recent years was the construction of Interstate 66. Since the highway has been completed, travel time to major markets and employment centers in the Washington, D.C. Metropolitan Area has decreased considerably. This resulted in significantly greater pressures for development in Haymarket.

1.1.3 Town Government

Haymarket is one of four incorporated towns in Prince William County. The present Charter was granted by the General Assembly on April 7, 1950 and has been amended four times.

Haymarket has adopted a modified mayor council form of government which comprises an elected municipal council, which serves as a legislative body, and a separately elected mayor. The Mayor has certain executive and administrative responsibilities in addition to presiding at meetings of the Council. The Mayor may vote only when necessary to break a tie. However, the Charter grants the Mayor a veto over council enactments of ordinances and resolutions. A veto by the Mayor can be overridden by a two-thirds vote of the Council members.

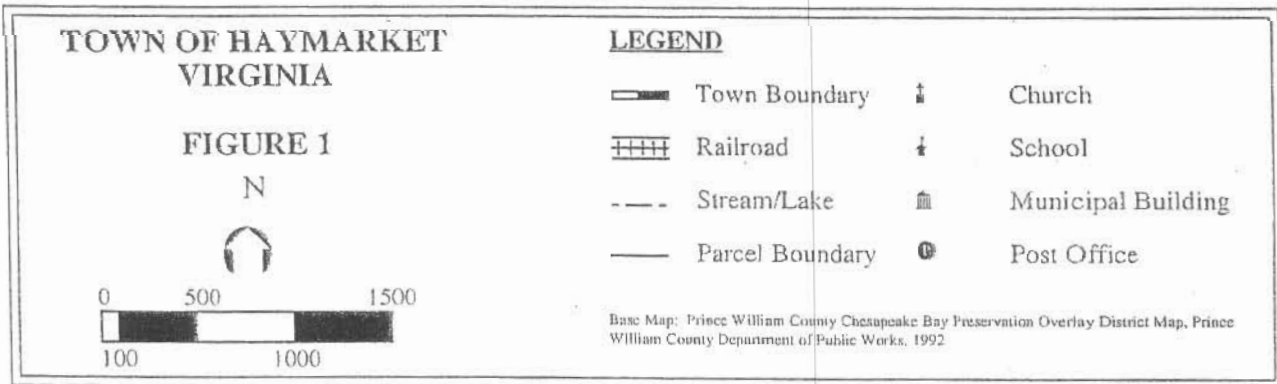
Members of the Town Council and the Mayor are elected for two year terms each May in even numbered years. A vice mayor is selected from among the six council members and performs the duties of the Mayor in his absence. Administrative appointments by the Council include a treasurer, clerk of the council, and a chief of police. The Council may also appoint other officers as it deems necessary.

Unlike cities, which are independent governmental entities, a town is a part of the County. Town residents pay both County and Town taxes, are qualified to vote in both County and Town

elections, and receive county services including public schools, health services, law enforcement and solid waste disposal. The Town is located within the Gainesville Magisterial District of Prince William County.

1.1.4 Community Profile Summary

The development of a comprehensive plan begins by placing the community within the context of time, setting, and structure. Haymarket's location in respect to the growing northern Virginia area will have a significant impact on the Town's future growth. The opening of Interstate 66 decreased travel time to major markets and employment centers, making the Town attractive for new development. Because the Town's provision of basic services is dependent on local tax revenues, efficiency and effectiveness are crucial to the maintenance of existing levels of service and current tax rates. A detailed assessment of community facilities and services, therefore, should be a practical component of the plan. Since Town residents also pay County taxes, Haymarket's relationship with Prince William County and services provided by the County will also be discussed.



1.2 EXISTING LAND USE

The land use pattern that has developed in Haymarket and its surrounding area must be taken into account in any plans for future development. Analysis of existing land use patterns can assist in the identification of problems which have resulted from the misuse of land in the past and help prevent such occurrences in the future. Studying land uses in the Town and the surrounding area will also show to what extent these patterns may influence future growth and development.

1.2.1 Land Use Survey

The Town's existing land use survey, conducted in July, 1989, was reviewed in July, 1995 to determine if they had been any major shifts in how land is used in Haymarket. In 1989, the use of each parcel was classified and recorded according to the following functional categories:

Residential

- ◆ Single-Family A structure, generally containing one dwelling unit, but not more than two.
- ◆ Multi-Family A structure containing three or more dwelling units.
- ◆ Townhouse A structure containing one dwelling unit and connected by a common party wall to another dwelling unit.
- ◆ Mobile Home A structure transportable in one or more sections which is built on a permanent chassis and designed to be used with or without a permanent foundation.

Commercial

- ◆ Neighborhood Business Business activities providing necessary services for day-to-day operations of a household.
- ◆ Planned Interchange Business and commercial activities which generally depend on a trade area larger than the immediate neighborhood.

Town of Haymarket Comprehensive Plan ~ April 1, 1996

Industrial

- ◆ Light Industry Includes warehousing and light manufacturing uses which produce some noise, traffic congestion, etc., but which are of such limited scale or character that they present no serious hazard to neighboring properties.

There have been no major shift in land uses since the Town completed the full land inventory in 1989. This is probably due in part to the downturn in the regional economy with the recession in the early nineties. It is expected that the Town will see greater growth during the second half of the nineties. Existing land use patterns in Haymarket are presented on Figure 2 and summarized in Table 1.

TABLE 1: EXISTING LAND USE IN HAYMARKET, 1995

Land Use	Area in Acres	Acres Developed	Percent of Area Developed	% of Total Town Area per District
Residential				
Single-family	129	75	58%	35%
Multi-family	0	0	0%	0%
Townhouses	35	15	42%	9%
Mobile Homes	.29	.29	100%	0%
Commercial				
Neighborhood	22	18	81%	6%
Planned Interch.	29	6	27%	8%
Industrial				
Light Industrial	47	29	62%	13%
Conservation	47	29	62%	13%
Public/Semi-Public	15	15	100%	4%
Public R/O/W	49	49	100%	4%
Total Development	216			
Total Undeveloped	156			
Total Land Area	372			

Notes: 1. Land area rounded to nearest acre; 2. R/O/W includes all streets and roads.

TOWN OF HAYMARKET VIRGINIA
Existing Land Use Map

Legend

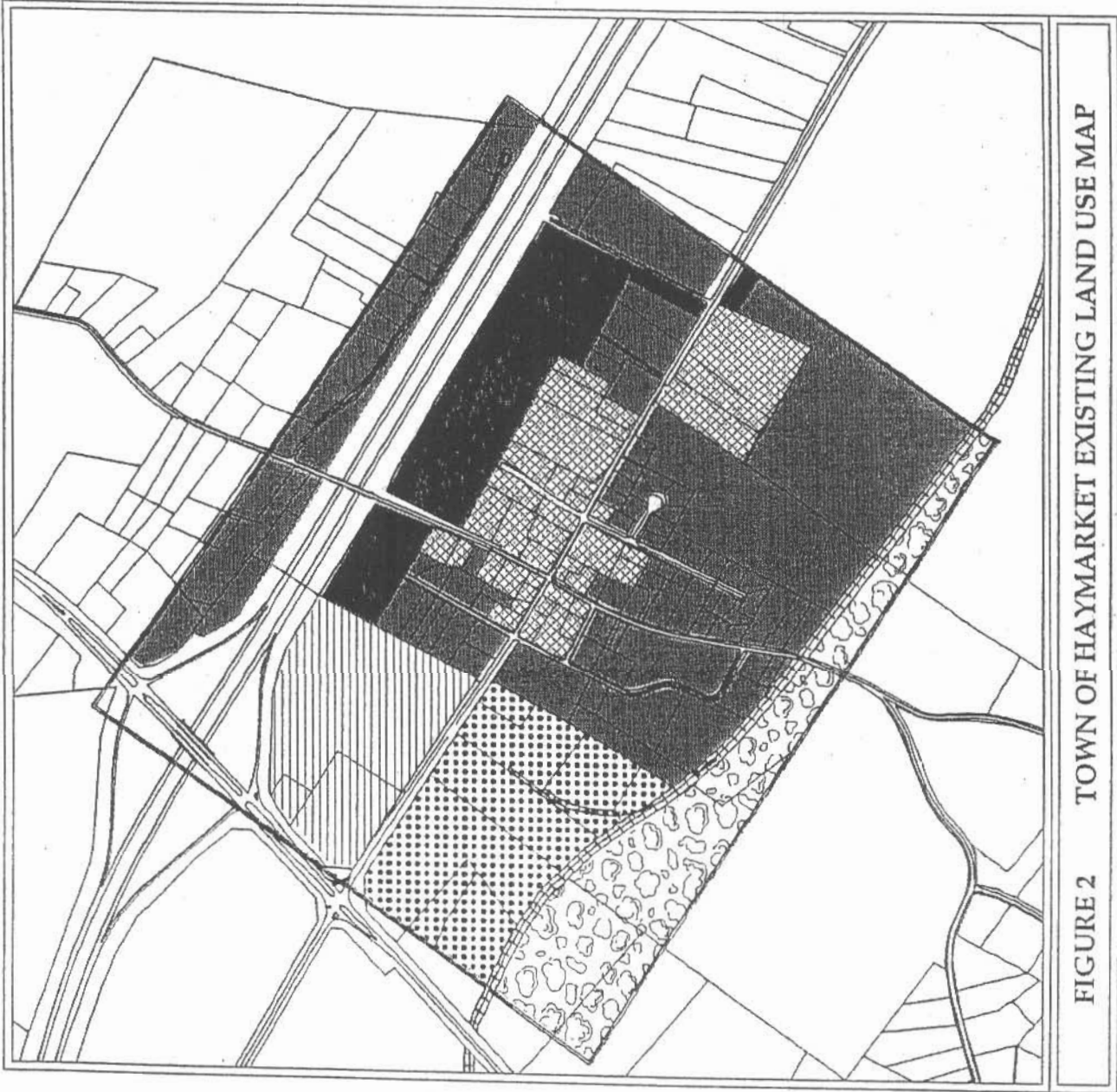
- Residential - 1
- Residential - 2
- Business - 1
- Business - 2
- Industrial
- Conservation

Prepared by the Northern Virginia Planning District Commission
 February, 1996

0 500 1000 1500
 N

Scale: 1" = 1000'

Reflects zoning as of November, 1989.
 Base Map: Prince William County Chesapeake Bay Preservation Overlay District Map, Prince William County Department of Public Works, 1992



1.2.2 Analysis of Existing Land Use

Residential land use in Haymarket accounts for 44 percent of all developed land within the Town. As of July, 1995, there remained 129 acres of land zoned for single family use and 35 acres of land designated for townhouse use. Approximately two thirds of the lots within the Town are 0.5 acres in area or less with the remaining lots having an average size of 42,253 square feet per single-family residential lot. Sixty-two (62) percent of the town's residential land uses were built in the past ten years. Older residences, those that pre-date 1970, are concentrated primarily along major roads within the Town including Fayette Street, Jefferson Street, Madison Street, and Washington Street (Virginia Route 55). Newer residences make up the infill development on these streets and include the cul-de-sac Madison Court. More significantly, however, was the construction of the townhouse development of Longstreet Commons at the southeasterly intersection of Jefferson Street and Interstate 66 which, at the time, almost doubled the existing population of the Town. Of the almost 74 acres available for residential construction in the Town, over 40 acres will be developed over the next five years by Greenhill Associates, LLC for the Greenhill Crossing residential planned community. When completed, the Greenhill development will add an additional 115 - 125 residential units to the Town's land use inventory. In addition to those units to be constructed within the Town limits, Greenhill is developing 342 acres on adjacent land in the County and will construct at least 1,500 apartment, townhouse and single-family residences. On the Haymarket side of the railroad tracks, Greenhill also includes a new office/retail shopping center on Rt. 55 and has reserved 7 acres for a possible future commuter rail station if the Manassas Line of the Virginia Railway Express is extended from Broad Run to Gainesville.

Presently, multi-family dwellings are permitted by ordinance; however, occupancy demands in the land area within the Town of Haymarket have diminished and few such dwellings have been constructed. As housing costs continue to rise, the demand for less expensive alternatives to conventional single-family housing will also continue to increase and the zoning text must demonstrate these affordable housing alternatives.

Commercial land use accounts for approximately 24 acres or 14 percent of the total of all developed land within Haymarket. Until recently, almost all commercial activity was concentrated near the center of Town at the intersection of Washington Street and Jefferson Street. However, commercial activity has now spread along Washington Street from one end of Town to the other and has begun to branch off along some of the side streets. Commercial activities in the Town have become increasingly diversified, offering a wide variety of products and services. While most of the shops and businesses are small and somewhat limited in their offerings, the days when the Town residents have to travel to Manassas and elsewhere to shop appear to be numbered. The time is drawing near, in fact has already begun, when the outflow of local income will begin to dwindle as residents find that more and more of the products and services that they require can be found within walking distance of their homes.

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In addition to the neighborhood business activities located in the Town, there are a number of other existing commercial establishments near the Town limits which serve a trade area larger than the Town and the immediate area.

Light industrial land uses within Haymarket, primarily catering to the building industry in Prince William County, account for 29 acres or 13 percent of the developed land in the Town. At present, industrial land use is confined to the southwestern portion of the Town between Route 55 and the Southern Railway. The availability of the interstate highway, rail access, and provisions for sewer and eventually water facilities make this area attractive for industrial development. The expansion of industry and other incompatible land uses into or near residential neighborhoods without adequate buffering should be discouraged.

Public and semi-public land uses occupy 15 acres or 4 percent of the developed land in the Town. Included within these classifications are the Town Hall, old fire station, post office, churches, and the Masonic temple. The Gainesville Elementary School is located on the Town line on Washington Street. The building is in the County, but 3/4 of the site and the playground extends into the Town. The County School Board has closed the Gainesville Elementary School to regular classes and now uses the facility for special education purposes. Haymarket children attend Mountainview Elementary School, Stonewall Middle School and Stonewall Jackson High School. Most other public and semi-public land uses are found near the center of the Town. The County recently built a new facility for the Gainesville Fire Department just outside of the Town limits.

One of the most important land use categories in any land use analysis is the availability of vacant land for development. The amount, nature, and suitability of vacant land is a major determinant of future growth patterns. It is the general characteristics of vacant land which the Future Land Use Plan (Section III) will focus upon in determining the most appropriate type of development that would best serve the Town.

Undeveloped land, comprising approximately 78 acres, makes up over 21 percent of the Town's land area. Most of the available vacant land in Haymarket is already zoned for development and is awaiting the extension of sewer and water facilities. On the other hand, much of the undeveloped area south of the Southern Railway lies within the limits of the 100 year flood plain and is designated as wetlands by the Federal Corps of Engineers. These areas should not be developed for urban uses due to environmental, ecological, and aesthetic reasons. The adoption of the Town's Chesapeake Bay Preservation Ordinance has identified a 100-foot buffer area adjacent to and landward of both sides of North Fork Creek and two unnamed tributaries within the Town as Resource Protection Areas (RPAs). This designation restricts all development within the RPA except for water dependent facilities and some recreational uses, such as pedestrian or equestrian trails. The extent of the RPA is almost completely contained within the Town's existing conservation land use category. In addition, the County has designated the North Fork as a greenway for conservation purposes with potential access for trails.

A total of 49 acres or 13 percent of all developed land within the Town is utilized for transportation facilities. People tend to overlook roads and other transportation facilities as significant land users; however, approximately 15 to 20 percent of the area of a residential subdivision is utilized for street rights-of-way. The right-of-way of Interstate 66 through northern Haymarket occupies approximately 21 acres and represents the largest such use of land within the Town.

1.2.3 Existing Land Use Summary

Residential land use constitutes the single largest use of developed land within the Town. The construction of Interstate 66 has reduced travel time to the major markets and employment centers in the Washington area, thereby making the Haymarket area more attractive to land development. Another significant impact of future land use will occur with the upgrading of the existing sewer facilities and the eventual extension of water facilities to the Haymarket area. Currently, the Greenhill development is causing the extension of water facilities into the Town along Washington Street. In addition, the Service Authority is planning to continue the line to Fayette Street and along Jefferson Street from the Longstreet community to Fayette Street at the southern end of the Town and up to St. Paul's. This will enable the development of the northwest corner of Fayette and Jefferson Streets. In addition, the Service Authority will connect the Longstreet community to public water at a new line at the Gainesville Elementary School site and cap the existing wells. The increased availability of public water will accelerate development of the Town's few vacant parcels as well as the surrounding areas. In anticipation of the expected increase in growth within the Town, the Town has developed a Future Land Use Plan (Section III). The Future Land Use Plan examines the Town's desired future pattern of development and redevelopment taking into consideration a number of factors including the environment, economic growth, housing needs, public facilities, and the preservation of community character.

The availability of a number of large parcels of vacant land within the Town, the projected growth of the surrounding county areas, the Virginia Department of Transportation's projected widening of Route 15 to a six lane highway, and the County's Comprehensive Plan projection of a full cloverleaf interchange at Interstate 66 and Route 15, points to the expansion of residential and commercial uses within the Town and the surrounding area.

1.3 NATURAL RESOURCES INVENTORY

The Town of Haymarket is fortunate to have within its boundaries a wide variety of natural resources. Throughout its history, these natural resources have played an integral part in the development of the Town and have, to a great extent, defined its character. Only recently, however, have the effects of development on the environment been fully appreciated. The Town recognizes that future growth and development must be compatible with environmental constraints in order to protect water quality as well as the aesthetic character of the Town. In order to accomplish this goal, it is necessary to inventory and understand the natural resources within the Town and their inter-relatedness with each other and the man-made environment. The following section presents an inventory of the natural resources within the Town including the climate, topography, geomorphology, soils, surface hydrology, wetlands, groundwater, and wildlife habitat.

1.3.1 Climate

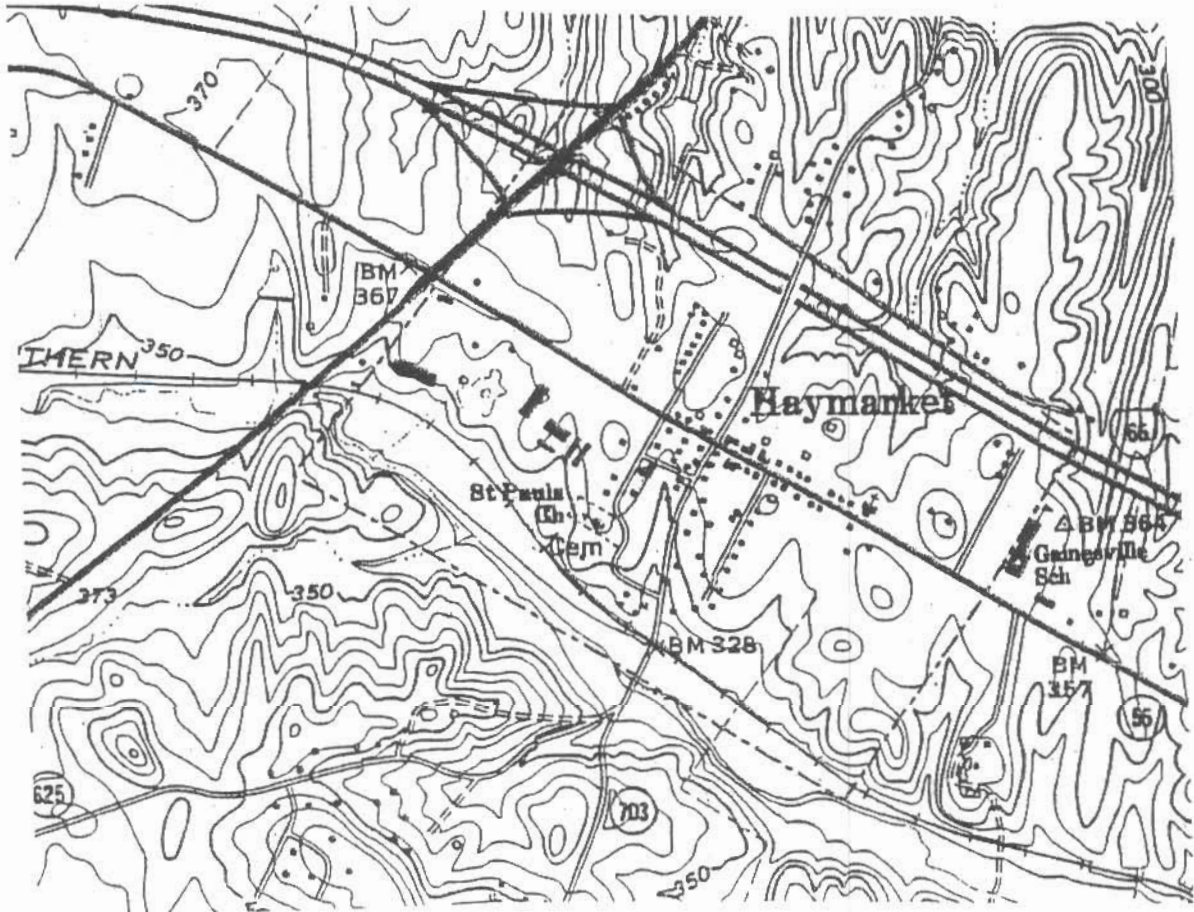
The climatic data station located nearest to the Town is at Dulles International Airport. The climate of Haymarket is temperate, with the average annual precipitation of 40.35 inches. Precipitation over 0.1 inch occurs an average of 116 days during the year. The wettest month of the year is June, with an average of 4.23 inches of precipitation while the driest month is February, with an average of 2.64 inches of precipitation. The average annual temperature is 53.9i Fahrenheit, with a daily average high of 65.2i and a daily average low of 42.5i. The hottest month of the year is July with an average daily high of 87.0i while the coolest month of the year is January, which has a daily average high of 40.9i. The hottest day on record occurred in July, 1988 with 104i while the coldest day on record occurred in January, 1984 with -18i. According to data recorded for the City of Manassas, average seasonal snowfall is 15.3 inches and the greatest depth of snow at any one time was recorded at 24 inches. Records from Dulles International Airport indicates an average seasonal snowfall of 22.8 inches. The average relative humidity in mid-afternoon is about 55 percent. Humidity is higher at night and the average at dawn is about 83 percent. The sun shines 70 percent of the time in summer and about 50 percent of the time in winter. The prevailing wind is from the south. Average annual windspeed is 7.4 miles per hour (mph) and is highest in March with an average windspeed of 9.1 mph.

1.3.2 Topography

The Town lies in a relatively flat area of the Piedmont Geologic Province in northern Virginia known as the Triassic Basin. The Town's main thoroughfare, Washington Street (Virginia Route 55), lies along a ridge running from the northwest to the southeast. The terrain within the Town varies from the rolling topography associated with the ridge to the level topography associated with the floodplain of North Fork Creek in the southwestern portion of the Town. The land area on each side of the ridge is traversed by several intermittent streams which provide for hilly and

sometimes steep terrain. In a five (5) mile radius of Haymarket, the elevation of the land ranges from 175 feet to 1,350 feet above sea level. The highest elevation within the Town is between 380 and 390 feet above sea level and is located in the east-central portion of Town just north and south of Washington Street. The lowest point in Haymarket is between 320 and 330 feet above sea level and is located where North Fork Creek exits the southern boundary of the Town. The terrain is easily maintained with approximately 71 to 77 percent of the Town falling within the range of 2 to 7 percent slopes. Steeper slopes ranging from 7 to 15 percent, which comprises approximately 19 percent of the Town, are found predominantly adjacent to the intermittent stream beds which transact the Town. Flatter areas of the Town, with slopes ranging from 0 to 2 percent, are located primarily within the floodplain of North Fork Creek. These flat areas make up approximately 4 to 10 percent of the Town's land area. Figure 3 presents a topographic map of the Town.

FIGURE 3: TOPOGRAPHIC MAP OF HAYMARKET



Source: USGS Topographic Map - Thoroughfare Gap Quadrangle, 1983.

1.3.3 Geomorphology

Haymarket lies within a geological region known as the Triassic Basin which is located within the larger Piedmont Geologic Province. During the late Triassic and early Jurassic Periods (approximately 208 million years ago), a discontinuous chain of variously sized downfaulted basins (known as grabens) formed in the crystalline part of the Appalachian region from maritime Canada to North Carolina. These structural troughs became filled with an accumulation of thick sedimentary sequences collectively referred to as the Newark Supergroup (named for exposures near Newark, New Jersey). Sedimentary material which filled the troughs range from coarse sands and gravels deposited from alluvial deposits adjacent to the upfaulted basin margins, to finer sands and mud deposited in the more centrally located areas as well as where stream channels, floodplains, and lakes existed. Parent material for this sedimentary accumulation came from the surrounding Piedmont area. The Piedmont consists of an assemblage of plutonic (subterranean igneous) and metamorphic (highly deformed and folded from heat and pressure but not melted) rock which are generally Devonian Period (360 to 408 million years ago) or older. Rocks typical of the Piedmont are metaquartzite, schist, gneiss phyllite, and other metamorphic and igneous rocks.

Local sedimentary rocks, the parent material for soils in the area, include conglomerate, sandstone, siltstone, and shale. These layers are generally horizontal; therefore, different soil types are generally delineated on the land surface by the topographic relief. Some areas are intruded by igneous rocks as a result of subsequent tectonic activity during the Jurassic Period. Igneous rocks in the Triassic Basin include diabase, basalt, and syenite with the depth to hard rock ranging from 3 to 5 feet. Restricting claypans commonly occur within the top 15 inches of these soils which restrict septic system development. Claypans and bedrock limitation, combined with shallowness of soil, make the area unsuited to rural urbanization where septic systems are required, but are adaptable with public sewage service.

1.3.4 Soils

Soils in Haymarket are generally classified as "silt loam" by the Soil Survey of Prince William County, Virginia. The term loam applies to a soil that easily crumbles and consists of a mixture of clay, silt, and sand (approximately 20% sand, 60% silt, and 20% clay). Most soils of agricultural importance are loamy in nature. The Town lies within an area broadly defined as the Arcola-Panorama-Nestoria complex which is moderately deep and is well drained with a loamy subsoil. The soils are underlain by siltstone and sandstone and in places are capped with old alluvial sediments. The Soil Conservation Service (SCS) has assigned identification numbers to soils in Prince William County. In addition, a modifier letter is added to each number which indicates the slope of the land on which the soil is located. The letter (A) refers to a level to nearly level slope while the letter (E) refers to a slope of 25 percent or greater. Refer to Table 2 for a more detailed breakdown of slope modifiers for individual soils.

Soil groups which are represented within the Town include the following:

Arcola Silt Loam (SCS 4)

The dominant soil within the Town, which covers approximately 48 percent of the land area, is Arcola Silt Loam. Arcola soils are moderately deep, gently sloping, and generally well drained and formed from interbedded siltstone, shale, and fine grained sandstone. This soil usually occurs on ridgecrests and side slopes. Typically the surface displays distinctive dark reddish brown tones and has an average depth varying from six (6) to ten (10) inches throughout the Town. This soil may be strongly acidic and low in natural fertility. Arcola soils within the Town are found along the ridge which follows Washington Street as well as the ridge which follows Jefferson Street on the north side of Washington Street.

Manassas Silt Loam (SCS 35)

The second most abundant soil in land area is Manassas Silt Loam (22 percent). This soil is very deep, gently sloping and well to moderately well drained and formed partly in local colluvium and partly from weathered Triassic red beds. The soil is subject to flooding for brief periods during heavy rainstorms. Typically the surface layer is brown silt loam ten (10) inches thick. The subsoil is thirty-three (33) inches thick while the substratum extends to a depth of sixty (60) inches or more. The soil is very strongly acid to strongly acid. These soils within the Town are found primarily adjacent to intermittent streams and the floodplain of North Fork Creek. Other outcrops are also found scattered within the Town.

Arcola-Nestoria Complex (SCS 5)

The third largest area is covered by the Arcola-Nestoria Complex (18 percent). These soils are strongly sloping and are usually on side slopes. The Arcola-Nestoria Complex is so intermixed that it is impossible to map the two components separately. Arcola soils make up approximately 50 percent of the complex, Nestoria soils are approximately 30 percent with the remaining 20 percent consisting of various other soils. The Arcola component is usually moderately deep and well drained and formed from interbedded siltstone, shale, and fine grained sandstone. The surface layer is reddish brown silt loam nine (9) inches thick. Arcola soils are very strongly acid to strongly acid. The Nestoria component is shallow and somewhat excessively drained and formed from red shale, siltstone, and sandstone. The surface layer is reddish brown gravelly silt loam eight (8) inches deep. Nestoria soils are very strongly acid to moderately acid. These soils are found associated with but topographically higher than the Manassas Silt Loam near intermittent streams and the floodplain of North Fork Creek.

Dulles Silt Loam (SCS 17)

Dulles silt loam, which comprises 5 percent of the Town, is deep, level to gently sloping, and moderately well drained to somewhat poorly drained. It is on toe slopes and saddles and around heads of drainageways and formed partly in colluvium and partly in residuum of red beds of siltstone, shale, and fine grained sandstone. Typically the surface layer is dark brown silt loam eight (8) inches thick. Dulles Silt Loam is typically found near to and associated with the floodplain of North Fork Creek.

Rowland Silt Loam (SCS 49)

Rowland silt loam, which makes up about 4 percent of the Town, is very deep, nearly level, and moderately well drained to somewhat poorly drained. It formed in alluvium washed from silty material of the Triassic and is located on low flood plains adjacent to major streams. Typically the surface is dark reddish brown silt loam eleven (11) inches deep. This soil is found in the floodplain of North Fork Creek adjacent to the stream.

Calverton Silt Loam (SCS 11)

Calverton silt loam, which comprises a little over 1 percent of the Town, is deep, nearly level to gently sloping, and moderately well drained to somewhat poorly drained and formed in material weathered from Triassic red beds. Typically, the surface layer is dark grayish brown silt loam two (2) inches thick. This soil is found in several areas of higher elevation throughout the Town.

Sudley-Oatlands Complex (SCS 52)

Sudley-Oatlands complex, which comprises just under 1 percent of the Town, is strongly sloping and well drained. They occur on ridgecrests and side slopes. Sudley soils formed in residuum weathered from Triassic conglomerate while Oatlands soil formed in residuum weathered from Triassic sandstone and conglomerate. Typically the surface layer of Sudley-Oatlands complex soils is reddish brown loam eight (8) inches deep. This soil is found in the northeastern portion of the Town.

Sycoline-Kelly Complex (SCS 53)

Sycoline-Kelly Complex, which comprises only about 0.2 percent of the Town, is gently sloping on upland flats and crests. The soil formed in residuum of granulite and hornfels rock. The parent rock of this soil indicates an area of magmatic intrusion known as a dike. Typically Sycoline soils on the surface are very dark grayish brown silt loam two (2) inches thick and Kelly soils are very dark grayish brown silt loam one (1) inch thick. This soil is only found in one area in the southwestern portion of the Town.

TOWN OF HAYMARKET VIRGINIA

Soils Location Map

Legend

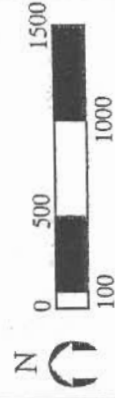
- 4 Arcola Silt Loam
- 5 Arcola-Nestoria Complex
- 11 Calverton Silt Loam
- 17 Dulles Silt Loam
- 35 Manassas Silt Loam
- 49 Rowland Silt Loam
- 52 Sudley-Oatlands Complex
- 53 Sycoline-Kelly Complex

- A Slope 0-4% and 0-2%
- B Slope 0-7% and 2-7%
- C Slope 7-15%

W Existing/Previous Wetlands or Surface Water

Prepared by the Northern Virginia Planning District Commission

June, 1993



Scale: 1" = 1000'

Soils information taken from the Soil Survey of Prince William County, Virginia, USGS/VPI&SU, 1989

Base Map: Prince William County Chesapeake Bay Preservation Overlay District Map, Prince William County Department of Public Works, 1992



FIGURE 4 SOILS LOCATION MAP FOR HAYMARKET

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Figure 4 on the preceding page presented a map of the location of the predominant soils within Haymarket. Table 2, below, presents the most common characteristic of these soils which will have the greatest effect on the type of land use that is suitable for each soil. In addition, Section 1.6.1 "Environmental Constraints" provides a more detailed explanation of soil constraints on development.

TABLE 2: SOIL CHARACTERISTICS OF THE TOWN OF HAYMARKET

Soil	Slope	% of Town	Permeability	Surface Runoff	Erosion Hazard	Shrink-Swell	Flooding	High Water Table	Bedrock
Arcola Silt Loam (4B)	2-7%	48%	Mod.	Med.	Severe	Low	None	72 in +	20-40 in
Manassas Silt Loam (35B)	2-7%	22%	Mod.-Mod. Rapid	Slow-Med.	Mod.	Low	Rare	24-36 in	60 in +
Arcola-Nestoria Complex (5C)	7-15%	18%	Mod.	Rapid	Severe	Low	None	72 in +	20-40 in (Arcola) 10-20 in (Nestoria)
Dulles Silt Loam (17A)	0-4%	5%	Mod.-Very Slow	Slow	Mod.	High	None	12-30 in	40-60 in
Rowland Silt Loam (49A)	0-2%	4%	Mod. Slow-Mod. Rapid	Slow	Slight	Low	Frequent	12-36 in.	60 in +
Calverton Silt Loam (11B)	0-7%	1%	Mod.-Very Slow	Med.	Mod.	Mod.	None	12-24 in.	40-60 in
Sudley-Oatlands Complex (52C)	7-15%	1%	Mod.	Med.	Severe	Mod.	None	72 in +	60 in + (Sudley) 20-40 in (Oatlands)
Sycoline-Kelly Complex (53B)	2-7%	<1%	Mod. Slow-Very Slow	Slow-Med.	Mod.	Mod. (Sycoline) High (Kelly)	None	18-30 in (Sycoline) 18-36 in (Kelly)	20-40 in (Sycoline) 40-60 in (Kelly)

Source: United States Department of Agriculture and Virginia Polytechnic Institute and State University, Soil Survey of Prince William County, Virginia. Blacksburg, Virginia: 1989.

1.3.5 Surface Hydrology

Land in Haymarket straddles two drainage basins. The ridge that divides the Town along Washington Street also separates the Bull Run watershed (VWCB Hydrologic Unit A14) to the north, and the Broad Run watershed (VWCB Hydrologic Unit A16) to the south. The Broad Run

watershed drains directly into Lake Manassas, a 5.7 billion gallon reservoir, which is the primary water supply for the City of Manassas. Both watersheds and the entire area around Haymarket lie within the 580 square mile Occoquan River Basin. The Occoquan Basin drains to the Occoquan Reservoir, which serves as the primary drinking water supply for over 800,000 northern Virginians. The Occoquan River is also a major tributary of the Potomac River. Both of these systems are part of the area encompassed by the Chesapeake Bay Preservation Act; and therefore, future development within the Town limits must observe appropriate water quality measures as mandated by the Commonwealth. Effective waste water treatment, land use planning and management, and the use of Best Management Practices for stormwater runoff are necessary so that the headwater supplies of these watersheds remain clean and available for the whole region.

The Town of Haymarket has one primary perennial stream known as the North Fork of Broad Run (North Fork Creek) which flows along the southern edge of the Town and drains directly into Broad Run. Broad Run is a major tributary of the Occoquan River. The stream depth ranges from shallow to several feet deep, is approximately 10 to 15 feet wide, and has a gravelly, silty, and sometimes muddy bottom. The Haymarket Historical Society notes that North Fork Creek at one time was swifter and had a generally sandy or gravelly bottom. The stream is primarily surrounded by mature forest vegetation with interspersed areas of marsh-like vegetation. In the past, the Town has had several farm ponds within its boundaries. The largest of these ponds, located south of Washington Street between Fayette Street and a service drive, was classified as a wetland by the U.S. Fish and Wildlife Service National Wetland Inventory (NWI). This pond has since been filled in by sand and gravel. Others ponds located in the Town were removed/draind as a result of the construction of Interstate 66. The largest pond affected by Interstate 66, which was located in the extreme Northwestern portion of the Town, has had its dam breached and no longer contains standing water, although it appears through site observation that a marsh-like environment has formed in the pond bed.

Intermittent streams flow through the Town generally perpendicular to and originating on either side of the ridge which divides the Town. These intermittent streams flow into either North Fork Creek to the south or Bull Run to the north. Two of these intermittent streams have been identified as having intrinsic water quality value due to sensitive soil conditions and steep slopes. A 100-foot vegetative buffer adjacent to and landward of both sides of North Fork Creek and these two unnamed intermittent streams has been delineated as Resource Protection Areas (RPAs) and are subject to the provisions of the Town of Haymarket's Chesapeake Bay Preservation Ordinance.

Surface water quality of North Fork Creek is monitored by the Occoquan Watershed Monitoring Lab (OWML) at station BR04. Table 3 on the following page presents the seasonal average, maximum, minimum, and standard deviation for surface water quality data for North Fork Creek. Samples from North Fork Creek have been taken by OWML quarterly since 1982 at the intersection of North Fork Creek and Route 29 as part of a larger system for monitoring the water

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quality of Lake Manassas. The Virginia Water Control Board ambient water quality monitoring station (AWQMS) which monitors water quality for North Fork Creek as well as other reaches of Broad Run is located at the intersection of Broad Run and Route 29 (VWCB AWQMS BRU020.12). This station is monitored monthly for minimum and daily average dissolved oxygen, pH, and maximum temperature. North Fork Creek is monitored as a Class III water body by the VWCB, which refers to all non-tidal waters in the Coastal and Piedmont zones. Under the Federal Clean Water Act (CWA), all state waters are expected to be maintained to support recreational use and the propagation and growth of all aquatic life reasonably expected to inhabit them. These are known as the CWA fishable and swimmable goals. Because the station does not monitor for the presence of fecal coliforms, data is only available for the CWA fishable goal. Table 4 on the following page presents the standards for water quality of a Class III water body.

TABLE 3: SURFACE WATER QUALITY FOR NORTH FORK CREEK

	DO	pH	Cond	OP	TSP	TP	NH ₃ -N	SKN	TKN	OX ₂ -N	TSS	Temp
WINTER												
Avg.	11.9		92	0.02	0.03	0.05	0.02	0.37	0.41	0.19	8.2	2.4
Max.	13.4	7.1	180	0.06	0.08	0.13	0.05	0.67	0.85	0.38	49.0	7.5
Min.	9.1	5.9	55	0.01	0.01	0.01	0.01	0.13	0.19	0.01	1.2	-1.0
St. D.	1.3		31	0.01	0.02	0.03	0.01	0.15	0.17	0.12	11.0	2.0
SPRING												
Avg.	9.2		124	0.02	0.03	0.05	0.02	0.43	0.50	0.06	12.9	14.6
Max.	11.8	7.4	195	0.05	0.06	0.10	0.11	0.75	1.02	0.22	65.0	23.0
Min.	6.4	6.2	70	0.01	0.01	0.01	0.01	0.25	0.26	0.01	1.0	5.0
St. D.	1.5		34	0.01	0.01	0.02	0.02	0.14	0.17	0.06	17.3	5.7
SUMMER												
Avg.	5.5		250	0.04	0.05	0.10	0.08	0.63	0.80	0.18	29.7	23.7
Max.	10.2	7.2	600	0.25	0.17	0.36	0.46	1.20	1.45	1.49	347.0	28.5
Min.	0.8	6.0	75	0.01	0.01	0.03	0.01	0.33	0.46	0.01	3.5	19.0
St. D.	2.1		132	0.05	0.03	0.08	0.09	0.18	0.23	0.33	69.2	2.8
FALL												
Avg.	7.5		191	0.03	0.05	0.08	0.03	0.52	0.63	0.17	15.3	11.4
Max.	10.4	7.4	450	0.13	0.13	0.20	0.13	0.79	0.90	0.70	84.0	21.0
Min.	3.0	6.1	90	0.01	0.01	0.01	0.01	0.30	0.36	0.01	0.5	0.0
St. D.	2.0		83	0.03	0.03	0.05	0.03	0.13	0.16	0.19	16.5	5.4

Source: Occoquan Watershed Monitoring Lab, Virginia Polytechnic Institute and State University, A Baseline Water Quality Assessment for Lake Manassas, Virginia. Manassas, Virginia: 1991.

TABLE 4: VIRGINIA FISHABLE WATER QUALITY STANDARDS FOR CLASS III WATERS

Water Quality Component	Virginia Water Quality Standard Class III
Minimum Dissolved Oxygen Content (mg/l)	4.0
Daily Average Dissolved Oxygen Content (mg/l)	5.0
pH	6.0-9.0
Maximum Temperature (°C)	32

Water quality data has also been collected by OWML for North Fork Creek regarding the presence of synthetic organic compounds since 1982. Testing has shown that concentrations of SOCs in the water and the sediment are not a health concern. SOCs detected in trace/small quantities at the BR04 station include atrazine, carbaryl, diazinon, dual, 2,4-D, benzylbutylphthalate, dibutylphthalate, diethylphthalate, dioctylphthalate, and vapona. All values detected for SOCs in BR04 were well below EPA life-time health advisory levels (LHA). One interesting occurrence of possible concern was a spike of dibutylphthalate (a plasticizer and insecticide) which was detected on one occasion. The detection was at 95 mg/l which was far above the medium Occoquan watershed value of 0.82 mg/l. However, the 95 mg/l figure is still far below the 10⁻⁶ risk level for carcinogens (water and organism consumption at 34,000 mg/l, organism only consumption at 154,000 mg/l). Such an isolated occurrence does not constitute a health threat; however, further monitoring should be continued to detect and identify possible occurrences of illegal dumping or accidental spills.

1.3.6 Wetlands

According to the National Wetlands Inventory (NWI), prior to the construction of Interstate 66, there existed four wetlands areas within the limits of the Town. These wetlands were classified POWZ, which indicates a palustrine, open water/bottom unknown, permanently flooded non-tidal wetland. However, the construction of Interstate 66 required that several of the ponds be filled or drained. One open water wetland in the northeastern section of the Town, while drained, appears to still support hydric vegetation and may warrant further investigation into the possibility that it is still a wetland. The largest identified wetland, which was located in the western portion of the Town to the south of Washington Street, has since been filled in with gravel and sand. A site investigation conducted in 1993 revealed that a wetland no longer appeared to exist. In addition

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to these mapped wetlands, interspersed wetland habitats are located adjacent to or within the floodplain of North Fork Creek. These areas are locations that remain wet year round and offer a safe and compatible habitat for marsh dwelling wildlife.

1.3.7 Groundwater

The Town of Haymarket is currently completely reliant on groundwater resources for all of its water needs. Eventually, due to the increasing pace and density of development which is occurring in and around the Town, it is expected that public water will be available to the residents of Haymarket through the Prince William County Service Authority. While the quality of groundwater resources will not have as direct a role in the future growth and development of the Town as it once had, it is important that groundwater resources be managed to protect the existing wells in the Town from contamination. Further, it is important to protect groundwater from contamination because contamination of groundwater can have significant impacts on surface water and, in particular, wetlands which perform an important ecological and water quality role.

Currently, the Town has two community wells which serve the Longstreet Commons townhouse development. These wells will be capped once Longstreet Commons is connected to public water. Water withdrawal rates for the Longstreet Commons wells, which are pumped and operated by the Prince William County Service Authority, are presented in Table 5. The majority of the remaining residents of the Town rely on individual well systems.

TABLE 5: GROUNDWATER WITHDRAWAL RATES FOR LONGSTREET COMMONS

Withdrawal Rate	Well #1	Well #2
Average Daily Flow	15,100 gallons per day	6,900 gallons per day
Gallons per Minute when Running	46 gallons per minute	50 gallons per minute

The groundwater characteristics of the Town of Haymarket are determined primarily by the local geomorphology, hydrology, and climate. There are no large water withdrawal facilities in the area that would effect the groundwater table or result in a cone of depression. According to the Virginia Water Control Board's DRASTIC mapping project, which measures the relative groundwater pollution potential of an area, the Town lies within the limits of groundwater

designations 8H2-151 and 8E2-167. These relative indicators were designed to help local jurisdictions manage development in a way to best protect sensitive groundwater features. The majority of the Town lies within 8H2-151; however, a band of 8E2-167 roughly mirrors the floodplain of North Fork Creek on the southern edge of the Town. The number is broken into two parts, the first of which defines the hydrogeologic setting and the second of which defines the DRASTIC Index. The DRASTIC Index indicates the relative pollution potential of the groundwater. The hydrogeologic setting, which for the Town of Haymarket is 8H2 and 8E2, can be broken into three parameters. The first parameter (8) refers to the major groundwater region in which the hydrogeologic setting is located. For Haymarket, all areas of the Town are located in the Piedmont Geologic Province. The second parameter (H and E) refer to the more detailed hydrogeologic setting. For Haymarket, (H) indicates the setting as a Triassic Basin while (E) indicates River Alluvium. The last number indicates a certain set of DRASTIC parameters which are unique to this setting. A number (1) or number (2) are assigned when parameters, such as depth to water table change enough to warrant a different DRASTIC but does not represent a significant change in the hydrogeologic setting. The DRASTIC Index, which for the Town of Haymarket is represented by (151) and (167) is the relative measure of groundwater pollution potential. The number is based on a number of parameters including (D)epth to water table, net (R)echarge, (A)quifer media, (S)oil media, (T)opography, (I)mpact on the vadose zone, and hydraulic (C)onductivity (hence the acronym DRASTIC). The Index, which ranges from less than 79 to 199, provides only a relative look at groundwater pollution potential. Haymarket, by its place on the scale has a higher than average groundwater pollution potential. An Index of 151 ranks third from the highest category, while an Index of 167 ranks second from the highest category. The Index assignment of 167 is due primarily to the sandy soils and high groundwater table associated with the North Fork Creek floodplain. Figure 5 on the following page provides the DRASTIC map of Haymarket.

Other information concerning groundwater near the Town of Haymarket comes from a well owned by the Virginia Department of Transportation which is monitored by the U.S. Geological Survey. The well is located 3.7 miles west of Haymarket and .8 miles east of Thoroughfare Gap. The aquifer is shale and sandstone of the Newark Group and is located at 383 ft above sea level. The groundwater level has ranged from a high of 2.59 ft. below the surface in March, 1975, to a low of 10.33 ft. below the surface in October, 1988. Fluctuations show a general cyclical trend in which groundwater levels are lowest between December and May and highest for the remainder of the year. Over the past few years, the average depth to groundwater has remained relatively consistent. The Prince William County Groundwater Present Conditions Report indicates that Haymarket is located in Triassic Sedimentary Rocks (TRNS) and that the area has a good (25-100 gallons per minute) to very good (100-250 gallons per minute) water bearing capacity. Hardness is generally very hard (> 180 milligrams CaCO₃ per liter) in most of the Town to hard (120-180 milligrams CaCO₃ per liter) in the south western fringe of the Town. Table 6 provides a look at the characteristics of Haymarket's groundwater.

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FIGURE 5: DRASTIC MAP FOR THE TOWN OF HAYMARKET AND ENVIRONS



Source: Virginia Water Control Board, DRASTIC Mapping Project.

TABLE 6: GROUNDWATER FEATURES FOR THE TOWN OF HAYMARKET

Feature	Piedmont Triassic Basin	Piedmont River Alluvium
Depth to Water	15-30 feet	0-5 feet
Net Recharge	4-7 inches	7-10 inches
Aquifer Media	Massive Sandstone	Sand and Gravel
Soil Media	Sandy/Silty Loam	Silty Loam
Impact Vadose Zone	Bedded Sandstone, Shale	Sand and Gravel w/ signs of Silt and Clay
Hydraulic Conductivity	1-1,000 GPD/Ft ²	700-1,000 GPD/Ft ²
Water-Bearing Properties	Good to Very Good	Good to Very Good
pH	7.6	7.6
Hardness	269	269

Groundwater contamination has in recent years become a concern for the residents of Haymarket. According to the Prince William County Health Department (PWCHD), the most prevalent problem effecting wells in Haymarket is contamination by fecal coliforms. Fecal coliforms generally indicate the presence of a nearby failing septic system or are the result of pet waste contamination. Coliforms have primarily been detected in shallow or improperly protected wells constructed before Prince William County adopted strict well construction standards in 1962. Deeper and more recently constructed wells, which have modern grouting or casing, have, in general, been devoid of coliform contamination problems. Fecal coliform contamination is a common problem for many rural towns in Virginia. The Town has worked with the PWCHD to test old wells within the Town and is investigating different methods of bringing public water to the Town. The PWCSA, which manages the community wells at Longstreet Commons, tests for all primary and secondary contaminants and has reported that no treatment with the exception of chlorination has been necessary.

A 1990 report by the U.S. Geological Survey examined the possibility of groundwater contamination by synthetic organic compounds (SOCs) in the Haymarket area. Two of three test wells were found to contain trace amounts of SOC's, although none of the concentrations were high enough to exceed the EPA Maximum Contaminant Level (MCL) for drinking water. The most commonly found volatile organic compounds found in contaminant areas were xylene, chloroform, tetrachloroethylene, 1,1,1-trichloroethane, ethylbenzene, and styrene. While none of these contaminants were found above MCL levels, major contamination was found to the southeast in Gainesville, where MCLs were exceeded.

Groundwater supplies have been sufficient to meet the potable water needs of the Town in the past and it is anticipated that the extension of public water into Haymarket will ensure an adequate potable water supply well into the future. However, water conservation is an important cost saving measure and water quality element which needs to be considered by the Town. The use of water conservation techniques, as the Town grows, will ensure that an adequate supply of potable water will be available to the residents of the Town in the future. Water conservation will also save money for the individual water user as well as minimize the costs associated with the operation and expansion of water treatment and pumping facilities. From a water quality perspective, a reduction in water usage translates to a reduction in waste water effluent which needs to be treated at a sewage treatment plant. This will serve to minimize waste water treatment costs as well as to protect surface water quality.

The Chesapeake Bay Preservation Act (ñ 10.1-2107.), as part of its water quality program, calls for the promotion of water resource conservation in order to provide for the health, safety, and welfare of the present and future citizens of the Commonwealth. In addition, the Uniform Statewide Building Code (ñ 36-99.10.) provides localities with the authority to require as part of their building code water conservation devices such as low flush toilets.

1.3.8 Wildlife Habitats

Within the Town exists an extensive and diverse wildlife habitat. Fully 19 percent of the Town is covered by mature forest vegetation. These areas are located primarily along the reaches of North Fork Creek with some areas also located on the north side of Interstate 66. Figure 6 presents a map of areas within the Town that are covered with mature forest vegetation. According to the Soil Survey of Prince William County, Virginia, almost all of the Town, with few exceptions, is considered good openland wildlife habitat. This habitat includes areas suited to cropland, pasture, meadows, and areas overgrown with grasses, herbs, shrubs, and vines. These areas also have the potential to produce grain and seed crops, grasses and legumes, and wild herbaceous plants. The wildlife attracted to these areas includes bobwhite quail, mourning dove, meadowlark, field sparrow, cottontail, and red fox. Much of the Town is also well suited for woodland wildlife with the exception of soils designated 4B, 52C, and 11B which are rated as fair, and 5C which is rated as fair to very poor. These areas consist of deciduous or coniferous vegetation or both and associated grasses, legumes, and wild herbaceous plants. Wildlife attracted to these areas includes woodcock, thrushes, woodpeckers, squirrels, gray fox, raccoon, and deer. There are no areas of the Town that are rated as good or fair wetland habitats. Soils designated 17A and 49A, which are associated with the North Fork floodplain, are rated as poor with the remainder of the soils rated as very poor. A rating of poor indicates that limitations are severe for such habitat but that such habitat can be created, improved, or maintained in most places provided that there is intensive management. Table 7 presents soil specific wildlife habitat ratings.

TABLE 7: WILDLIFE HABITAT POTENTIAL FOR SOILS IN HAYMARKET

Soil	Openland Wildlife	Woodland Wildlife	Wetland Wildlife	Wetland Plants	Grain and Seed Plants
Arcola Silt Loam (4B)	Good	Fair	Very Poor	Poor	Fair
Manassas Silt Loam (35B)	Good	Good	Very Poor	Poor	Fair
Arcola-Nestoria Complex (5C)	Good/Poor	Fair/Very Poor	Very Poor	Very Poor	Fair/Very Poor
Dulles Silt Loam (17A)	Good	Good	Poor	Poor	Fair
Rowland Silt Loam (49A)	Good	Good	Poor	Poor	Fair
Calverton Silt Loam (11B)	Good	Fair	Very Poor	Poor	Fair
Sudley-Oatlands Complex (52C)	Fair	Good/Fair	Very Poor	Very Poor	Fair
Sycoline-Kelly Complex (53B)	Good	Good	Very Poor	Very Poor/Poor	Fair

**TOWN OF HAYMARKET
VIRGINIA**

**Mature
Forest Vegetation Map**

Legend

Areas of Mature Forest
Vegetation

Prepared by the Northern Virginia
Planning District Commission

June, 1993

0 500 1000 1500

N

Scale: 1" = 1000'

Base Map: Prince William County Chesapeake Bay
Preservation Overlay District Map, Prince William County
Department of Public Works, 1992



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TABLE 8: COMMON SPECIES OF WILDLIFE AND VEGETATION IN HAYMARKET

Common Vegetation ²⁵	Common Breeding Birds	Animals
<p><u>Trees</u></p> <p>Northern Red Oak Virginia Pine White Oak Shortleaf Pine Yellow Poplar American Sycamore Dogwood Birch Cherry Maple Apple Hickory Cedar Juniper Bradford Pear Redbud</p> <p><u>Grasses and Herbaceous Plants</u></p> <p>Tall Fescue Orchardgrass Clover Goldenrod Beggartick Pokeberry Ragweed</p>	<p>Green Backed Heron (C) Broad-Winged Hawk (C) American Kestrel (C) Northern Bobwhite (C) Rock/Mourning Dove (C) Yellow Bellied Cuckoo (C) Barred Owl (C) Chimney Swift (C) Woodpecker (C) Northern Flicker (C) Eastern Wood-Pewee (C) Eastern Pheobe (C) Eastern Kingbird (C) Purple Martin (C) Barn Swallow (C) Blue Jay (C) American Crow (C) Common Raven (Prob) Carolina Chickadee (C) Tufted Titmouse (C) Wren (C) Blue-Grey Gnatcatcher (Prob) Eastern Bluebird (C) Woodthrush (C) American Robin (C) Grey Catbird (C) Northern Mockingbird (C) European Starling (C) Warbler (C) Ovenbird (Prob) Common Yellowthroat (Prob) Yellow-Breasted Chat (Prob) Summer/Scarlet Tanager (Prob) Northern Cardinal (C) Indigo Bunting (Prob) Rufous-Sided Towhee (Prob) Sparrow (C) Red-Winged Blackbird (C) Eastern Meadowlark (C) Common Grackle (C) Brown-Headed Cowbird (Prob) Orchard/North. Oriole (Prob) House Finch (C) American Goldfinch (C)</p>	<p>Fox Raccoon Opossum Ground Hog Squirrel Rabbit Skunk Chipmunk Mouse Turtle Terrapin Snake Toads Frogs Salamanders Beavers</p>

Sources: United States Department of Agriculture and Virginia Polytechnic Institute and State University, Soil Survey of Prince William County, Virginia, Blacksburg, Va: 1989 and Virginia Society of Ornithology, Virginia's Breeding Birds: An Atlas Workbook, William Byrd Press, Richmond, VA: 1989

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Table 8 on the previous page presents a list of some of the more common species of wildlife and vegetation which are suited to the Haymarket environment. Bird species with a (C) are confirmed breeders within the Thoroughfare Gap USGS Quadrangle while bird species with a (Prob) are probable breeders. A complete list of bird species which inhabit and breed within the various habitats of the Town can be found in Virginia's Breeding Birds: An Atlas Workbook. According to a March, 1993 survey conducted by the Virginia Division of Natural Heritage, there are no rare or endangered wildlife or vegetative species currently habitating within the Town.

1.4 POTENTIAL AND EXISTING SOURCES OF POLLUTION

Pollution can come from a variety of sources and most commonly expresses itself through surface and groundwater contamination, poor air quality, and aesthetic degradation of the landscape. While some level of pollution from development, transportation, and commercial and industrial activities is inevitable, excessive levels of pollution make for a poor living environment and taken to an extreme, presents a significant health hazard, particularly in regard to contaminated water sources. While healthy economic growth is desirable, the Town has a vested interest in ensuring that development and commercial and industrial enterprise does not compromise the quality of life in the Town.

Pollution can be classified as being point source and nonpoint source pollution. Point source pollution is pollution which can be traced to a specific source such as a wastewater outfall or an underground storage tank. Nonpoint source pollution is pollution which has a diffuse source such as atmospheric fallout or stormwater runoff. The following section describes some of the Town's existing pollution sources as well as some of the potential pollution sources which the Town may face as it grows and develops. This inventory, along with the Town's Erosion and Sediment Control Ordinance and Chesapeake Bay Preservation Ordinance, should be used by the Town as a tool to minimize the impacts of pollutants on the environment and the people of Haymarket.

1.4.1 *Failing Septic Systems*

Until the early 1970s, the Town of Haymarket relied completely upon private septic systems for household, commercial, and industrial waste water treatment. Since that time, most dwellings in the Town have been connected to public sewer (operated by the Prince William County Service Authority). Prince William County Health Department records as of 1989 indicated that there were still at least 21 septic systems known to be operating within the Town of Haymarket and as many as 43 more that were functioning and possibly located within the Town limits (indiscretion is due to PWHD conversion of some records to microfiche in which some tax map numbers were lost). Since 1989, however, many more properties have been added to the public sewer system which is available to every household.

According to the 1990 Occoquan Watershed Septics Assessment performed by the Northern Virginia Planning District Commission, records maintained by the Prince William County Health Department indicated a 4.4 percent failure rate for septic systems within Haymarket, which is close to the average 5.15 percent failure rate for the Prince William County portion of the Triassic Basin. Overall, the Triassic Basin has the highest septic system failure rate in the Occoquan Watershed with 5.11 percent compared to 2.18 percent for the Piedmont, 1.13 percent for the Blue Ridge, and an average of 3.17 percent for the Occoquan River Basin.

The Town is sewered, although there are still several existing septic fields. The remaining septic

fields have the potential to create a threat to the groundwater quality of Haymarket. Testing of several properties within Haymarket has indicated that localized groundwater contamination by fecal coliforms has resulted from malfunctioning septic systems. It may become necessary for those properties still utilizing a septic field to be connected to public sewer in the future.

1.4.2 *Illegal Dumping of Hazardous Wastes*

Illegal dumping of waste is a particular concern for any Town. Often, a dump site is not identified or detected until contamination has taken place and the chances for an inexpensive and expedient clean-up has passed. Because illegal dumping poses a variable and potentially dangerous threat to the citizens of the Town as well as a financial burden, the Town needs to actively investigate the source of any illegal dumping. Illegal dumping of trash, garbage, refuse, litter or other unsightly matter on public property or on private property without the written consent of the owner is considered to be a Class 1 Misdemeanor under Section 6-1. of the Code of the Town of Haymarket. Other state and federal laws will be applicable for more serious illegal dumping, including hazardous wastes.

1.4.3 *Underground Storage Tanks*

According to the Virginia Water Quality Assessment for 1992, underground storage tanks are the primary source of groundwater contamination in Virginia. Underground storage tanks are particularly dangerous because they are out-of-sight out-of-mind. Often, leaks are not detected until substantial contamination of the surrounding soils has already occurred. Further, tanks which were abandoned before more stringent regulations were put in place often pose an unwanted and potentially expensive liability on the property owner or the Town.

Underground storage tanks are regulated by the Environmental Protection Agency under the authority of the federal Solid Waste Disposal Act of 1970, as amended by the Resource Conservation and Recovery Act (RCRA) of 1976. The Hazardous and Solid Waste Amendments of 1984 extended and strengthened the provisions of RCRA. The portion of RCRA addressing underground storage tanks is known as Subtitle I. Underground storage tanks are regulated if the tank system, including its piping, has at least 10 percent of its volume underground and contains a regulated substance. Subtitle I excludes several different types of underground tanks including but not fully inclusive of the following 1), farm or residential tanks of 1,100 gallons or less storing motor fuel for noncommercial uses, 2) tanks for storing heating oil for consumption on the premises where stored, and 3) septic tanks.

The Commonwealth of Virginia has adopted the EPA rules with the exception that individual fuel oil tanks with the capacity to contain over 5,000 gallons are regulated in the same manner as other regulated tanks. The Virginia Water Control Board is responsible for enforcing underground tank regulations in the Commonwealth. The enabling authority for the VWCB is Article 11 of the

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State Water Control Law which prohibits any introduction of petroleum or other harmful products that could potentially effect state waters including groundwater. Under these regulations, the VWCB must keep track of and inventory all underground storage facilities within the state. The state deals with all aspects of underground storage tanks including design, construction installation, compatibility standards, leak detection, record keeping, reporting, closure, corrective action, and financial responsibility. The VWCB is also responsible for ensuring that tanks installed prior to 1989 are upgraded to new tank standards before December of 1998.

According to the VWCB records, there are six registered businesses or residences with underground storage tanks within the Town of Haymarket. Between these registered businesses or residences, there are a total of 19 underground storage tanks in the Town. Table 9 presents the underground storage tank statistics for the Town.

TABLE 9: UNDERGROUND STORAGE TANK STATISTICS FOR HAYMARKET

Total Number of Tanks	19		
Average Age of Tanks/ Break Down of Age	13.21 years	3	(1-5 years)
		2	(6-10 years)
		6	(11-15 years)
		8	(16-20 years)
Average Capacity of Tanks/ Break Down of Capacity	5,052.63 gallons	2	(500 gallons)
		3	(1,000 gallons)
		5	(4,000 gallons)
		2	(5,000 gallons)
		1	(6,000 gallons)
		2	(8,000 gallons)
		4	(10,000 gallons)
Construction of Tank	19 Steel	0 Fiberglass	0 Unknown
Exterior Tank Protection	17 Painted	2 None	0 Unknown
Contents of Tank	10 Gasoline	3 Kerosene	6 Diesel

Source: Virginia Water Control Board, Woodbridge Office, NVPDC Survey of VWCB Records. March, 1993.

The data in Table 9 reveals that many of the underground storage tanks in Haymarket are aging and that some of them have not been upgraded to prevent corrosion. Corrosion of unprotected

tanks is of particular concern in Haymarket due to the high acidity of the soils. Within the Town, 31 percent of the land area is considered to pose a high corrosion risk for unprotected steel and 28 percent of the land area is considered to pose a high corrosion risk for concrete. The remaining land area for both unprotected steel and concrete poses a moderate corrosion hazard.

1.4.4 Above Ground Storage Tanks

The Town of Haymarket, particularly within its more established sections, relies heavily on individual fuel oil tanks for heat. While any individual tank may not pose a significant environmental hazard, the aggregate of tanks located within the Town may have the potential to pose a serious threat to the environment.

Individual above ground storage tanks are regulated by the federal government through the Clean Water Act of 1972. 40 CFR Part 112 requires owners of single tanks with a capacity greater than 660 gallons or multiple tanks with an aggregate capacity greater than 1,320 gallons to register and formulate a "Spill Prevention Control and Contermeasure Plan." The Commonwealth of Virginia, which controls above ground storage tanks through the VWCB, has just recently adopted requirements for tank owners to present an "Oil Discharge Contingency Plan" (ODCP) before a storage tank may be registered. The purpose of an ODCP is to have a plan of action in the event of a catastrophic release of oil from the largest tank. The plan must also identify what the impact of such a discharge will be on the environmental receptors and what will be done to mitigate those impacts in the event of a spill.

Individual tanks with a capacity of less than 660 gallons or multiple tanks with an aggregate capacity of less than 1,320 gallons are not currently regulated by the state or the federal government. Most home fuel oil tanks are typically only 200 to 660 gallons and are not regulated. It is therefore up to the individual owner to ensure that leaks and spills do not occur.

According to the VWCB, approximately 90 percent of releases from individual tanks are as a result of overfill or the tipping over of the tank. Overfill can occur if the driver/filler is not paying attention or if it is not known what the capacity of a tank is. To reduce the risk of an accidental spill, the homeowner or fuel oil company should inspect a tank before filling to ensure that it is sturdy and does not exhibit signs of corrosion. An owner should also have the capacity of the tank clearly marked on the tank and specifically indicate the filling cap location.

1.4.5 Malfunctioning BMP Facilities

Although the actual time that a stormwater management Best Management Practice (BMP) facility performs its design function is relatively brief, it must constantly be ready to do so. Pollutant removal efficiencies will decline over time if adequate maintenance is not performed. The positive aspects of a properly functioning facility, such as flood control and water quality

benefits can be diminished or even reversed if they are not properly maintained.

Within the Town, there exist several BMP facilities as a result of the Town's participation in the protection of the Occoquan Watershed. However, it is unknown at this time if these facilities continue to perform their desired function. For this reason, it is essential that the Town address BMP maintenance and inspection, as provided for under the Town's Chesapeake Bay Preservation Ordinance, to ensure that BMPs continue to perform their desired function.

1.4.6 Nonpoint Source Pollution

Nonpoint source pollution is diffused pollutant loadings caused by rainfall running off of roadways, parking lots, roof tops, and other urban land uses. Urbanization increases the imperviousness of the land area, therefore increasing the amount and velocity of stormwater runoff delivered to nearby streams. Pollutants which would normally settle out or infiltrate through the soil are then carried directly to local waterways. On a per acre basis, urban land use, including residential development, produces higher annual nonpoint source pollution loadings of plant nutrients, heavy metals, and oxygen-demanding substances than do rural agricultural land uses. In addition to transporting pollution, increased runoff also increases stream flow during and immediately after periods of precipitation. Oil contamination, sediments, pesticides, metals, and other toxic substances can kill fish and destroy bottom life. The Northern Virginia Planning District Commission points out that nonpoint source pollution from urbanizing land use threatens the Occoquan River Basin and eventually the Chesapeake Bay. Haymarket residents weighing the benefits of residential growth against the environmental impacts of this growth will be called upon to use proven techniques as the surface area changes.

The effect on local waterways is a general degradation of the quality of the waterways and a phenomenon known as eutrophication. Eutrophic conditions, which are caused by excessive nutrients in the water, are characterized by low dissolved oxygen levels and high algal growth. The primary detrimental effect on water resources, particularly on large bodies of water such as the Quantico Creek estuary and the Chesapeake Bay, is algal blooms, which block sunlight from aquatic life and deplete the dissolved oxygen content during decay. Eutrophication also destroys the recreational use of a water resource and results in strong odor and undesirable taste.

Because the Town of Haymarket lies within the Occoquan Watershed which drains to the Potomac River and eventually the Chesapeake Bay, controlling nonpoint source pollution is an important aspect of this plan. The Virginia Division of Soil and Water Conservation has designated the control of nonpoint source pollution as a high priority for the Broad Run and Bull Run subwatersheds.

Nonpoint source pollution from urban areas can be reduced by minimizing the amount of impervious areas of a development site, utilizing open space and preserving indigenous

vegetation, as well as by employing the use of Best Management Practices (BMPs), which operate by trapping stormwater runoff and detaining it until unwanted phosphorus, sediment, and other harmful pollutants are allowed to settle out or be filtered through the underlying soil. These trapped pollutants are then disposed of through periodic maintenance. The Town's Chesapeake Bay Preservation Ordinance requires the achievement of certain performance standards for any development which takes place in a designated Resource Management Area.

The impervious cover of the Town, from which the achievement of the Town's Chesapeake Bay Preservation Ordinance's performance standards are based is 17.5 percent. Table 10 presents the impervious area break-down for the Town of Haymarket. The break-down was derived from the digitization of a 1992 aerial photograph of the Town using a Geographic Information System.

TABLE 10: IMPERVIOUS ACREAGE OF THE TOWN OF HAYMARKET

Impervious Feature	Area in Acres	Percentage of the Town
Road Surfaces	50.18	13.5%
Structures	14.65	4.0%
Total Imperviousness	64.83	17.5%

Another part of the Town's nonpoint source pollution control program includes the Virginia Legislature's enacted Ordinance adopting a handbook for Erosion and Sedimentation Control Practices throughout the State. This requires that for all land disturbances of over 5,000 square feet, an erosion and sediment control plan be established, installed, and maintained until such time as the disturbed area is permanently stabilized. (It should be noted that the effective land disturbance threshold for the establishment of an erosion and sediment control plan has been reduced to 2,500 square feet as a result of the Town's Chesapeake Bay Preservation Ordinance.) This ordinance also requires for all development within the State, that stormwater management facilities be installed to help control increased stormwater runoff created by new development thereby reducing the possibility of downstream flooding and erosion. Table 11 on the following page presents some of the most common sources of nonpoint source pollution in urbanizing areas.

TABLE 11: COMMON SOURCES OF NONPOINT SOURCE POLLUTION IN URBAN AREAS

Nonpoint Pollutant Source	Pollutant
Local Soil Erosion.....	Particulates (inert)
Local Plants and Soils (transported by wind and traffic).....	Nitrogen and Phosphorus
Wear of Asphalt Street Surface.....	Phenolic Compounds
Spills and Leaks from Vehicles	Grease, Petroleum, N-Paraffin, and Lead
Spills from Vehicles (oil additives).....	Phosphorus and Zinc
Combustion of Leaded Fuels.....	Lead
Tire Wear.....	Lead, Zinc, Asbestos
Wear of Clutch and Brake Lining.....	Asbestos, Lead, Chromium, Copper, and Nickel
Deicing Compounds (traffic dependent); Possibly Roadway Abrasion and Local Soils.....	Chlorides
Wear of Vehicle and Metal Parts	Copper, Nickel, and Chromium

Source: Northern Virginia Planning District Commission, Northern Virginia BMP Handbook: A Guide to Planning and Designing Best Management Practices in Northern Virginia. Annandale, Virginia: 1992.

1.5 CULTURAL RESOURCES INVENTORY

Cultural resources include sites, buildings, structures, objects, or districts that are associated with or are representative of people, cultural, or human activities and events. They may date to any period, but are generally older than fifty years. Cultural resources are fragile and non-renewable. If they are destroyed, the loss is permanent. Unfortunately, a great deal of Haymarket's past has been lost already through development and lack of maintenance. Nevertheless, many of the Town's most important cultural resources still exist as shown on Figure 7.

1.5.1 Architectural Survey







The Town of Haymarket was established in 1799 and retains the pattern of development of an 18th century colonial period town. The core of Haymarket is laid out in a standard grid pattern characterized by two and three story board structures. Table 12 shows that roughly 10 percent of the Town's structures were constructed prior to 1910 and at least 21 percent are over 50 years old. The table also shows that during the last decade of development has overwhelmed the Town's historic core with 20th century patterns of growth and architecture. In addition, the need for parking on Washington Street for commercial services has disrupted the historical development pattern of the Town's "main street". Through the Comprehensive Plan, the Town of Haymarket has the opportunity to encourage and promote the preservation of remaining significant cultural resources as well as the 18th century feel and character of the Town.

TABLE 12: AGE OF TOWN STRUCTURES


Year Constructed	Number	Percentage
Prior to 1910	23	10%
1911 - 20	3	1%
1921 - 30	7	3%
1931 - 40	7	3%
1941 - 50	7	3%
1951 - 60	16	7%
1961 - 70	8	4%
1971 - 80	12	5%
1981 - 90	138	62%
After 1991	1	.4%

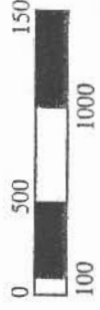
TOWN OF HAYMARKET VIRGINIA
Chesapeake Bay Preservation Area Map

Legend

-  Historic Resources
-  Entire Town is within the Old and Historic Haymarket Area
-  Town Boundary
-  Railroad
-  Stream/Lake
-  Parcel Boundary

Prepared by the Northern Virginia Planning District Commission
 December, 1995

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Scale: 1" = 1000'

The presentation of this map is for reference purposes only and is not to be considered definitive.

Base Map: Prince William County Chesapeake Bay Preservation Overlay District Map, Prince William County Department of Public Works, 1992



FIGURE 7 CULTURAL RESOURCES MAP

1.5.2 Significant Resources

The purpose of this section of the Comprehensive Plan is to promote and facilitate the identification and protection of the Town's most significant cultural resources through designation in this Plan. Designated cultural resource sites are known to be significant and are worthy of protection. A property is a designated cultural resource site if it has one or more of the following characteristics:

- ◆ is listed in the National Register of Historic Places (NRHP),
- ◆ is listed in the Virginia Historic Landmark Register (VHLR)
- ◆ is included in the Historic American Building Survey (HABS),
- ◆ is included in the Historic American Engineering Record (HAER)

Those structures in Town that qualify as designated cultural resource sites include:

1. St. Paul's Episcopal Church ca 1803 (rebuilt 1867) (NHRP, VHLR); 6750 Fayette Street
2. Town Hall ca 1883 (NRHP, VHLR); 15025 Washington Street
3. McCormack House ca 1800 (VHLR, HABS); 5725 Fayette Street

In addition, all structures built more than fifty years ago are potentially historic buildings and should be surveyed to determine if they merit listing in the NRHP and the VHLR either individually or as part of a designated historic district. The following is a list of those structures that are believed to be fifty years old or older.

TABLE 13: HISTORIC STRUCTURES

Address	Date of Construction	Historical Name
14710 Washington Street	ca. 1925	Sears House
14740 Washington Street	ca. 1925	Sears House
14801 Washington Street	ca. 1845	Jordon House
14840 Washington Street	ca. 1900	Baptist Church
14881 Washington Street	ca. 1900	Watts House
14891 Washington Street	ca. 1900	LeRoy House/Madison Shop
14910 Washington Street	ca. 1895	Melton House

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Address	Date of Construction	Historical Name
14950 Washington Street	ca. 1870's	Bolt Building/Red House Tavern
14951 Washington Street	ca. 1910	Old Bank Cafe
15000 Washington Street	ca. 1880's	Rust Store/Gossom's Hardware
15020 Washington Street	ca. 1920's	Old Post Office
15030 Washington Street	ca. 1920	Rust/Pickett House
15101 Washington Street	ca. 1888/90	Dr. Payne House/Winterham
15120 Washington Street		
15128 Washington Street	ca. 1929	Welsh House
6600 Jefferson Street	ca. 1910	Garret House
6620 Jefferson Street	ca. 1900	Downs House
6706 Jefferson Street	ca. 1901	Gossom House
6708 Jefferson Street	ca. 1935	Baker/Bean House
6711 Jefferson Street	ca. 1910	Masonic Lodge
6739 Jefferson Street	ca. 1900	Roland House
6741 Jefferson Street	ca. 1900	Brownie Bass House
6751 Jefferson Street	ca. 1870	Aldrich House
6771 Jefferson Street	ca. 1870 - 80	Wise/Creech House
6811 Jefferson Street	ca. 1890	Murphy/Price House
6600 Fayette Street	ca. 1940	
6640 Fayette Street	ca. 1940	
6660 Fayette Street	ca. 1940	
6670 Fayette Street	ca. 1920	Baily House
6680 Fayette Street	ca. 1920	Baily House

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Address	Date of Construction	Historical Name
6607 Fayette Street	ca. 1875	Foley House
6735 Fayette Street	ca. 1911	St. Paul's Parish House
6740 Fayette Street	ca. 1890-1910	Meade House
6750 Fayette Street	ca. 1900	St. Paul's Rectory
6796 Fayette Street	ca. 1800	Pearson's House
6798 Fayette Street	ca. 1855	Leonard House/Old Grist Mill

1.5.3 Potential Historic and Archaeological Sites

There are several sites in addition to the those listed in Table 13 that are equally important though there are no structures extant on the sites. These sites are those that may have historical significance because of a particular event, or whose physical structures have been demolished or destroyed. These sites are candidates for future archaeological surveys and should be posted with historical markers. In particular, the Town should encourage developers of vacant sites that are identified below to undertake archaeological studies as part of their developments.

Site #1 "Old Railroad Station" - located on the railroad tracks below 6798 Fayette Street, the railroad station was torn down.

Site #2 "Old Haymarket School" - northend of Fayette School, constructed in 1917 and burned in 1960, served as the Town's schoolhouse.

Site #3 North End of Jefferson Street - site of many encampments during both the Revolutionary and Civil wars.

Site #4 Vacant lot on Lafayette Street across from St. Paul's - Lafayette encampment while on his way to Oak Hill, home of President Monroe.

1.5.4 Options for Preserving Cultural Resources

There are a number of options that can be used to help preserve or encourage the preservation of cultural resources. The first is to list the property or properties in the Virginia Landmarks Register (VLR) and the National Register of Historic Places (NRHP). The Virginia Landmarks Register is maintained by the Virginia Department of Historic Resources (DHR) and identifies those Virginia sites that are prominently identified with or best represent a major aspect of the cultural, political, economic, military or social history of the State or Nation. This includes sites

that embody the principal or unique features of an architectural style, period of time, method of construction or illustration of the work of an important master builder, designer or architect. Listing in the VLR facilitates preservation by increasing public awareness of a community's historic resources, making the property owner eligible for State historic preservation funds to restore or rehabilitate their buildings and making the property eligible for special property tax evaluation if specific criteria are met. Listing in the VLR is often a prerequisite for listing on the National Register of Historic Places which is part of a national program to coordinate and support public and private efforts to identify, evaluate and protect the Country's cultural resources. In addition to the benefits described earlier, listing in the NRHP may make a property eligible for federal tax benefits as well as local or state. Listing in either the state or national registers required a property owners approval, or in the case of an historic district, at least 51 percent of the property owners must agree to the designation. Owner permission, however is not required to determine that a property is eligible for listing in either register. In addition, listing does not inhibit a property owner from doing what they will with a building unless they are using state or federal funds for the project.

Stronger protection measures include the local adoption of an Historic Overlay or Conservation District which are zoning districts. Support for the adoption of local zoning districts to protect cultural resources can be found in Virginia's Comprehensive Plan enabling legislation (Sec. 15.1 of the Virginia Code), which recognizes the importance of preserving a local jurisdiction's heritage. In the Virginia Code, "designations of historical areas" are identified in the act as appropriate for inclusion in a Comprehensive Plan. Officially, a property does not have to be listed in a register in order to be designated an Historic Overlay District. In most districts, an appointed board reviews the proposed construction and issues a Certificate of Appropriateness prior to the issuance of a building permit in order to ensure that the historical and visual integrity of the district remain intact.

Historic districts are defined by the visual and environmental character of an area including the individualized design of buildings and landscapes, the settlement patterns of communities, the comfort of human-scale neighborhoods and the physical connection to the past. The area to be designated is delineated through a historic resources survey which tries to define the community's historic character using the following six "edge factors":

1. Historical Factors such as the boundaries of the original settlement or concentration of early buildings or sites.
2. Visual Factors such as changes in character, topography, and vistas.
3. Physical Factors such as railroads, expressways, rivers and major changes in land use.

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4. Surveyed lines and lines of convenience such as streets, property lines and setback lines.
5. Political considerations such as the opinions of government officials, institutions, private citizens and property owners.
6. Socioeconomic Factors such as affordability of remaining areas after designation and citizen desires.

Conservation Districts are a new technique being used to supplement the traditional Historic District Overlay Zone. Conservation districts are employed to maintain the character of an area that may not fully meet the criteria for a local historic district, provide guidance for maintenance and alterations but allow more design flexibility than a local historic district and, reduce the number of applications that come before a review board.

The Town's architectural examples of its cultural heritage are important because they contribute to Haymarket's "sense of place." The grid street pattern, minimal setbacks and low rise buildings create a place where neighbors know one another and greet each other on the street. Traffic moves slowly and easily through the narrow streets that are pedestrian oriented rather than vehicular oriented. In recent years, the Town has become more concerned regarding the need to preserve this sense of place. Potential strategies for maintaining a sense of place beyond preserving remaining historic structures include such public improvements as new street lights, brick sidewalks and increased neighborhood commercial services. Other strategies include minimizing setbacks and requiring that commercial parking be concentrated in public or private lots rather than individual sites.

1.6 GROWTH DETERMINANTS

Healthy growth is beneficial and desirable within the Town. It provides jobs and convenient places to work, shop, and live. However, there exist constraints to growth which must be properly managed in order to maintain the Town as a desirable place to live as well as to protect its natural and cultural resources. In the past, man's ingenuity has pushed back environmental and cultural constraints. Today, with concern raised over environmental degradation and loss of community, the Town has begun to reevaluate past practices. By understanding the natural characteristics of the Town and the constraints development present, the Town can preserve the environmental, historical and cultural quality of Haymarket. In addition to, and sometimes as a result of natural constraints, are man-made constraints to growth and development. These constraints include the availability of vacant land for development and the deficit of public services such as sanitary sewer, public water, transportation and recreational facilities. Public service deficits are largely the result of limited resources or public policy decisions. The following sections provide an overview of the primary growth determinants within the Town of Haymarket.

1.6.1 Environmental Constraints

The quality of life and the aesthetically pleasing nature of the Town are to a large degree dependent on the natural resources of the Town. Mature forest vegetation and North Fork Creek with its associated floodplain provide a natural habitat for a variety of wildlife and plant species as well as recreation for the citizens of the Town. Many environmentally sensitive areas, if improperly managed during development, can have a significant negative impact on the quality of waters in and around the Town. Further, many natural habitats, such as mature vegetative cover and wetlands, provide a natural filter to pollutants generated by both natural and man-made sources, and therefore need to be preserved and protected.

Chesapeake Bay Preservation Act

The Chesapeake Bay Preservation Act (Chapter 25, Title 10.1 of the Code of Virginia) establishes a program to protect environmentally sensitive features which, when disturbed or developed *incorrectly, lead to reductions in water quality in the Chesapeake Bay*. The Act provides a framework for local governments to identify these sensitive areas and to enact regulations to better plan land use activities on and around them. Since the Act encompasses a number of significant environmentally sensitive features, its major points are outlined below and referenced when appropriate for individual environmental constraints. Under the regulations, the Town is called to promote the following:

- ◆ Protection of existing high quality state waters and restoration of all other state waters to a condition or quality that will permit all reasonable public uses, and will support the propagation and growth of all aquatic life which might reasonably be expected to inhabit them;
- ◆ Safeguarding the clean waters of the Commonwealth from pollution;
- ◆ Prevention of any increase in pollution;
- ◆ Reduction of existing pollution; and
- ◆ Promotion of water resource conservation in order to provide for the health, safety, and welfare of the present and future citizens of the Commonwealth.

In accordance with the guidelines established by the Chesapeake Bay Preservation Act Regulations, Chesapeake Bay Preservation Areas were mapped for the Town of Haymarket. The mapping of these areas, which include Resource Protection Areas (RPAs) and Resource Management Areas (RMAs), was based on a natural resources inventory. This inventory included reviewing U.S. Geological Survey (USGS) topo-quadrangles, U.S. Fish and Wildlife Service National Wetlands Inventory Maps, and U.S. Soil Conservation Service soil surveys, among other technical sources.

- ◆ *Resource Protection Areas (RPAs)* -- RPAs are lands at or near the shoreline containing components which are especially sensitive because of (1) the intrinsic value of the ecological and biological processes they perform which benefit water quality, or (2) the potential for impacts that may cause significant degradation to the quality of State waters.

The RPA within the Town includes a 100-foot vegetated buffer area located adjacent to and landward of North Fork Creek and two unnamed intermittent streams identified as having steep slopes and sensitive soil conditions. These lands are excluded from development in most instances and are protected under the Town's Chesapeake Bay Preservation Ordinance.

- ◆ *Resource Management Areas (RMAs)* -- RMAs include land types that, if improperly developed, have the potential for causing significant water quality degradation or for diminishing the functional value to the Resource Protection Area.

Uses within the RMA are subject to compliance with other applicable local, state, and federal regulatory programs and the performance criteria included in the program regulations. The RMA is comprised of the following land categories: floodplains; highly erodible soils, including steep slopes greater than 25 percent; highly permeable soils;

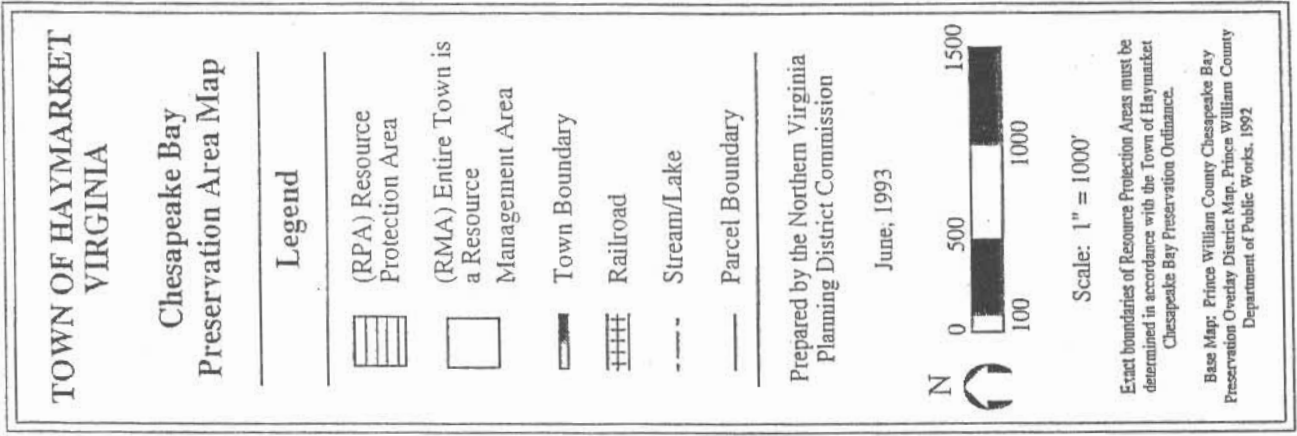


FIGURE 8 CHESAPEAKE BAY PRESERVATION AREA MAP

non-tidal wetlands not included in the RPA; or other sensitive lands necessary to protect water quality. Due to the preponderance of sensitive environmental features within the Town, and due to the belief that the water quality protection afforded by the use of Best Management Practices constitutes good land use management, all land within Haymarket has been designated as an RMA with opt-out provisions established by the Ordinance.

To minimize water quality impacts from land use and development, Chesapeake Bay Preservation Areas, shown on Figure 8, have been delineated for Haymarket according to criteria established by the Chesapeake Bay Local Assistance Board. The criteria also are intended to establish rules that local governments can use in granting, denying or modifying requests to rezone, subdivide, or to use and develop land in the RMAs and RPAs. Implementation of the criteria is to be achieved through use of performance standards, Best Management Practices, and various planning and zoning concepts.

Topographic Constraints

According to the Soil Survey of Prince William County, Virginia, there are no mapped areas with slopes greater than 15 percent. However, very localized areas of steep slopes do exist within the Town, particularly in association with many of the intermittent streams within the Town. The Town's Chesapeake Bay Preservation Ordinance designates slopes of 25 percent or greater as Resource Management Areas due to the severe erosion hazard associated with those slopes. Slopes of 15 to 25 percent, while capable of being developed, should only be done so with proper erosion and sediment controls. Limitations of various grades of slopes are found in Table 14.

TABLE 14: LIMITATIONS OF VARIOUS GRADES OF SLOPES

Slope	Percentage of Town	Limitation
0-2%	4-10%	Slow runoff, poor drainage. Subject to periodic flooding.
2-7%	71-77%	Slow to medium runoff. Danger from erosion is slight.
7-15%	19%	Medium to rapid runoff. Potential for serious soil loss from erosion if a soil management program is not followed.
15-25%	0%	Rapid to very rapid runoff. Should only be cultivated or developed with property management techniques.
25% +	0%	Very rapid runoff. Land should be kept under permanent cover of grass or trees.

Source: United States Department of Agriculture and Virginia Polytechnic Institute and State University, Soil Survey of Prince William County, Virginia. Blacksburg, Va. 1989.

TOWN OF HAYMARKET VIRGINIA

FEMA Floodway Map

Legend

Special Flood Hazard Areas Inundated by 100-Year Flood

Zone A - No Base Flood Elevations Determined

Zone AE - Base Flood Elevations Determined

Other Areas

Zone X - Areas determined to be outside 500-Year Floodplain

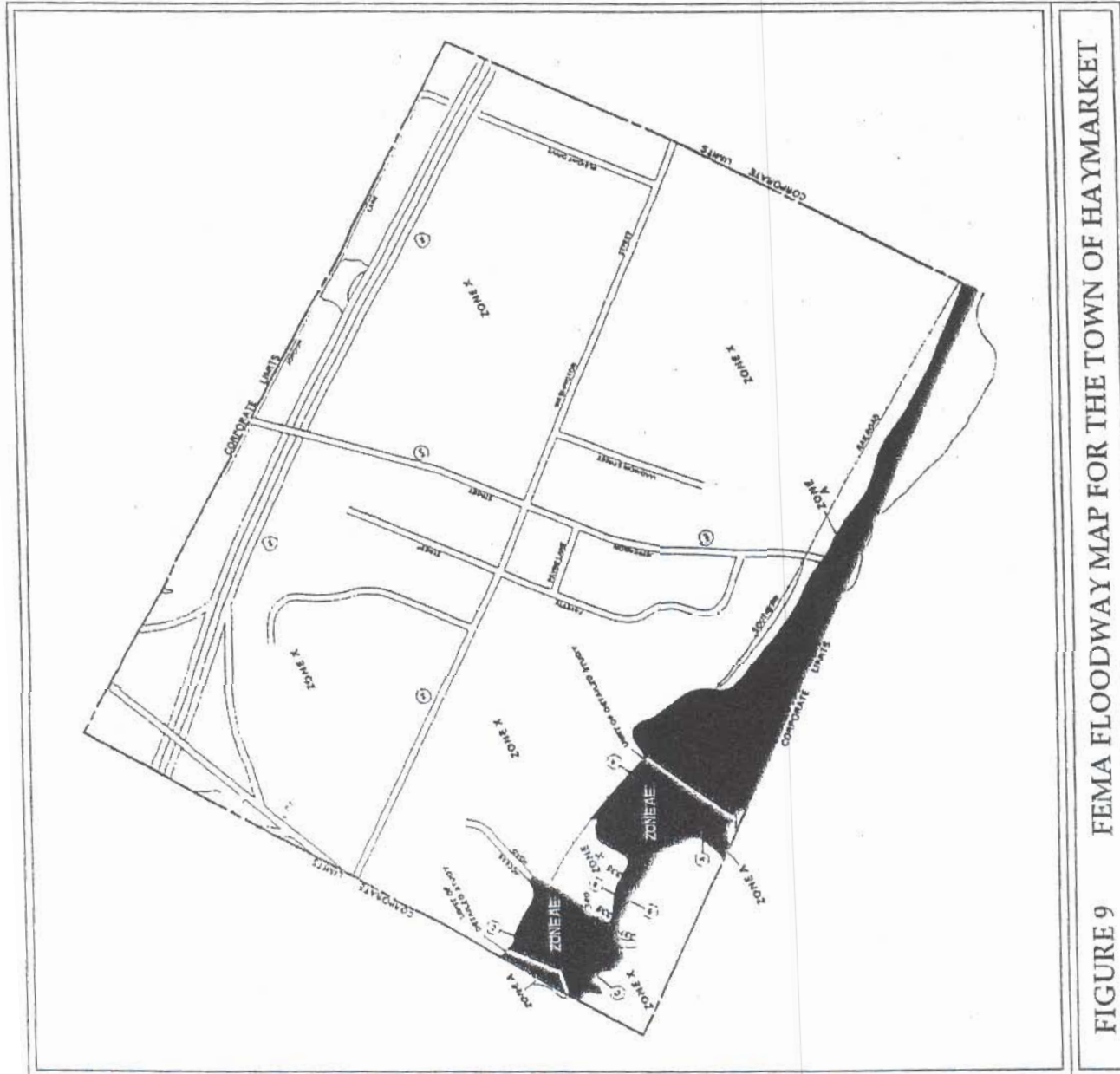
June, 1993

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Taken from National Flood Insurance Program FIRMA Flood Insurance Rate Map.

The presentation of this map is for reference purposes only. A copy of the original map may be found at the Town Hall, 105025 Washington Street, Haymarket, Virginia.

Flood Insurance Rate Map effective January 17, 1990.



Flood Hazard Areas

The principle flood prone areas within the Town are associated with the floodplain of North Fork Creek. The Federal Emergency Management Agency (FEMA) in order to help localities implement floodplain management programs, has delineated 100-year floodplains across the nation. The Town of Haymarket is currently a participant in the National Flood Insurance Program. The 100-year floodplain mapped by FEMA is presented in Figure 9. Zone X of the FEMA map represents areas outside the 500-year floodplain while a designation of A or AE indicates an area inside the 100-year floodplain. The 100-year floodplain is the level used for flood insurance management as well as to identify the boundaries of the floodplain which is identified as a RMA feature under the Town's Chesapeake Bay Preservation Ordinance.

The floodplain, in some instances, has been further divided into floodways and fringe floodways. The floodway has been identified by FEMA as an area in which no development or infringement should take place because it would increase flood heights by constraining water and increase flood hazards in areas beyond the encroachment. Development within any portion of the floodplain, however, due to wetness and periodic flooding, poses a threat to the welfare and safety of the individual homeowner. Further, the floodplain and its associated marshes provide an invaluable and important habitat for many wildlife species and is one of the last remaining areas of the Town with extensive mature forest vegetation.

The floodplain within the Town is located in the southwestern portion of the Town and encompasses a large area of the land south of the railroad. The railroad presents a man-made constraint to the northern extent of the floodplain with the exception of two areas. The Town has zoned the entire land area south of the railroad, which encompasses the floodplain, as a conservation area. Therefore, any further development within the floodplain area is prohibited.

Areas of Mature Forest Vegetation

The Town is fortunate to contain significant areas of mature forest vegetation. The value of protecting these trees and/or retaining undisturbed tree cover on a piece of property after it has been developed is erosion control, watershed protection, reduction of noise and air pollution, and aesthetics and wildlife habitat. Much of the mature vegetation is situated along the floodplain of North Fork Creek and is now zoned under the conservation category. While many of these forested areas are implicitly protected as Resource Protection Areas or Resource Management Areas under the Town's Chesapeake Bay Preservation Ordinance due to their location, other areas of the Town with mature forest vegetation should be developed in a manner to minimize the disturbance of the tree cover for the desired land use. Figure 6 previously showed those areas of mature vegetation within the Town.

Wetlands

Wetlands provide a variety of environmental and socio-economical benefits and also serve as fish and wildlife habitat. Wetlands filter water as it passes through which reduces sediment flows into open water and removes nutrients and chemical and organic pollutants. Wetlands also assist with flood control and serve as groundwater discharge and recharge areas. Further, 35 percent of all animals on the federal list of rare and endangered species depend heavily on wetlands for food and shelter. Although many of the wetlands within the Town have been lost, it is important that those remaining wetlands be preserved for future generations.

Legal constraints on development include a variety of local ordinances as well as state and federal laws. Formal laws which should be taken into consideration when developing an area with potentially sensitive land areas include:

◆ *Federal*

Federal laws include Section 404 of the Clean Water Act of 1977 (33 U.S.C. 1251) which addresses dredge and fill operations in wetlands and Section 10 of the Rivers and Harbors Appropriations Act of 1899 (33 U.S.C. 403) which addresses activities affecting navigation. The U.S. Army Corps of Engineers is assigned as the primary federal agency with regulatory authority for these laws. The Corps jurisdiction established by these laws includes waters of the U.S. and their adjacent wetlands.

◆ *State*

Pertinent laws of the Commonwealth of Virginia include the Tidal Wetlands Act (Title 62.1, Chapter 1 of the Virginia Code). The Commonwealth's ownership of subaqueous land is established in Title 62.1, Chapter 1 of the Virginia Code. The Virginia Marine Resources Commission (VMRC) is the regulating authority for the coastal resources included in these laws. Localities (i.e., counties, cities, and towns) which desire to regulate their own tidal wetlands have the option of adopting prescribed zoning ordinances and forming citizen Wetland Boards. VMRC retains an oversight and appellate role for localities which have adopted these coastal resources ordinances.

◆ *Local*

Under the Chesapeake Bay Preservation Act (Chapter 25, Title 10.1 of the Code of Virginia) localities must establish a program to protect and delineate environmentally sensitive features. The Act directs the local jurisdictions to establish Resource Protection Areas (RPAs), in which only water related activities with very stringent environmental requirements are permitted. Areas of the Town which are RPAs include a 100-foot vegetated buffer area located adjacent to and landward of North Fork Creek and two unnamed intermittent streams. Most of the remaining wetlands in Haymarket are located within the confines of the Town's RPA. Wetlands as well as the floodplain which

encompasses most of the Town's remaining wetlands, are specifically designated as RMAs by the Town's Chesapeake Bay Preservation Ordinance.

Although some development exists within the alluvial floodplain area of the Town where wetlands are most likely to exist, current federal, state and local wetlands regulations and the Town's Chesapeake Bay Preservation Ordinance will substantially restrict further development or redevelopment with the area.

Sensitive Soils

Soils are perhaps the most important, and at the same time, most constraining of all the Town's natural resource. The parent material of a soil, the climate of a region, the location of surface and groundwater resources, and the slope of a land area, all of which are out of the control of human beings, will determine the soil's fertility, shrink-swell potential, permeability, erodibility, etc. These characteristics are only a few of which may affect the type of land use permitted on an individual soil. Soil characteristics will determine whether an area is appropriate for agriculture, for septic fields, or for foundations or roads. Good management of these soil characteristics will help maintain a clean water source and will provide areas to recharge groundwater. However, poor management of these soils will choke local waterways with silt and sediments and result in the erosion of valuable topsoil as well as spoil the landscape.







As stated by the Town's Chesapeake Bay Preservation Ordinance, soil characteristics which are considered RMA features include highly erodible soils and highly permeable soils. According to the Soil Survey of Prince William County, Virginia, there are no highly permeable soils within the Town of Haymarket. However, fully 67 percent of the Town's land area has severe erosion hazards if proper management during construction is not observed. Figure 10 on the next page presents a map of soil erosion hazards for the Town of Haymarket.

Other soil characteristics that will have an impact on development suitability and must be considered are hydric soils, shrink-swell potential, wetness, flooding, depth to bedrock, and high water table. These characteristics will dictate whether or not a site is suitable for a single family home or commercial property, or whether or not a property can support an on-site septic system. There are no identified hydric soils within the Town. Areas of wetness, flooding, shallow bedrock, and high water table have been identified throughout the Town. Soils that have a moderate shrink-swell potential include Calverton Silt Loam and the Sudley-Oatlands Complex while soils with a high shrink-swell potential include Dulles Silt Loam and Sycoline-Kelly Complex. Shrink-swell soils shrink when dry and expand when wet. Shrinking and swelling can damage roads, dams, building foundations, and other structures. A moderate and high shrink-swell potential may require significant precautions or preclude certain development on a soil altogether.

TOWN OF HAYMARKET VIRGINIA


Potential Erosion Hazard Map

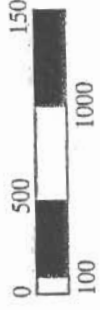
Legend

-  Severe Potential Erosion Hazard
-  Moderate Potential Erosion Hazard
-  Town Boundary
-  Railroad
-  Stream/Lake
-  Parcel Boundary

Prepared by the Northern Virginia Planning District Commission

June, 1993

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Scale: 1" = 1000'

Exact boundaries must be determined in accordance with the Town of Haymarket Chesapeake Bay Preservation Ordinance. All erosion information taken from the Soil Survey of Prince William County, Virginia, 1989.

Base Map: Prince William County Chesapeake Bay Preservation Overlay District Map, Prince William County Department of Public Works, 1992.

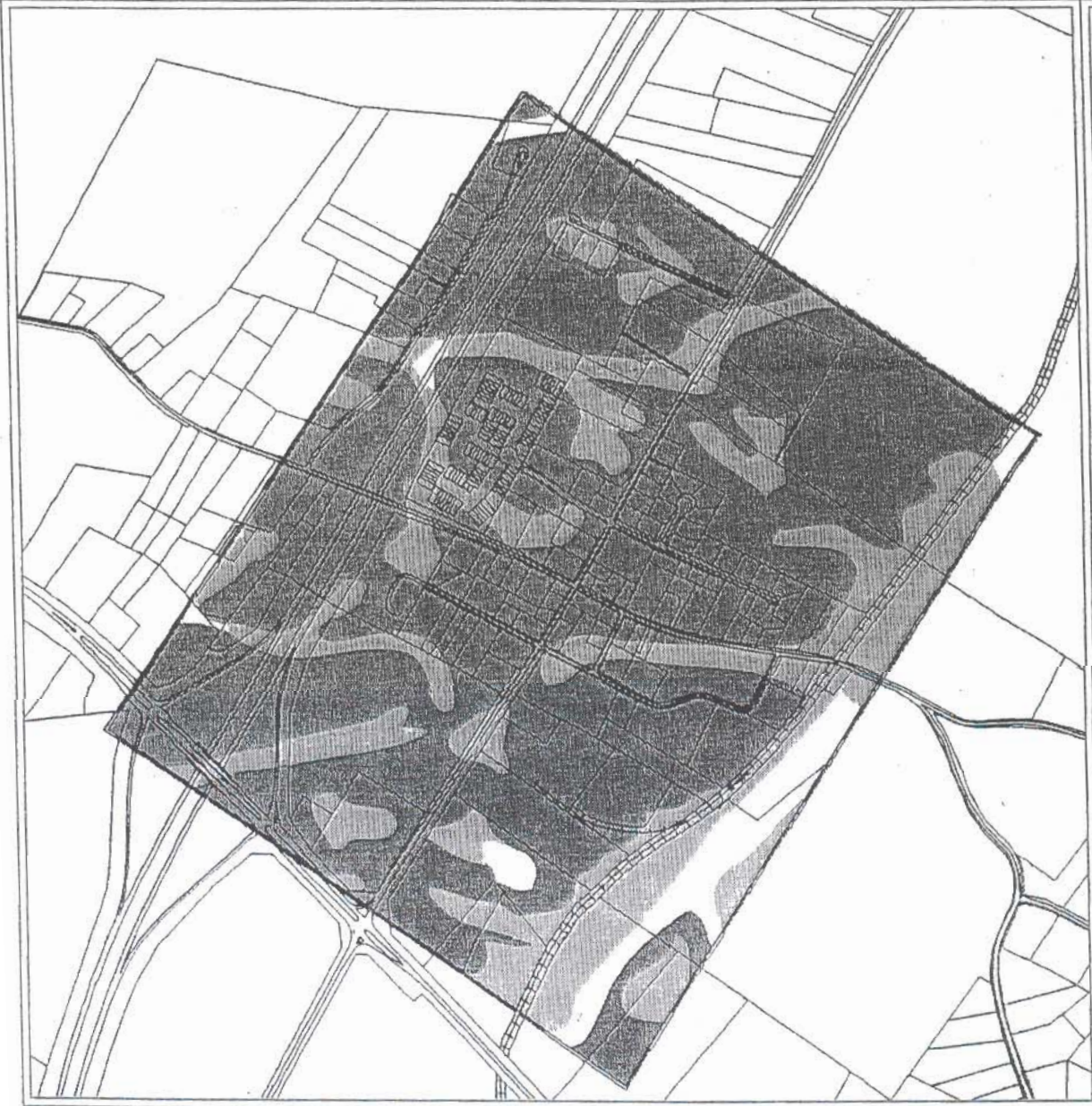


FIGURE 10 HAYMARKET POTENTIAL EROSION HAZARD MAP

Town of Haymarket Comprehensive Plan ~ April 1, 1996

Table 15 sums up the suitability of each soil for the construction of single family dwellings, commercial dwellings, and septic systems. These are only general parameters and a site specific test will be required during the planning phase of a development. In general, a limitation rating of "slight" indicates that the soil properties and site features are generally favorable for the indicated use and limitations are minor and easily overcome. A limitation rating of "moderate" indicates that the soil properties and site features are not favorable to the indicated use and special planning, design, and maintenance is needed to overcome or minimize the limitations. A limitation rating of "severe" indicates that the soil properties and site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required.

TABLE 15: ENGINEERING CONSTRAINTS OF SOILS IN HAYMARKET

Soil	Septic Tank Adsorption Fields	Constraint for Septic Tank Adsorption Field	Local Roads and Streets	Constraints for Local Roads and Streets	Dwellings (with/without basement)	Constraint for Structures
Arcola Silt Loam (4B)	Severe	Depth to Rock	Moderate	Low Strength, Frost Action	Moderate/Slight	None/Depth to Rock
Manassas Silt Loam (35B)	Severe	Wetness	Severe	Low Strength	Severe/Severe	Flooding/Wetness, Flooding
Arcola-Nestoria Complex (5C)	Severe	Depth to Rock	Moderate	Low Strength, Slope, Frost Action	Mod-Severe/Mod-Moderate	Depth to Rock, Slope/Slope, Depth to Rock
Dulles Silt Loam (17A)	Severe	Wetness, Percs Slowly	Severe	Low Strength, Frost Action, Shrink-Swell	Severe/Severe	Wetness, Shrink-Swell/Wetness-Shrink-Swell
Rowland Silt Loam (49A)	Severe	Flooding, Wetness, Percs Slowly	Severe	Flooding, Frost Action	Severe/Severe	Flooding, Wetness/Flooding, Wetness
Calverton Silt Loam (11B)	Severe	Wetness, Percs Slowly	Severe	Frost Action	Severe/Severe	Wetness/Wetness
Sudley-Oatlands Complex (52C)	Moderate-Severe	Percs Slowly, Slope-Depth to Rock	Moderate	Low Strength, Slope, Frost Action/Depth to Rock, Frost Action, Slope	Mod-Severe/Severe	Slope, Shrink-Swell-Depth to Rock/Shrink-Swell, Depth to Rock, Slope
Sycoline-Kelly Complex (53B)	Severe	Depth to Rock, Wetness, Percs Slowly-Wetness, Percs Slowly	Severe	Low Strength, Frost Action/Low Strength, Shrink Swell	Severe/Mod-Severe	Wetness, Depth to Rock-Shrink-Swell/Wetness, Shrink-Swell

As demonstrated in Table 15, fully 81 to 100 percent of the Town has severe restrictions to septic fields, primarily as a result of depth to rock, wetness, slow perc rates, and flooding potential. Over 30 percent of the land area has severe restrictions to local roadways and streets. Nearly 34 percent of the Town has severe restrictions on single family dwellings without basements while approximately 52 percent of the Town has severe restrictions on single family dwellings with basements. The soil within the Town most suited for building site development is Arcola Silt Loam. Arcola soils cover 48 percent of the Town and is located primarily in areas which have already been developed within the Town.

The environmentally sensitivity features outlined in the previous sections should be used by the Town as a guide to future land development. Though small in area, Haymarket needs to remain sensitive to environmental issues and constraints. The activity of even a small area can upset the balance of nature over a wide region. It is to the benefit of Haymarket residents to coordinate land use and environmental conservation with efforts of the County and all of northern Virginia.

1.6.2 Overview of Cultural Constraints

In 1993, the Virginia Department of Historic Resources embarked on a broad initiative to develop a historic preservation plan for the Commonwealth. The plan was a result of an earlier study (*A Future for Virginia's Past*, 1988) which concluded that Virginia's tangible, historic heritage was seriously threatened throughout the Commonwealth. The General Assembly recognized that the study had implications not only in terms of the loss of Virginia's historical heritage, but in terms of the loss of future economic assets. Hundreds of millions of dollars of Virginia's annual income derives from tourism and the primary reason that tourists come to Virginia is to experience its history. In addressing the question of what are Virginia's critical historic resources, regional workshop participants, convened as a part of the 1993 planning process, concurred that preserving the human scale and setting of the historic core of Virginia's towns and cities is essential and emphasized the importance of preserving locally significant resources.

It is often wrongly assumed that the federal or state government protects historic resources and that listing in the National Register of Historic Places or Virginia listing is sufficient to prevent demolition. Register listings, either national or state are honorary designations that trigger a review permitting process only if state or federal funds are used. If private funds are used, then there is no review process to alter or destroy an historical structure unless the municipal process has created a local historic district thus providing a regulatory method to protect a community's historic character. Through a local historic district the Town has the opportunity to encourage better design, with greater public appeal; reap a positive economic impact from tourism; enhance business recruitment and protect the investment of owners and residents of historic properties. Historic homeowners are often left without the covenants and easements that accompany new home developments and protect property values. Cultural resources are non-renewable, and if they are destroyed the loss is permanent and irreplaceable.

1.6.3 *Man-Made Growth Determinants*

Development of the Town will also be influenced by the existence of such man-made constraints as lack of suitable land for development and availability of public services. Currently, the majority of the Town's land parcels are developed or have an approved site plan for development. There are roughly 6 to 7 parcels available for development both commercial and residential. Once those parcels are developed, the Town will be effectively build-out. Therefore, it is important that the town structure the development of those remaining parcels so as to be consistent with the policies of the Comprehensive Plan and the Town's vision for itself and its' future.

The development of the earlier Longstreet Commons community and the Greenhill Community have caused the Prince William County Service Authority to provide water service into the Town. At this time, a water main will be extended along Washington Street to Fayette Street, with lines down Jefferson Street in either direction from Longstreet Commons to Fayette Street. It would cost the Town approximately \$829,000 to continue the installation. This project is listed in the Town's Capital Improvements Plan, but no funds have been budgeted. At this time, Town residents are reluctant to approve a tax increase that would support construction of the main waterline and have indicated that the majority would not pay the estimated \$3,700 necessary to tap into the public water system.

1.7 POPULATION GROWTH AND ECONOMY

Haymarket's earliest population growth and economic activity developed as the result of the intersection of two colonial roadways. The two roads consisted of a north-south travel route (the Carolina Road), while the other was an east-west route serving the port of Dumfries. The needs of colonial travelers spurred the erection of the Red House Inn at Haymarket. Today's counterparts to the colonial inn are the commercial activities which serve a growing residential population and modern day travelers on Routes 15 and Interstate 66. Today, economic activity in Haymarket is tied to the northern Virginia region which encompasses Prince William County and metropolitan Washington, D.C., and extends to Loudoun and Fauquier Counties.

1.7.1 Population

The Town of Haymarket has seen it's share of the population growth in Northern Virginia. Over the past twenty years, from 1970 to 1990, the Town's population grew 67 percent.¹ Today, Table 16 shows that the Town's population is currently 504 persons and will continue to grow for the next ten years when it will more than double. The Town's current population is a 4 percent increase from 1990 and represents roughly 1 percent of the Gainesville Magisterial District population. During the same time period, the Gainesville Magisterial District grew 7 percent and the County 13 percent. In contrast, by the year 2005, the Town's population is expected to double while Gainesville and the County will grow at a slower rate, 60 percent and 52 percent respectively.

TABLE 16: POPULATION GROWTH

Area	1990	1995	2000	2005
Haymarket	483	504	756	990
Gainesville M.D.	31,148	33,631	39,432	49,889
Prince William Cty	215,686	244,781	280,271	329,511

Source: MWCOG Round 5.2 Figures, Adopted March, 1995, PWC Office of Mapping & Information Resources

¹U.S. Department of Commerce, Bureau of the Census, 1970, 1980 and 1990 Census of Population.

1.7.2 Employment

According to the Virginia Employment Commission (VEC), Prince William County had a civilian labor force of 131,283 as of April, 1995 and in unemployment rate of 3.0 percent. This is lower than the State's rate at 4 percent and the Country's at 5.6 percent. The County's unemployment rate has improved in the past two years when it reached a high of 4.6 percent in 1992.

Job growth in Prince William County continues to steadily climb. In 1981, the County's "at place employment"² was 27,578. By 1991, that figure had grown to 53,491 and in 1994 at place employment accounted for 64,673 jobs. Those jobs are broken down into the following sectors; 33.6 percent in trade, 20.9 percent in government service, 20.4 percent in service industries, 11.5 percent in construction, 5.2 percent in transportation, communications, and public utilities, 3.8 percent in manufacturing, 3.0 percent in finance, insurance, and real estate, and 1.4 percent in agriculture, forestry and fishing.

The following table shows the Town's estimated and projected residential employment figures through 2005.

TABLE 17: EMPLOYMENT GROWTH

Area	1990	1995	2000	2005
Haymarket	632	658	748	893
Gainesville M.D.	9,094	11,026	12,875	17,758
Prince William Cty	65,742	76,876	87,594	103,541

Source: MWCOG Round 5.2 Figures, Adopted March, 1995, PWC Office of Mapping & Information Resources

Employment in Prince William County has increased as a result of major land development within the area. Historically, the leading employment sectors in the County have been retail trade, government, building, and service. Industrial parks along Wellington Road and around Gainesville, which are located near Haymarket, have increased both blue and white collar jobs in the area, however County economic development officials continue to seek new industries. In the next 10 years, the major growth area of the County is expected to be in the Linton Hall and Wellington Road corridors. Since 1990, the County has attracted the Nissan Pavilion, a 25,000-

²"At-place employment" refers to the number of jobs located within a geographical area such as Prince William County. "Resident employment" refers to the number of residents living within an area who are employed, regardless of where they work.

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seat outdoor performing arts center, the Prince William Institute, a campus of George Mason University and a new bio-tech research company. In addition, IBM has recently returned with a planned merger with the Toshiba company to reopen a manufacturing plant in Manassas that was closed in the early 90's.

The Town has a variety of retail businesses which provide local employment, but little industry or major employer. However, with increased transportation accessibility, the industrial tracts on the west end of Town will become for attractive for manufacturing needs. The anticipated widening of Routes 55 and 15 will increase access to transportation services on the Southern Railway and Interstate 66, however, the proposed cloverleaf interchange at Route 15 and Route 55 will have a negative impact to the Town's ability to attract quality industry by decreasing the amount of land available. The Town should request that the Virginia Department of Transportation construct a fly-over at the intersection which will take less land from the Town's commercial and industrial land inventory.

1.7.3 Income

The Metropolitan Washington area has the highest level of income of the nation's twenty largest metropolitan areas and Haymarket's income levels continue to rise as well. In 1986, per capita income for metro Washington was \$17,724 compared to an average per capita income of \$12,772 for other major metropolitan areas. The total buying income for the nation was \$2.8 billion in 1986 with the northern Virginia area displaying a buying income of \$56 million and \$15,713 for the State.

The following table shows that the 1989 distribution of household income in Haymarket was consistent with that of Prince William County and that, in 1995, those distributions have not changed significantly.

TABLE 18: DISTRIBUTION OF HOUSEHOLD INCOME

	Haymarket 1989	Haymarket 1995	PWC 1989
Under \$5,000	0%	0 %	1.2%
\$5,000 - \$11,999	1%	1%	2%
\$12,000 - \$19,999	3%	5%	4%
\$20,000 - \$24,000	6%	4%	4%
\$25,000 - \$29,000	9%	5%	6%

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	Haymarket 1989	Haymarket 1995	PWC 1989
\$30,000 - \$34,999	9%	24%	7%
\$35,000 - \$39,000	6%	***	7%
Over \$40,000	64%	60%	65%

Source: 1989, 1995 Community Survey, Town of Haymarket; U.S. Department of Commerce, Census Bureau, 1990 Census. ***Note: Due to an omission in the 1995 survey, this category was left off and it can be assumed that persons checked the previous category.

Haymarket and Prince William County have shared the prosperity of the past decade and will continue to experience growth for many years to come. Three factors contributing to this increase include: 1) a decline in family size; 2) an influx of affluent families; and 3) an increase in the number of households where both the husband and wife work. All of these changes must be addressed as growth continues and the needs of the community change.

1.7.4 Housing

The following table shows that single family or one unit housing structures dominate in Haymarket with the greatest increase in housing coming in the last ten years. The table also shows that the Town enjoys a high percentage of owner-occupied housing units. These home ownership figures compare favorably to Prince William County, which, in 1990 had a 71 percent owner-occupied and 29 percent renter-occupied rate.

TABLE 19: HAYMARKET HOUSING CHARACTERISTICS, 1970-1990

Characteristic	1970	1980	1990
Total Population	288	260	483
Number of Housing Units	79	84	223
Number of One Unit Structures	63 (79%)	65 (77%)	199 (89%)
Number of Two Plus Unit Structures	16 (20%)	19 (22%)	22 (9%)
Number of Mobile Homes	3	4	2

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Characteristic	1970	1980	1990
Number of Owner Occupied Units	36 (45%)	52 (61%)	169 (75%)
Number of Renter Occupied Units	42 (53%)	32 (38%)	32 (14%)
Average Household Size	3.64	3.09	2.36
Average Value of Owner Occupied Units	\$18,424	\$50,000	\$150,000
Average Monthly Rent	\$81	\$175	\$600

Source: U.S. Department of Commerce, Census Bureau, 1980, 1990 Census of Housing; Community Survey 1989; Windshield Housing Survey 1989.

The Federal Housing Administration lists four (4) determinants of housing need and demand. These include:

1. Rate of growth in the number of households.
2. Income and employment patterns.
3. Liquid asset holdings, down payments, interest and mortgage term requirements.
4. Space, convenience, and housing style requirements.

In Haymarket, the population growth has suggested that population growth will occur at a "low" rate until certain public services are provided by the Town and County. At that point, a major push towards development will challenge the Town. Accordingly, somewhere between 750 and 850 people will require housing by the year 2005 in Haymarket. Dividing projected populations by projected household size, (2.36), yields 318 to 360 households by the year 2005. If the present housing stock of 223 units is maintained, then the new demand for additional housing would range from 95 to 137 units. These figures, it should be noted, are general estimates dependent on the economy, actions of private developers and the pace of development.

Income and employment patterns are closely tied to housing. Employment opportunity in the adjoining counties generates high housing demands in the Town. Incomes of households coming to Haymarket are in the middle to upper range allowing housing costs in the Town to rise proportionally to household incomes. As existing housing passes from household to household, it is said to "trickle down" if it becomes affordable to a lower income family, and "trickle up" if it becomes affordable to a higher income family. In Haymarket, the existing housing stock currently

experiences the "trickle up" concept. Housing costs have risen greatly in the past ten years. In 1980, the average home cost \$50,000. In 1990, it is estimated that an average home costs \$150,000. This is partly due to regional growth pressures as Haymarket is increasingly enveloped into the Metropolitan Washington region.

Since 1990, the cost of home financing and general economic conditions have slowed the construction of new housing starts. With the exception of Greenhill and development of the vacant 5 acres at Lafayette and Jefferson streets, there are no new communities or housing proposed within the Town limits. Future demand in the Town and a lack of vacant land may require the provision of more multi-family units and townhouses, in addition to the single-family homes.

Demands for space, convenience, and housing style are compromised by the costs of borrowing. Though some households will need to satisfy their housing demand with rented or multi-ownership units, the majority of households will continue to secure housing in single-family attached and detached units. Young households with children traditionally preferring single-family homes with ample yards are now accepting the townhouse environment. Quite large new homes are appearing around the area but they appear to be occupied by the middle upper income group with no children. These forces direct the Town's attention to both the type of housing permitted on the plan and meeting the needs of the growing community.

1.8 COMMUNITY ATTITUDES

If the Comprehensive Plan is to guide the future direction of community development, it must be responsive to the actual needs of the community. One way to determine these needs is consult with the citizens. The Planning Commission consults with the Town's citizens during the comprehensive planning process by conducting a community survey. In the survey, conducted during the summer of 1995 residents of Haymarket were asked to provide their feelings concerning a variety of community characteristics and services as well as provide basic statistical information.

1.8.1 Survey Results

Two hundred and fifty (250) surveys were distributed to property owners in the Town by members of the Planning Commission, thus offering wide participation in the survey process. One hundred and twelve (112) property owners returned the completed survey, constituting a 45 percent return rate. The response rate to the 1995 survey to all property owners was much better than the 1989 survey to occupied household which was only 21 percent. With a return rate of 45 percent, the survey is assumed to be representative of population characteristics and attitudes prevailing throughout the community. In some cases, comparisons are made to the 1989 survey where there are clear indications of trends between similar questions.

Household Demographics and Employment

In reviewing the respondents, males were three times more likely to be the head of the household than females. Of those responding, 83 percent reported owning their own home in Town which is consistent with 1989 figures. This shows that the Town is maintaining a strong owner occupied community. Of those households 66 percent are married and a total of 64 children reside in Town. In 1989, 83 percent of the respondents indicated that they were married, however there were only 36 children living in the Town at that time. Also, in 1989, only 8 percent of the respondents indicated that they were single and only 4 percent indicated that they were divorced. In 1995, the amount of single respondents doubled to 16 percent and divorced respondents almost tripled to 11 percent. With the growing number of children in the Town, these figures could indicate a growing number of single parent families.

In 1989, the survey indicated that unemployment essentially did not exist in Haymarket with 99 percent reporting that the head of household holds a full-time job. However, in 1995, that figure has decreased to 87 percent as a result of the downturn in the economy after 1990. In 1989, the average head of household income for the Town was between \$30,000 and \$34,999 while the average household income for the Town is \$35,870. In 1995, the average head of household and household income has increased to over \$40,000/year.

The 1995 survey also indicated that 29 percent of the respondents have lived in the Town for less than 5 years and that 46 percent have lived in the town between 6 and 10 years. A smaller amount of residents have lived in the town greater than 10 years.

Service and Community Needs

The survey also inquired as to the needs of the citizens both from the private sector as well as the public offices. Twenty-two percent of the respondents indicated the most desired commercial facility would be a full size grocery store in Town as opposed to thirty-two percent in 1989. The majority of respondents indicated that they currently purchase their groceries in Manassas. A drug store came in second with 19 percent followed by a restaurant and fast food franchise. Sixteen (16) percent indicated that they use day care services, as opposed to just 7 percent in 1989. Eighty-four (84) percent responded that the shops in Haymarket do not serve all their needs.

In general, the majority of the respondents indicated that they were satisfied or better with town services such as garbage collection, traffic control and road service maintenance. At first, respondents appeared satisfied with parks and recreation services but when asked directly if there was a need for recreation in the town, 77 percent said yes. When questioned further, 31 percent respondents wished for some kind of community center, while 29 percent wished for an outdoor pool. The remainder suggested a playground (25%) and ballfields (12%).

In addition respondents were pleased with Town special events and satisfied with the information available on Town services. On the subject of real estate taxes, 43 percent were satisfied while the remainder were split between dissatisfied (26%) and very dissatisfied (27%). Most residents indicated they would not want to see a tax increase to pay for the installation of a main water line through the Town.

Transportation and Highway Needs

In 1989, the survey asked respondents four questions regarding their transportation needs. The road network between the northern Virginia area and the Town of Haymarket seemed to attain the most critical response. Fifty-one (51) percent of the respondents would use public transportation if provided, with commuter rail and Metro being the preferred source. In 1989, the peak travel time in the morning for the head of household was 7-8 am. In 1990, the peak travel time for the head of household has moved up an hour to between 6-7 am. Also, 29 percent of the respondents indicated that the head of household leaves the house before 6 am contrasted to 1989 when only 19 percent of the heads of households responding left that early. In 1989, return trips were spread evenly between 5 pm to 7pm. In 1990, the majority of respondents are returning home after 6 pm. The increase in travel times is important because it may hinder new home sales in the area. This in turn will increase the pressure on the County to extend commuter rail service

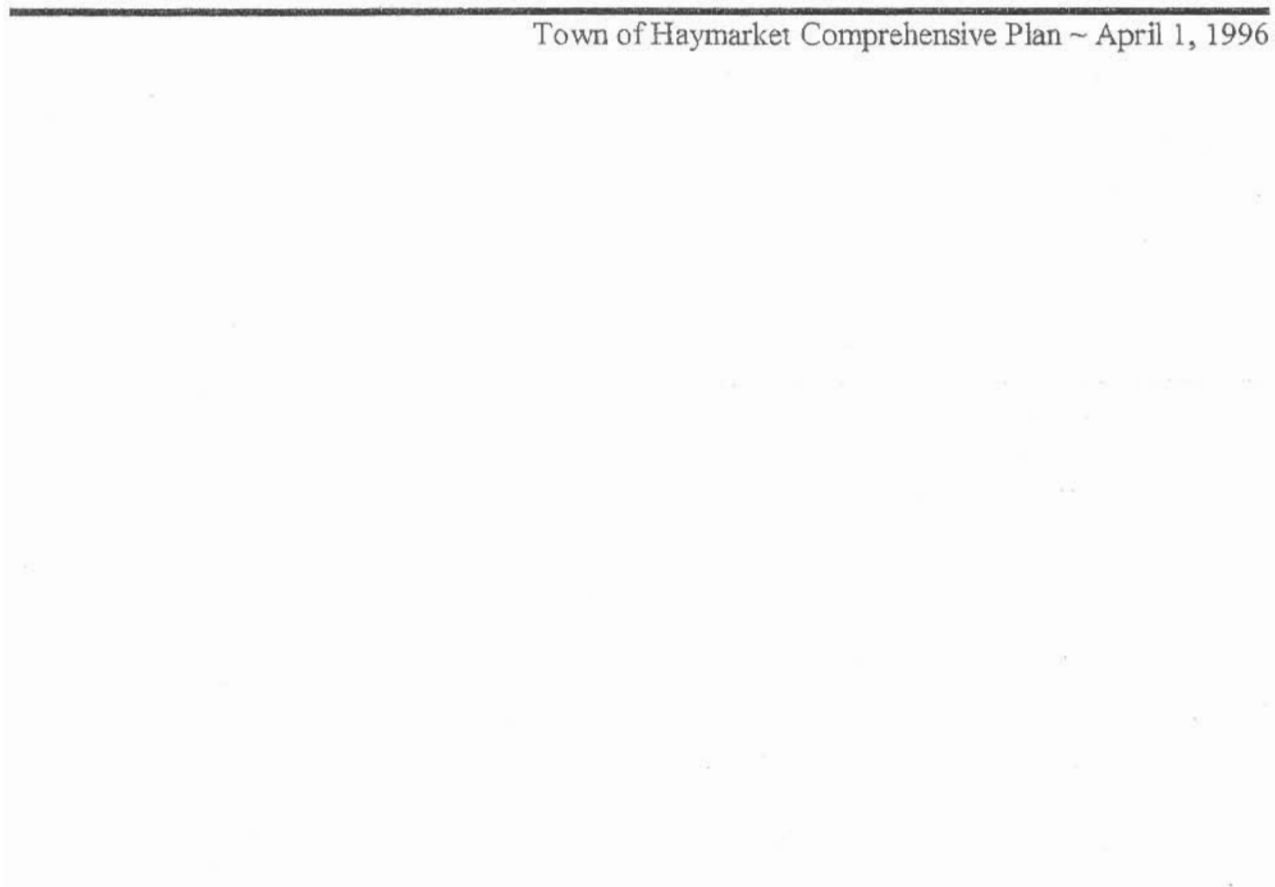
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from Manassas to Gainesville and on the Virginia Department of Transportation to continue improvements to Route 66.

Local Government

In general, 63 percent of the respondents felt that local government services had neither improved nor worsened, but stayed the same from 1989. Given a choice of rating local officials' management of Town affairs as excellent, good, fair or poor; 8 percent rated the Town's management as excellent, 42 percent as good, 44 percent as fair and 6 percent as poor. The majority of respondents seemed satisfied with basic services such as garbage collection, recycling, traffic control, police protection and road surface maintenance. Thirty-five (35) percent thought the Town could be doing a better job of making information available on Town services. Only 17 percent of the respondents indicated that they would be willing to serve on a public Board or Commission.

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PART II

COMMUNITY GOALS AND OBJECTIVES

The study of Haymarket's existing characteristics in Part I was necessary in order to acquire an understanding of existing conditions in the Town as well as an understanding of future possibilities.

Part II of the Comprehensive Plan is concerned with defining the Town's basic goals for development which will be used in preparing Part III, "Plan Implementation" and guiding future planning efforts. By providing a framework for public and private decision makers, goals and objectives are viewed as the cornerstone of the planning process. As time passes and circumstances change, Town policy drawn from the Comprehensive Plan's statement of goals and objectives must be reviewed and altered to address the needs of the community. Like the Comprehensive Plan itself, goals and objectives should be reviewed regularly and revised as necessary. The Comprehensive Plan can then blend current concerns with the Town's aspirations on an ongoing basis.

2.1 PUBLIC FACILITIES AND TRANSPORTATION

GOAL Provide residents and businesses with facilities and services that help ensure the health, safety, beauty and prosperity of the Town.

- OBJECTIVES**
- A. Restrict land uses which may adversely impact on ground water supplies. Protect against excessive draw-down of well water by restricting intense development dependent on large supplies of well water. Encourage the connection to public water and develop systems that are connect-ready when water is available.
 - B. Continue to work with the Prince William County Service Authority to investigate grant possibilities to study and extend public water through-out the Town.
 - C. Encourage all new development within the Town adjacent to sanitary sewer lines to connect to public sewer. Encourage all existing structures and redevelopment within the Town adjacent to sanitary sewer lines to connect to public sewers. Investigate with the Prince William County Health Department sources of funding to hook residents with failing septic systems to the public sewer system.

- D. Work with the County and VDOT to improve transportation facilities. Town roadways not under state maintenance should be improved to the standards required for state acceptance. Repair and maintenance of existing streets, where needed, should be done as soon as possible. Walkways beside state primary highway Route 55 should be improved in order to provide safe movement of pedestrians as well as increase the aesthetic nature of the Town's commercial area. Sidewalks in residential areas should be provided or upgraded as residential density increases. As the commuting populations grows, car and van pool staging areas should be encouraged to help residents reach regional employment centers.
- E. Explore grant opportunities such as the Inter-modal Surface Transportation Efficiency Act, Enhancement Program and private donations to beautify the Town through the installation of landscaping, brick sidewalks and period street furniture and light fixtures.
- F. Police services are needed in the Town on a regular basis. This service is provided by a locally employed force, in conjunction with County assistance. Assurances and commitment of funds are needed to ensure that the Town will continue to be protected.
- G. The Town's need for recreation is not satisfied by existing regional facilities. Explore joint opportunities with private communities, churches and the Prince William County Park Authority to provide small local facilities.

2.2 NATURAL RESOURCES

GOAL To protect the surface water quality of the Town and the Chesapeake Bay from the adverse effects of development including point and nonpoint source pollution.

- OBJECTIVES**
- A. Implement and enforce the provisions of the Town's Chesapeake Bay Preservation Ordinance.
 - B. Ensure that land development and redevelopment within the Town is planned and managed in a manner which utilizes preventative water quality protection measures such as providing more functional open space, preserving sensitive environmental features, maintaining maximum indigenous vegetative cover, and minimizing

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impervious land cover.

- C. Ensure that land development and redevelopment within the Town is done in a manner consistent with the water quality goals and objectives of the Town's Chesapeake Bay Preservation Ordinance and the performance standards therein.
- D. The use of structural "Best Management Practices" (BMPs) to conform with the performance standards set forth in the Town's Chesapeake Bay Preservation Ordinance should be considered in conjunction with and not in lieu of other water quality measures when site limitations within a Chesapeake Bay Protection Area does not allow for the performance standards to be met through site design.
- E. Investigate the need or desirability for Prince William County to perform site plan review in regard to conformance with the Town's Chesapeake Bay Protection Ordinance. Investigate the need for a formal resolution or protocol between the Town and the County regarding site plan review and BMP maintenance and inspection to ensure that these elements remain consistent with the desires and goals of the Town.
- F. Investigate the need or desirability for the Town to contract with the Prince William Soil & Conservation District to review site plans for compliance with the Town's erosion and sedimentation control standards.

GOAL To ensure that sensitive environmental features within the Town are preserved and/or managed in such a manner that protects surface water quality as well as the aesthetic quality of the Town.

- OBJECTIVES**
- A. Locate development away from environmentally sensitive wetlands associated with North Fork Creek and other wetlands identified within the Town.
 - B. Restrict development in floodplains associated with North Fork Creek and its tributaries.
 - C. Manage development in areas with highly erodible soils, including steep slopes, in a manner which minimizes impacts to surface water

quality.

- D. Conserve and protect the remaining mature forest cover within the Town and work to enhance the aesthetic nature of the Town through replanting of trees.
- E. Ensure that all sensitive environmental features which constitute Resource Management Areas and Resource Protection Areas identified by the Town's Chesapeake Bay Preservation Ordinance are managed and protected in a manner consistent with the water quality goals of the Ordinance.

GOAL To manage the groundwater resources of the Town in a manner which will ensure an adequate and pure source of potable water for the Town as well as to ensure against groundwater contamination which may adversely affect the Town's biological ecosystem.

- OBJECTIVES**
- A. Develop land in such a manner that it will not adversely impact existing wells or groundwater resources associated with sensitive environmental habitats within the Town.
 - B. Work with the Virginia Water Control Board (VWCB) to clean up the effects of leaking underground storage tanks.
 - C. Work with the VWCB to formulate strategies to educate owners of individual fuel oil tanks on the proper maintenance of these tanks and preventative measures to prevent accidental spills.
 - D. Continue to work with the Prince William County Health Department in testing well water within the Town so that contaminated wells may be identified and corrective action taken. Continue to work with the Prince William County Health Department to pursue grant opportunities to investigate the possibility of extending public water supplies to the Town.
 - E. Investigate methods of supporting and/or advocating water conservation within the Town including public education and amendments to the Town's building code.

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GOAL Restore North Fork Creek to its Original State.

- OBJECTIVES
- A. Work with the Prince William County Planning Department to investigate land use management techniques and modifications to public infrastructure during development of parcels near North Fork Creek which will bring the creek back to its original state.
 - B. Work with the Prince William County Department of Public Works, Watershed Division to repair the North Fork Creek through state and local riparian restoration programs.

GOAL Pursue strategies to reduce existing pollution sources which degrade surface and groundwater and the aesthetic quality of the Town.

- OBJECTIVES
- A. Ensure proper BMP maintenance and inspection through the implementation of a BMP maintenance program. Investigate whether this function could be best performed through the Town or by agreement with Prince William County. Coordinate with owners of existing BMP facilities which do not have maintenance and inspection programs to set up such a program to ensure that existing BMP facilities are performing their functions.
 - B. Work with property owners to remove and mitigate existing sources of pollution, including underground storage tanks, during the redevelopment process. Work with the VWCB to address immediate threats posed by pollution sources within the Town.
 - C. Work with the Prince William County Health Department to identify the occurrence of malfunctioning septic systems and investigate remediation or removal options.
 - D. Work with pertinent agencies to stem and clean up the illegal dumping of waste on public or private property within the Town.
 - E. Investigate the feasibility of public education programs aimed at reducing the incidence of preventable nonpoint and point source pollution, such as the over-application of fertilizers and pesticides and above ground storage tank spills, before they enter the environment.

2.3 ECONOMY AND FINANCE

GOAL Develop and support opportunities for local employment. Fortify the Town's financial condition so that it can meet growing demands for service.

- OBJECTIVE**
- A. Encourage and support commercial, industrial, and service activity in Haymarket. Insure that such development conforms with land use goals and standards set out in this Plan and in local ordinances.
 - B. Evaluate the fiscal capacity of the Town. Develop revenue sources sufficient to meet the service demands that will be placed on the Town in the future.
 - C. Identify key parcels in the Town that should be developed for their economic potential.
 - D. Develop a business recruitment and economic development plan for the Town to attract developers for the parcels identified in Objective C, above. Explore possibilities of the plan being developed by graduate students at NOVA, Strayer or GMU, in conjunction with the County's Economic Development office.

2.4 HOUSING

GOAL Provide a variety of housing options to meet the needs of the existing population and the projected population.

- OBJECTIVES**
- A. Encourage a mixture of housing types and prices to meet demands of families of different ages and income levels, especially those special needs of the elderly.
 - B. Create a framework to coordinate housing development. Avoid lot by lot development carried out with no oversight and overall design.
 - (1) Review new development proposals to insure that it conforms with the comprehensive plan and ordinances.
 - (2) Guide housing development so that it occurs in areas readily serviceable by public facilities .

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- (3) Develop subdivision and zoning regulations which will encourage affordable new housing in the Town.
- C. Explore state and federal programs for housing rehabilitation and financial assistance.
- D. Remove seriously dilapidated and abandoned properties when they are no longer capable of restoration. These structures pose a safety hazard and detract from the positive qualities of Haymarket.
- E. For residences converted to public sewer, continued monitoring of soil conditions and well water quality should take place to avoid a repetition of the past health hazards.

2.5 LAND USE

GOAL Develop a balanced program for future land use to ensure the health, welfare and safety .

- OBJECTIVES**
- A. Insure compatibility of land use. Protect residential areas from adverse aspects of commercial and industrial land use.
 - B. Identify land best suited to residential, commercial, and industrial activities with regard to available public infrastructure, environmental constraints, and economic and aesthetic considerations. Reappraise this identification periodically.
 - C. Determine optimum density of development by considering: 1) environmental capacity of land; 2) capacity of public utilities; and 3) transportation networks.
 - D. Coordinate Town development with development of the surrounding portion of Prince William County.
 - (1) The County and Town share land around the intersection of Route 15 and Interstate 66. By working with County planners a unified design for this area can be developed. This will spare area residents the undesirable effects of uncoordinated, and unsupervised strip development.

- (2) Residential development in the Town and around the Town will occur at the same time. Together Town and County officials can develop a mutual understanding of residential land development activity and the needs associated with increased population.
- (3) Because the natural resources of the Town of Haymarket extend beyond the Town's border, a working relationship with the Prince William County planning staff should be developed in order to coordinate environmental protection efforts. Of particular concern is development that may have adverse impacts within the North Fork Creek watershed above the Town of Haymarket.

2.6 CULTURAL RESOURCES

- A. Preserve the historical character of Haymarket by balancing new development with conservation of existing structures and the Town landscape.
- B. Survey those structures in the Town that meet one or all of the following criteria for potential listing in the Virginia Historic Landmarks Register and the National Register of Historic Places:
 - 1. Are 50 years old or greater,
 - 2. Exhibit a significant architectural style and,
 - 3. Are associated with a particular event or person related to the Town's history.
- C. Apply to the Virginia Department of Historic Resources to become a Certified Local Government in order to be eligible for grant funding and technical assistance in preserving the Town's cultural resources.
- D. Identify those non-architectural elements such as mature trees and narrow streets that play an important part in distinguishing the character of the Town. These assets need to be preserved to allow Haymarket to continue as a desirable, distinctive community.

PART III PLAN IMPLEMENTATION

3.1 IMPLEMENTATION AND ORDINANCES

The following section is made up of a series of plan elements that are designed to implement the goals and objectives discussed in Section II. These elements include Land Use, Public Utilities, Parks and Community Services, Natural and Cultural Resources and Transportation. Each element brings together the many ideas, studies, trends, and population projections discussed previously to create a desirable pattern and relationship of the Town's land uses, environment, housing, and transportation systems. Thus, this part of the Comprehensive Plan provides a more specific discussion of actions which will be used to implement the goals and objectives outlined in Part II. These actions will shape the pattern and characteristics of growth in the Town of Haymarket in the future years.

Many land use relationships are not compatible in a close environment and if unchecked, augment physical, social, and economic problems for the Town. The planned objective provides a way of mitigating these problems by encouraging a desirable land use pattern which serves to meet future Town needs for housing, roads and highways, employment, public facilities, recreation, and the protection of the environmental and historical character of the town. By addressing the stated goals and objectives, the plans serve as a guide to meet the needs and desires of the Town's residents.

In addition, the plans provide a basis for intelligent discussion and formulation of policy concerning Haymarket's future direction. By creating an awareness of the Town's development problems and opportunities, the plans produce an understanding as to where, based on the projected infrastructure, certain types of development should most appropriately occur. The plan gives the decision maker an overall picture as to how minor everyday decisions, when properly directed, can lead to the accomplishment of major goals.

The plans also serve as a basis for the Town's Zoning Ordinance and as an outline for necessary zoning districts and regulations needed to achieve the goals of the Town. The plans outlined in this section can help ensure that the various zoning districts are designated with reasonable consideration for existing character, land use, transportation needs, physical features, and future requirements for different areas of the Town. It should be emphasized that the Land Use Plan is clearly different from the Zoning Map. The Land Use Plan is not a regulatory ordinance, but a guide. While the Land Use Plan designates general and approximate areas for various land uses, the Zoning Ordinance is detailed and site specific.

3.2 FUTURE LAND USE PLAN

The Future Land Use Plan has been developed to create a well organized, cohesive community which functions efficiently. The plan realizes that the Town needs to accommodate future growth in order to maintain a stable tax base, but that growth must also protect the unique character of the Town and meet the needs of the citizens. The Land Use Plan designates general areas for residential, commercial, industrial, public open space, and conservation uses. The designation of these areas is based on the following underlying principles:

1. to recognize the Town's residential areas as the primary land use which should be protected;
2. to create well defined, attractive commercial areas which offer accessibility and create a neighborhood shopping atmosphere which does not negatively affect adjacent residential areas;
3. to concentrate industrial development in a specific area to minimize the residential impact, their needs, and promote the increase in the Town's employment and tax base;
4. to develop an adequate level of public services to meet future Town needs while identifying locations which improve efficiency and provide maximum accessibility;
5. to protect environmentally sensitive areas and provide buffers between conflicting land uses; and,
6. to protect the Town's character and history visually represented by the Town's cultural resources and sites.

To give the Land Use Plan additional meaning and clarity, several guidelines should be followed when it is consulted. First, designated areas should be considered as general and approximate. Second, the Land Use Plan is intended to be a twenty year plan with an opportunity for reevaluation every five years. The land uses shown are not intended to change immediately, but rather over time. Third, for development purposes it could be considered that:

1. Vacant land should be developed to the Future Land Use Plan's designated use taking into consideration appropriate environmental safeguards and as adequate services can be provided;
2. Those areas designated for a more intense use should be redeveloped in the future only as the Future Land Use Plan dictates;

3. Areas now being used as designated should continue unchanged and should be protected from encroachment;
4. Areas designated for a more intensive proposed land use classification may be developed/redeveloped at the more intensive land use through an application for rezoning on the initiative of the owner/developer. Such changes must address through rezoning controls to mitigate issues unique to its location.

3.2.1 Future Land Use Categories

As shown on the Future Land Use Map (Figure 11), the Town is divided into five (5) land use areas. The number of acres in each land use classification depicted on the Land Use Map are presented in Table 20. The following sections provide a more detailed description of the future land use areas planned for the Town.

Residential Categories, Low and Moderate Density

Low Density - These areas should consist primarily of single family detached dwellings on individual lots. The density of residential single family development should range between one (1) and four (4) dwelling units per acre. Areas planned for future low density residential development are in the undeveloped southeast portions of the Town. These areas have been designated for residential growth because of the following considerations:

1. Compatibility with existing land uses;
2. the desire to separate residential uses from incompatible commercial and industrial uses (both existing and planned) in the western portion of the Town; and,
3. the existence of sufficient vacant land to accommodate anticipated residential growth.

Moderate Density - These areas consist primarily of single family attached dwellings and multi-family dwelling units at a density of four (4) dwelling units per acre to eight (8) dwelling units per acre. Areas planned for moderate density development include the undeveloped northeast portion of the Town. Where site characteristics permit and negative impact to adjacent property is minimal, multi-plex dwelling units could be considered at a higher density. In particular, the town should consider providing for a higher density development where that development will meet a goal of the comprehensive plan such as providing housing for the elderly.

The Land Use Plan shows 128 acres of residential land that is not presently developed though nearly half of that has an approved site plan. This amount is more than adequate to handle

anticipated residential growth by the year 2005 and to provide a choice of location for future residential development.

Commercial Categories, Neighborhood/Town Center and Planned Interchange

Continued scattered commercial development in the Town, with resultant problems such as parking, traffic congestion and noise, should not be encouraged. To accommodate future commercial development the plan recommends that major commercial growth be limited to those areas designated as the Town Center and the Planned Interchange Park. These areas are located primarily along Washington Street which should be promoted as the Town's "main street".

Neighborhood/Town Center - Development of a center within the Town is proposed to provide a convenient focus for community activities and services such as neighborhood store, offices, Town Hall and the Post Office. A cluster of dwellings, stores, and local institutions has grown at the intersection of Washington Street and Jefferson Street as a result of convenient location, traffic flow, and nearby residential development. In addition, some portions of Washington Street from the eastern edge of the Town are proposed as Neighborhood/Town Center commercial areas with a visual connection of brick sidewalks and period street furniture.

Features of community development needed to strengthen Haymarket's Town Center include:

1. Provisions for expansion of retail stores and offices serving Town residents in a manner consistent with an appropriate village character for the Center;
2. Provision of additional off- street parking and loading facilities to serve commercial development, including a public parking lot to limit parking needs at individual sites;
3. Preservation of architecturally significant structures including older residential and commercial structures as well as the Town Hall and Old Post office building;
4. Beautification activities including additional landscaping, new street furniture (lights, benches, trashcans) and brick sidewalks;
5. The elimination of distracting signs;
6. Repair and improve maintenance of sidewalks serving the residents adjacent to the Town Center;
7. Provision of additional dwellings so that a larger number of people can enjoy the convenience of living in or adjacent to the Center including second and third story

residential apartments over commercial uses; and,

8. The construction of new structures that are carefully integrated with older, existing buildings and do not overpower the existing streetscape or pose a threat to the center's character.

Neighborhood commercial development within the Town Center would consist of those businesses and services catering to the residents of the Town. Future commercial growth should primarily make use of existing structures, however, new structures should be permitted under the guidance of the Board of Architectural Review. Rehabilitation and reuse of the existing structures would reinforce the character of the Town Center as a focal point of the community, encourage the stabilization of property values and help check future deterioration of structures in the area. Approximately 32 acres are designated for Neighborhood/Town Center commercial land use which represents 8 percent of the total Town area.

Planned Interchange Park Category - The location of commercial development is largely dependent on the availability of sewerage and water as well as sites with a high traffic volume and good accessibility. With Interstate 66 improvements underway and the extension of water to the Town planned for the near future, the intersection of Route 15 and Interstate 66 is poised for development. The planned Interchange Park is a concept proposed by Prince William County Planners and endorsed in this Plan for the area around the interchange. The concept revolves around the idea that highway oriented development needs to be planned as a whole.

A key to the approach as developed by the Town Planning Commission is cluster development. A mix of commercial, office, professional and retail uses around common parking facilities. Vehicle access would be carefully designed and adequate landscaping and screening would be required to minimize potentially adverse impacts on surrounding land uses. Approximately 45 acres are designated for this land use which represents 12 percent of the total Town land area.

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, stormwater 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 the 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 an employment center in the adjacent county, the Town reduced the total area of desired industrial zoning. Those acres were designated for commercial uses under the Planned Interchange commercial category. The Planning Commission did however propose additional industrial uses along the northern boundary north of Interstate 66 where County Zoning does not encourage continued residential use. Approximately 47 acres are designated for this land use type which represents 13 percent of the total land area of the Town.

Public/ Semi-Public Category

The provision and maintenance of public facilities is an important component of the Town's Comprehensive Plan. To address the needs of Town residents and to encourage a diverse community, the Town should ensure that adequate facilities are available for Town residents. To accomplish the concepts suggested in other sections of the plan, adequate public facilities are essential and several areas on the Future Land Use Map have been designated for public/semi-public use. This designation provides for the recognition and expansion of existing community facilities and the development of new ones. Specific areas designated on the Future Land Uses Map for public/semi-public use include:

1. The Gainesville Elementary School Area - the land adjacent to the school should be protected and maintained in the event that the school facility becomes available for rehabilitation for public use. Adjacent areas should be well planned to insure compatibility with the school site as a public use facility. However, because the school is not the direct responsibility of the Town, close coordination must be maintained with the Prince William County School Board and the Board of County Supervisors so that the full potential of this site may be explored as a social, business and recreational center for the Town and adjoining area residents.
2. The Town Center Area - included within this area are the Town Hall and Post Office which serve as the primary public facilities for the Town. The Town's administrative offices are currently located in the Town Hall and all Council, Boards and Commission meetings are held there as well. While, the Town is in need of new office space and meeting arena these important public functions should be kept in the Town Center.
3. The St. Paul's Church and Parish Hall are other major semi-public structures that the plan calls attention to for preservation of environment. The church is noted in many chronicles and emulates the Town's past.

In addition to these areas, other important public and semi-public uses include the provision for libraries, parks, and other passive and active areas to be encouraged as property develops

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providing both the old and new residents with the small Town environment they desire to maintain. Approximately 18 acres are planned for the public/semi public category which represents 5 percent of the total Town area.

Open Space Conservation Category

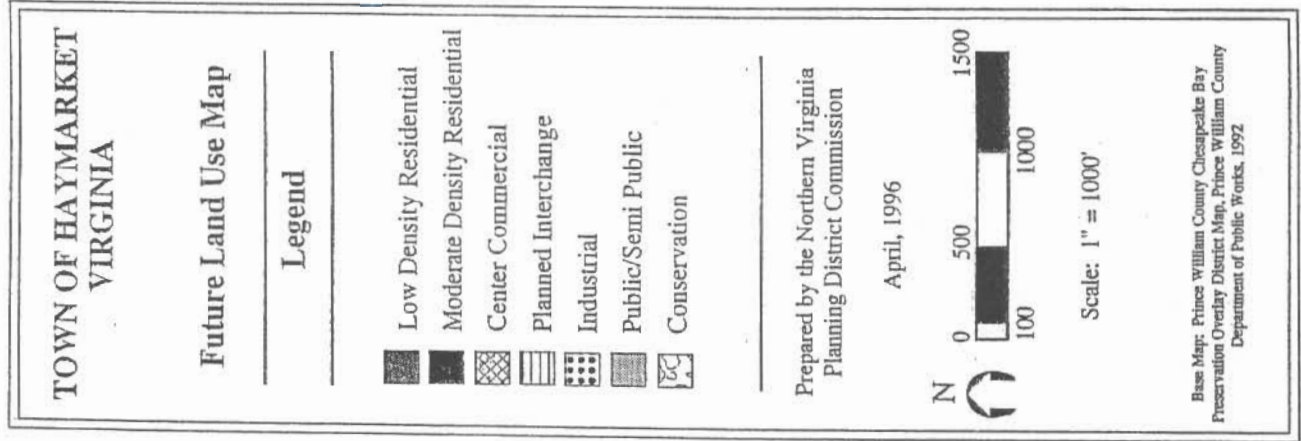
Open space conservation areas within the Town have been designated on the basis of environmental and wetland consideration and the desirability of providing a buffer between land uses of different intensities. These areas are reserved for storm water management, wild life habitats, recreation and other non-intensive uses. Land in the open space conservation category is limited to water-dependent facilities or redevelopment as outlined in the Town's Chesapeake Bay Preservation Ordinance. The open space conservation category is already zoned as conservation land under the Town's Zoning Ordinance.

Approximately 40 acres are designated for open space/conservation land use which represents 11 percent of the total area of the Town. Future land use patterns in Haymarket are summarized in the following table and presented in Figure 11.

TABLE 20
FUTURE LAND USE IN HAYMARKET, VIRGINIA

Land Use	Area in Acres	Acres Developed	% of Developed Area	% of Total Town Area per District
Residential				
Single Family	100	75	75%	27%
Multi-Family	0	0	0%	0%
Townhouses	41	15	37%	11%
Mobile Homes	0	0	0%	0%
Commercial				
Neighborhood/TC	32	17	53%	8%
Planned Interchange	45	6	13%	12%
Industrial				
Light Industrial	47	29	62%	13%
Conservation	40	10	25%	11%
Public/Semi-Public	18	15	83%	5%
Public Right/of/Way	49	49	100%	100%
Total Development	216			
Total Undeveloped	156			
Total Land Area	372			

Note: Acres rounded to the nearest whole number.



3.3 PUBLIC UTILITIES PLAN

In 1977, the Gainesville-Haymarket Sanitary District merged with the Greater Manassas Sanitary District. The reorganized sanitary district comprises 21,056 acres in western Prince William County including the Town of Haymarket.

Sanitary Districts in Prince William County, under the control of the Prince William County Service Authority, are the primary providers of water and sewer services. However, many residents in western Prince William County still utilize private wells and septic systems. In addition, several private developers have constructed and are operating their own water supply and waste disposal systems. Generally, district boundaries encompass watershed or drainage basins which facilitate the development of gravity sewer systems. This also minimizes the need for pumping stations and discourages intensive development in areas not suitable for central sewerage.

3.3.1 *Water*

Generally, water is supplied to Haymarket residents from private and semi-private wells. According to the Virginia Water Control Board, well yields in the Haymarket area are usually sufficiently high so that ground-water resources may be utilized for most purposes. Some concern has, however, been expressed relating to the quality of groundwater in the Haymarket area. Water softeners are often used in western Prince William County to eliminate problems caused by naturally occurring hard water.

As discussed earlier, a water main is being installed through the Town which will provide several of the Town's home and business owners along Washington, Fayette and Jefferson Streets the opportunity to hook into the public water supply. The newer developments including Greenhill Crossing and the future "18th Century Haymarket" development will be connected to public water as will the older Longstreet Commons development. In addition, the eventual continuation of public water down Washington Street will promote the development and redevelopment of those vacant commercial and industrial parcels on either side of town. In order to see that this happens, the Town should continue to explore means for financing the installation of waterlines throughout the Town, including general funds, grant dollars and developer proffers. Figure 12 shows the existing proposal to extend water to the Town.

3.3.2 *Sewage*

The Town of Haymarket currently operates on both public and private systems. The more developed areas, downtown center and higher density residential, are connected to a gravity flow system. All services south of Washington Street are directed to an existing pumping station located in the southwesterly quadrant of the intersection of Jefferson Street and the Southern

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Railway. Two minor force mains connect the lower elevations on the north side of Interstate 66 providing a three inch main accessing the gravity flow on Jefferson Street. The second force main serves a small residential grouping with two inch service connecting to the gravity flow on Washington Street. All of the Town services then are currently directed to an existing pumping station located northeast of the Town near Catharpin Road.

This system was designed in the early 1970's and the rated capacity of the pump station near Catharpin Road is 265 gallons per minute with the contributing pump station on Jefferson Street capable of providing 149 gallons per minute. Concern exists with the pump station near Catharpin Road which is operating at 187 gallons per minute and may only accept an additional 78 gallons per minute.

The Town, however, has little to be concerned over the peaking of the Catharpin Road pump station. All calculations are designed with the concept of the Jefferson Street station operating at maximum capacity. The Jefferson Street station, the primary system, currently operates at 21 gallons per minute and with the rated capacity of 149, a surplus of 128 gallons per minute remains. The studies clearly identify sufficient sewer facilities for future construction with no changes in the Service Authority's original growth design. The Town can project a maximum future growth of approximately 256 additional equivalent residential units without requiring a major upgrading of the existing sewerage facilities. Figure 13 shows the location of existing and proposed sewerage facilities in the Town and the surrounding area as recommended in the Prince William County Service Authority's Sewerage Facilities Plan.

TOWN OF HAYMARKET VIRGINIA

Proposed Water Line Extension Map

Legend

- To be Installed at Town Expense
- To be Installed at Others' Expense
- Town Boundary
- Railroad
- Stream/Lake
- Parcel Boundary

Prepared by the Northern Virginia Planning District Commission

December, 1995

N 0 100 500 1000 1500

Scale: 1" = 1000'

The presentation of this map is for reference purposes only and is not to be considered as definitive.

Base Map: Prince William County Chesapeake Bay Preservation Overlay District Map, Prince William County Department of Public Works, 1992

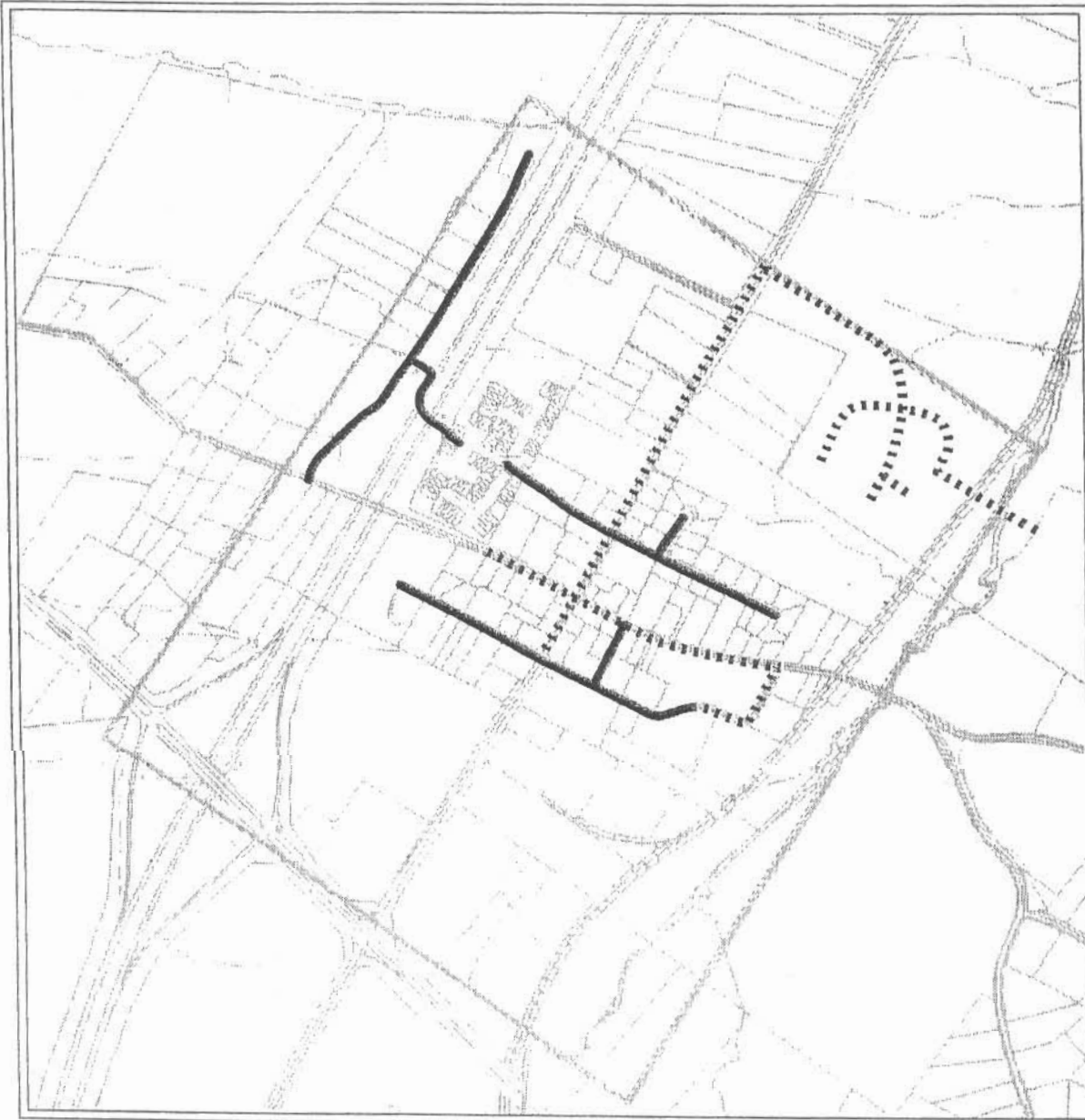


FIGURE 12 PROPOSED WATER LINE EXTENSION MAP

TOWN OF HAYMARKET VIRGINIA

Existing and Proposed Sewage Facilities

Legend

- Existing Gravity Sewer
- Proposed Gravity Sewer
- Existing Force Main
- Proposed Low Pressure Main
- Pump Station
- Road
- Waterbody/Stream
- Railroad

Prepared by the Northern Virginia Planning District Commission

February, 1996

Base Map: Sewerage Facilities Plan, Prince William County Service Authority, 1989


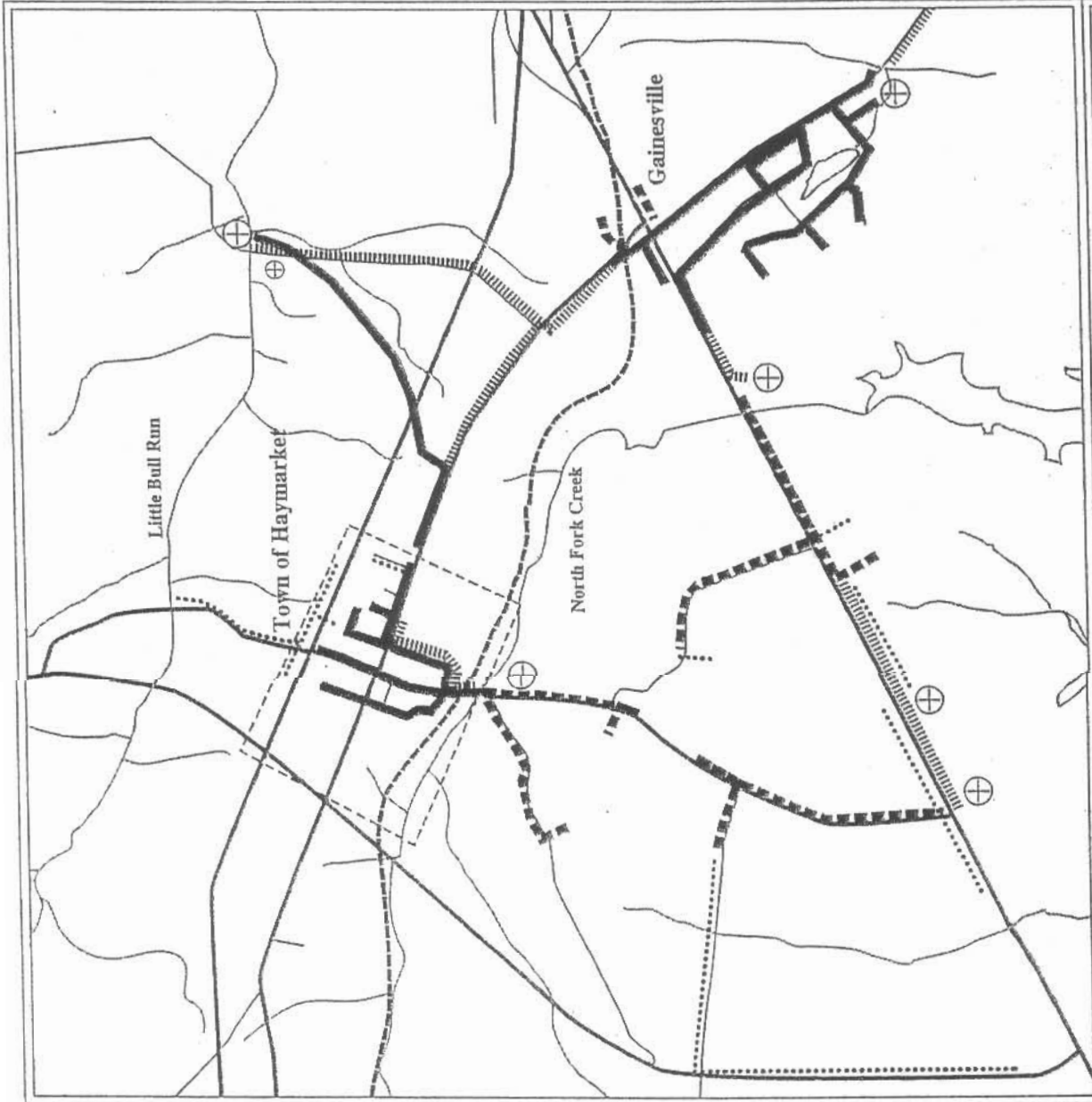



FIGURE 13 EXISTING AND PROPOSED SEWAGE FACILITIES

3.4 PARKS AND COMMUNITY SERVICES

Within the growth and development of a community certain needs develop to enhance the continuation of the social structure and maintain the quality of life. This plan, in an effort to forecast these needs, studies and addresses certain concerns of both future public facilities and also the recreational needs of the community. The Town of Haymarket, though small in area, has a vast store of growth and development that may either be considered an asset or a fault if not properly planned. To this purpose the plan identifies areas throughout Town for the future location of public structures.

The Town Hall currently on Washington and Fayette Streets is small and serves the population on most occasions. It is clearly insufficient when larger gatherings occur over important issues. The Town is studying the feasibility of expansion by either constructing a new facility behind the existing Town Hall or by acquiring the adjacent Payne House site. It is possible that the existing Payne House could be converted to staff offices. The existing Town Hall has recently been accepted for listing on the Virginia Landmarks Register and the National Register for Historic Places. The Town is exploring means for restoring the Town Hall and using the building as a museum. A third option for the Town would be to acquire and reuse the Gainesville Elementary School if the County School Board moves to declare the property as surplus. However, this would move the primary offices of the Town out of the Town Center Area which would cause that area to lose some of its focus as the town center.

The semi-public uses may be identified as the Masonic Lodge and the Town's churches. Appearing on the plan they are currently located throughout the community in a balance that assists in maintaining the well-being of the community. The social network, the churches, and Lodge bind the members of the community in social networking activities necessary to maintain community spirit. These structures, sufficient in number and size relieve the plan from expressing immediate needs for additional public structures or CIP proposals for social gatherings.

Library services for the community are provided by the County at two locations. The first is a mini-library located at James Long Park on Route 15. The second is the Bull Run Regional Library on Ashton Avenue between Haymarket and Manassas. The construction of the regional library has increased the accessibility of those services for Town residents. In addition, the County's Library Plan shows that a community size library is planned for the Gainesville area just north of Town on Route 15. The Town would prefer that the County consider a Town Center location for the library to add to the focus of that area.

The United States Post Office serving Haymarket is located on Jefferson Street near Interstate 66 in a two-story frame structure. This has been recently constructed to replace the old Post Office; formerly located on Washington Street across from the Town Hall. The new location offers on-site, off-street parking facilities, which should be adequate for the foreseeable future.

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Fire protection and emergency rescue services are provided by the Gainesville-Haymarket Volunteer Fire Department (Co. 4) located in a new building just outside the Town limits on Route 55 adjacent to the Tyler Elementary School. The company's volunteer and full-time paid fire fighters are available on 24 hour call. The service area of the department includes all of the Town and a large portion of western Prince William County. The department maintains a number of fire fighting vehicles including two pumpers, a tanker-pumper, and a four wheel drive vehicle. Emergency rescue vehicles available include two ambulances and one service special emergency response vehicle. The old fire station on Washington Street between Jefferson and Madison Streets is currently being used as a private residence. The building has great possibilities for commercial or community uses and should be identified as such on the land use map.

The Town maintains its' own police force which is supported by the western division of the County's police department in Manassas. The Town's police force does not currently patrol on a 24 hour schedule, which while adequate at this time, may need to be expanded in the future. The Police Department's equipment and facilities include two patrol vehicles each with radar capacity, and several radios. The Department's office is currently located on the second floor of the Town Hall. Additional space will needed if, in the future, patrol times are expanded and more police officers hired.

Public schools servicing the Town are operated by Prince William County. Haymarket children in kindergarten through fifth grades attend Mountain View Elementary School . Stonewall Middle School encompasses grades six through eight while Stonewall Jackson Senior High School handles grades nine through twelve. All of the schools are located outside of the Town limits. The elementary school is located northwest of the Town and the middle and high school are located near to the City of Manassas. All County high schools offer vocational training courses in addition to more traditional academic programs. Higher educational opportunities in the area are provided by the Manassas campus of the Northern Virginia Community College and Strayer University. Opening in the next 5 years, will be the Prince William Institute, a college of George Mason University. Major colleges and universities in nearby Fairfax County and Washington, D.C. also serve the area.

Solid waste in Haymarket is collected weekly by a private hauler under contract with the Town. Collected trash and garbage is then transported to the County landfill at Independent Hill.

The remaining public needs relating to quality of life issues may be addressed by adequate parks and play areas. The Town is currently in need of a neighborhood park with an adequate playground, softball field and open play area. Neighborhood parks typically require from between 5 to 10 acres to provide for a combination of both active and passive play.

The Town's passive recreation needs can be served by the designation of the North Fork Creek floodplain area as a "greenway". Greenways are linear corridors of open space that follow natural

features such as creeks or ridgelines and provide important buffers. Public access can be accomplished through a system of hiking trails. The areas chosen for these parks are linear in design and connect to the county system as designated by the County's Linton Hall Study and the Park Authority's Trails and Greenways Plan. One such park would follow the North Fork Creek through the southwest corner of the Town in roughly the same direction as the railroad.

There is currently not vacant land available for the Town to construct an active neighborhood park of 5 to 10 acres. In addition, the Town does not have the resources to develop such a park nor are other types of recreation facilities such as a pool within the scope of the Town's construction and maintenance capabilities. The Prince William County Park Authority is planning a leisure pool at James Long Park which will serve the residents of the Haymarket area. In addition, the Greenhill Crossing development, as part of their proffer package, has proposed to make 100 memberships to their private recreation facilities available to Town residents on a lottery basis. The Gainesville Elementary School has the potential to be renovated into a community recreation center for the Town and area residents. The School Board is considering the building for disposal. The school is currently being leased to a private day care provider and being used for special education purposes. The Prince William County Park Authority programs the site for league play such as basketball and softball. The Town should continue to work with the School Board and Prince William County Park Authority to renovate the school site into a community recreation facility or to locate a new facility within the Town limits.

3.5 NATURAL AND CULTURAL RESOURCES PLAN

The natural and cultural resources and physiology of the Town of Haymarket has and will continue to play an integral role in defining the Town's character and future pattern of growth. The protection and successful integration of the natural and historical environment with development will assure that the Town remains a pleasant community in which to live and work.

3.5.1 *Natural Resources Plan*

The Town recognizes the importance of the goals and objectives set forth by the Chesapeake Bay Preservation Act, and therefore, a large component of the Natural Resources Plan will be the enforcement of the Town's Chesapeake Bay Preservation Ordinance. The Ordinance establishes Resource Protection Areas (RPAs) and Resource Management Areas (RMAs), which together form the Town's Chesapeake Bay Resource Preservation Area which were identified on the Town's Chesapeake Bay Preservation Area Map (See Figure 8). These areas have intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation to the quality of state waters. RMAs includes floodplains, highly erodible soil including steep slopes, highly permeable soil, and non-tidal wetlands. Due to the prevalence of these features within the Town, and due to the belief that the performance standards set forth by the Act's pursuant Regulations comprise good land management, the entire Town has been designated as a RMA.

The Town has identified as a goal to protect the surface water quality of the Town and the Chesapeake Bay from the adverse effects of development including nonpoint source pollution. To achieve this goal, the Town will pursue the following initiatives:

- ◆ The Town will continue to implement the mandates of the Chesapeake Bay Preservation Act through the enforcement of the Town's Chesapeake Bay Preservation Ordinance.
- ◆ The Town recognizes that the primary objective of the Act is not to prohibit development within Resource Management Areas, but rather to ensure that development is planned in a manner that reduces the effects of nonpoint source pollution on the environment. The Town will work to encourage development which meets the performance standards of the Ordinance through land use planning techniques, the minimization of impervious areas, the preservation of indigenous vegetation, and the incorporation of more functional open spaces. Structural Best Management Practices (BMPs) are to be used in conjunction with and not in lieu of proper land use planning and management techniques.
- ◆ The establishment of structural BMPs should utilize the most recent edition of the Northern Virginia BMP Handbook for all BMP calculations, and the most recent edition of the Prince William County Design and Construction Standards Manual for all BMP

engineering purposes.

- ◆ The minimization of impervious land cover is an integral component of the Town's stormwater quality management program. The Planning Commission should investigate economically feasible and practical ways in which the imperviousness of a development site can be reduced.
 - ◆ The Planning Commission recognizes the importance of interjurisdictional cooperation in dealing with the impacts of development on the environment. The Planning Commission shall send a member to meetings of the Prince William County Planning Commission and ask that the Town be kept informed of development which may have potential impacts on the Town.
2. The Town has identified as a goal to ensure that sensitive environmental features within the Town are preserved and/or managed in such a manner that protects surface water quality as well as the aesthetic quality of the Town. To achieve this goal the Town will pursue the following initiatives:
- ◆ The Town will enforce its Chesapeake Bay Preservation Ordinance to protect sensitive natural resources including non-tidal wetlands, floodplains, highly erodible soils including steep slopes, and highly permeable soils.
 - ◆ The Town has adopted and will enforce its Floodplain Ordinance in order to protect floodplains within the Town from improper development as well as to protect the health, welfare, economic, and real-estate interests of the citizens of the Town.
 - ◆ The Town recognizes that a significant means of reducing nonpoint source pollution loadings from a development site is through the preservation of as much indigenous vegetative cover on a site as possible to accommodate the desired land use. The Planning Commission shall investigate, with the Chesapeake Bay Local Assistance Department, strategies for preserving indigenous vegetation including the implementation and adoption of a Tree Ordinance or a Street Scape Plan.
3. The Town has identified as a goal to manage the groundwater resources of the Town in a manner which will ensure an adequate and pure source of potable water for the Town as well as to ensure against groundwater contamination which may adversely affect the Town's biological ecosystem. To achieve this goal the Town will pursue the following initiatives:
- ◆ The Town will continue to work with the Virginia Water Control Board to ensure that underground storage tank leaks are corrected within the Town. The Town should investigate with the Virginia Water Control Board public education initiatives regarding

the proper maintenance of private above-ground fuel oil storage tanks.

4. The Town has identified as a goal to restore North Fork Creek to its original state. To achieve this goal the Town will pursue the following initiatives:

- ◆ The Town will work with the Prince William County Planning Department to investigate land use planning and modifications to public infrastructure, including culverts and road grades, which could be implemented during the development of parcels near North Fork Creek.

5. The Town has identified as a goal to pursue strategies to reduce existing pollution sources which degrade surface and groundwater and the aesthetic quality of the Town. To achieve this goal the Town will pursue the following initiatives:

- ◆ Using the powers provided under Section 4-5-3 of the Town's Chesapeake Bay Preservation Ordinance, the Town should quickly establish a system for the inspection and maintenance of BMP facilities within the Town. The establishment of a maintenance and inspection program should be completed prior to the establishment of any further BMPs facilities within the Town. The Town should investigate as one of its options the possibility of establishing a protocol with the County to perform routine maintenance and inspection. This should be done in conjunction with the investigation of County CBPO plan review.
- ◆ The Planning Commission should investigate with the Prince William County Cooperative Extension Service (PWCCES) the possibility of providing periodic citizen workshops to demonstrate techniques and aid residents of the Town in reducing the incidence of over-application of pesticides and fertilizers which subsequently runoff as nonpoint source pollution. The Planning Commission should arrange with the PWCCES to present to the Town Council/Planning Commission its available on-going educational programs.
- ◆ The Town will work with the Prince William County Health Department to identify the occurrence of malfunctioning septic systems and investigate remediation or removal options including removal during redevelopment. The Town will continue to work with the Health Department as well as the Prince William County Service Authority to identify potential funding and grant opportunities for the remediation of failing septic systems which are located in areas that are not undergoing redevelopment as well as for the extension of public sewer lines to areas of the Town which are experiencing failing systems.
- ◆ Enforce the litter and dumping control provisions of Chapter 6 of the Code of the Town of Haymarket. Work with pertinent agencies to remove illegal dumping and pursue more

stringent enforcement of applicable state and federal laws if necessary.

3.5.2 *Cultural Resources Plan*

The Town has identified as a goal to preserve the historical character of Haymarket by balancing new development with conservation of existing structures and the Town landscape. The Town has adopted an historic district zoning ordinance and appointed a Board of Architectural Review. Therefore the Town is eligible to become a Certified Local Government. As a Certified Local Government, the Town will have the opportunity to request technical and financial assistance from the State's Department of Historic Resources complete the following:

1. Hire an architectural historian to update and complete the Town's architectural survey for the historic district.
2. Hire an archaeologist to conduct a Phase I Archaeological study of the Town, in particular, identifying those vacant parcels which may still have important artifacts on them.
3. Hire an architect to illustrate the Town's design guidelines and provide a public education brochure or booklet for property owners and developers explaining the importance of the Old and Historic Haymarket Overlay District.

3.6 TRANSPORTATION PLAN

The future transportation system of the Town of Haymarket must strongly support and complement the future land use plan of the Town. While a major objective of any transportation plan should be to facilitate ease of movement and provide an efficient transportation system, it is recognized that roads have considerable impact on adjacent land uses. Consequently, the two must be planned concurrently, with full attention directed to existing character and land uses as well as environmental impact.

No single class of streets can be expected to serve all types of existing and anticipated demands. A well-balanced major street and highway plan must include various classes of major route facilities, each designed to serve a particular function. The Transportation Plan and Major Thoroughfare Map for the Town (Figure 13) is based on future land use and traffic requirements. The individual roadway classifications shown on the Major Thoroughfare Map are described below.

Freeways - Freeways (or thoroughfares) are divided highways with full control of access and grade separation for intersecting traffic flows. There are no intersection at grade, traffic signals, pedestrian, or parking on freeways to interfere with the continuity of high volume, high speed traffic flow. A major function of these roads is to provide for the rapid and safe movement of large volumes of traffic over relatively long distances. They should be located so that they do not disrupt sound land use development, but often freeways can be placed in such a way as to form boundaries between different land uses. For example, residential areas might be insulated from industrial sites in this way. Interstate 66 is a freeway.

Arterial - Arterial roadways are the major streets which serve large volumes of through traffic between different sections of the urban areas and provide access to the freeways. While arterial streets may serve abutting properties, their primary function is to provide for through traffic movement; therefore, they should connect areas of principal traffic generation and important rural highways leading into the area. A properly developed arterial system can help define the boundaries of residential neighborhoods. Arterial highways should also have sufficient capacity to prevent the undesirable diversion of through traffic to local streets. Routes 15 and 55 would be considered arterial roadways as would Jefferson Street as it carries large volumes north and south through the Town.

Collector - Collector streets connect residential neighborhoods or other areas of similar land use with arterial streets. They serve dual purpose by providing a means for through traffic movement within limited area and, less importantly, by giving direct access to abutting properties. The design of collector streets is properly a part of good neighborhood planning. These streets should be planned so as not to attract large volumes of through traffic, nor to disrupt the areas they serve.

Local Streets - The local street system includes all streets used primarily for direct access to residential, commercial, industrial, or other abutting property. Continuity is not necessarily important. Through traffic movement should be discouraged on these streets since their main function is to provide easy access to adjacent property and connect with collector or arterial streets.

3.6.1 *Future Transportation Improvements*

It is important that the Town work closely with the Virginia Department of Transportation, as well as land developers, so that the improvements may be realized. The intention of the transportation element of the Plan is not to expect the Town of Haymarket to build new roadways. New roadways are designed for general areas so that the idea is recognized as future development occurs. Improvements to existing roadways should be undertaken, whenever appropriate, by Virginia Department of Transportation or by developers of adjacent properties. Specific transportation related improvements and recommendations are outlined below:

1. Require adequate off-street parking facilities with safe ingress and egress for new commercial development within the Town. In addition, explore the possibility of a public parking lot to maintain and enhance the integrity of the commercial downtown by filling out the building blocks. If possible, permit payment in lieu of providing off-street parking which could then be applied to a public parking lot.
2. Request the Virginia Department of Transportation to include within their six year plan a program to upgrade all of the streets within the Town and improve the roadway drainage systems. Request the construction of curb, gutter, and sidewalks on all local, collector, and arterial roadways within the Town.
3. Encourage the development of bike ways and pedestrian pathways connecting the different areas of the Town with other parts of the County.
4. To encourage the continuation of the urban diamond of Interstate 66 and Route 15 intersection to restrict any further takings of land within the Town for Freeway construction.
5. Request that the Virginia Department of Transportation construct a flyover intersection at Route 55 and Route 15 in order to minimize takings of the Town's remaining commercial and industrial parcels.
6. Support the County's Plans for the Haymarket Bypass and Heathcote Drive to reduce through traffic on Washington Street and promote Washington Street as the Town's "main street."

TOWN OF HAYMARKET VIRGINIA

Major Thoroughfare Map

Legend

- Thoroughfares
- Arterials
- Collectors
- Town Boundary
- Railroad
- Stream/Lake
- Parcel Boundary

Prepared by the Northern Virginia Planning District Commission

February, 1996

Scale: 1" = 1000'

0 500 1000 1500

N

Base Map: Prince William County Chesapeake Bay Preservation Overlay District Map, Prince William County Department of Public Works, 1992.



3.7 IMPLEMENTATION SUMMARY

The Plan and supplementary information presented thus far are the result of studies, analyses, deliberations, and choices among alternatives. This process has resulted in the preparation of what the Haymarket Planning Commission considers the best possible future course of development for the Town. From the beginning, it has been the intent of the Commission to produce a realistic document which projects the needs and desires of the Town's citizens. This section presents a brief summary of those activities and implementation strategies which must be considered by the Town Council and Planning Commission to ensure that the recommendation and objectives of the Plan are achieved.

3.7.1 *Zoning Ordinance*

The Zoning Ordinance serves the Town in a method of creating specific controls on physical growth and design in the Town. The current ordinance has been updated recently to expand the reviews of the Council and assist in meeting some of the goals of the Comprehensive Plan. To further implement the Plan's observations, the Council must consider further regulations relating to the Historic District, architectural review, sign design, and environmental protection. Areas of housing may be addressed through incentive zoning and also expansion of required park areas and set backs.

All of these texts may be developed as a comprehensive ordinances review or taken on an issue by issue basis through the next five years.

3.7.2 *Subdivision Ordinance*

The Subdivision Ordinance currently provides for most of the development needs of the Town. With the recent adoption of provisions for pipe stem lots, those parcels with limited road frontage may now be expanded for additional dwellings. The ordinance may, however, be expanded to require provisions for conservation and wetlands by restricting development from those areas identified in the Plan's map.

3.7.3 *Old and Historic Haymarket District Overlay*

The Old and Historic Haymarket District Overlay was enacted to preserve the unique cultural heritage of the Town and includes all of the area within the Corporate Limits of the Town. The ordinance allows that no building, structure or sign shall be erected, reconstructed, altered or restored until the Board of Architectural Review has issued a Certificate of Appropriateness. The regulations imposed in the district are intended to protect against destruction of, or encroachment upon, such historic resources, to encourage uses which will continue to preserve them and to

prevent the creation of adverse environmental influences.

3.7.4 *Capital Improvement Program*

The Town recently embarked on generating its first CIP in 1990. This experience brought the Council and the people to the realization of the expenses involved with public improvements. The continuation of the CIP programs is necessary if the long range public improvements of the Town are to be completed. The Town cannot wait on future development or in fill to provide the basic needs of sidewalks and curbs. These must be anticipated and budgeted to serve the improvement observations of the Plan. However, to fulfill the requirements of the CIP the Town should actively expand its tax base with commercial and industrial development on those parcels identified on the Future Land Use Plan as appropriate.

3.7.5 *Uniform Statewide Building Code*

This document has been adopted by the Town and enforcement strengthened within the past years by employment of certified inspectors to over-see construction within the Town. The Town must continue to ensure that their inspections and permit process remains current, and provides the best possible construction for the Town residents. The Town may also wish to incorporate into the building code optional provisions which would require water conservation techniques to be utilized during the installation of plumbing.

3.7.6 *Erosion and Sediment Control*

The Town adopted in October, 1987, the Virginia Erosion and Sediment Control Handbook Part II and III as an ordinance and the implementation of this law serves the citizens in reducing runoff and erosion of valuable soil. In conjunction with these needs, the Town must now turn its attention to the Occoquan Policy and the mandates of the Chesapeake Bay Preservation Act by implementing and enforcing appropriate ordinances to prevent the downstream transmission of pollutants to the Chesapeake Bay area and to local reservoirs. The Town is currently exploring a contract with the Prince William Soil and Conservation District to review site plans for erosion and sedimentation.

3.7.7 *Wetlands*

In conjunction with the Erosion and Sedimentation plans, the Town must take special effort to preserve the remaining wetlands located in the Town. These areas are identified in the Plan maps and text and appropriate ordinances and enforcement of these ordinances is necessary to meet our responsibility to future generations.

3.7.8 *Chesapeake Bay Preservation Ordinance*

The Town adopted its Chesapeake Bay Preservation Ordinance on June 14, 1993. The ordinance is instrumental in ensuring that development is planned and designed in a manner that is compatible with the constraints of the natural environment and to ensure the protection of state waters. Water quality protection is an ongoing process and the Town will investigate amendments to the ordinance relating to minimizing impervious areas and maximizing indigenous vegetative cover.

CONCLUSION

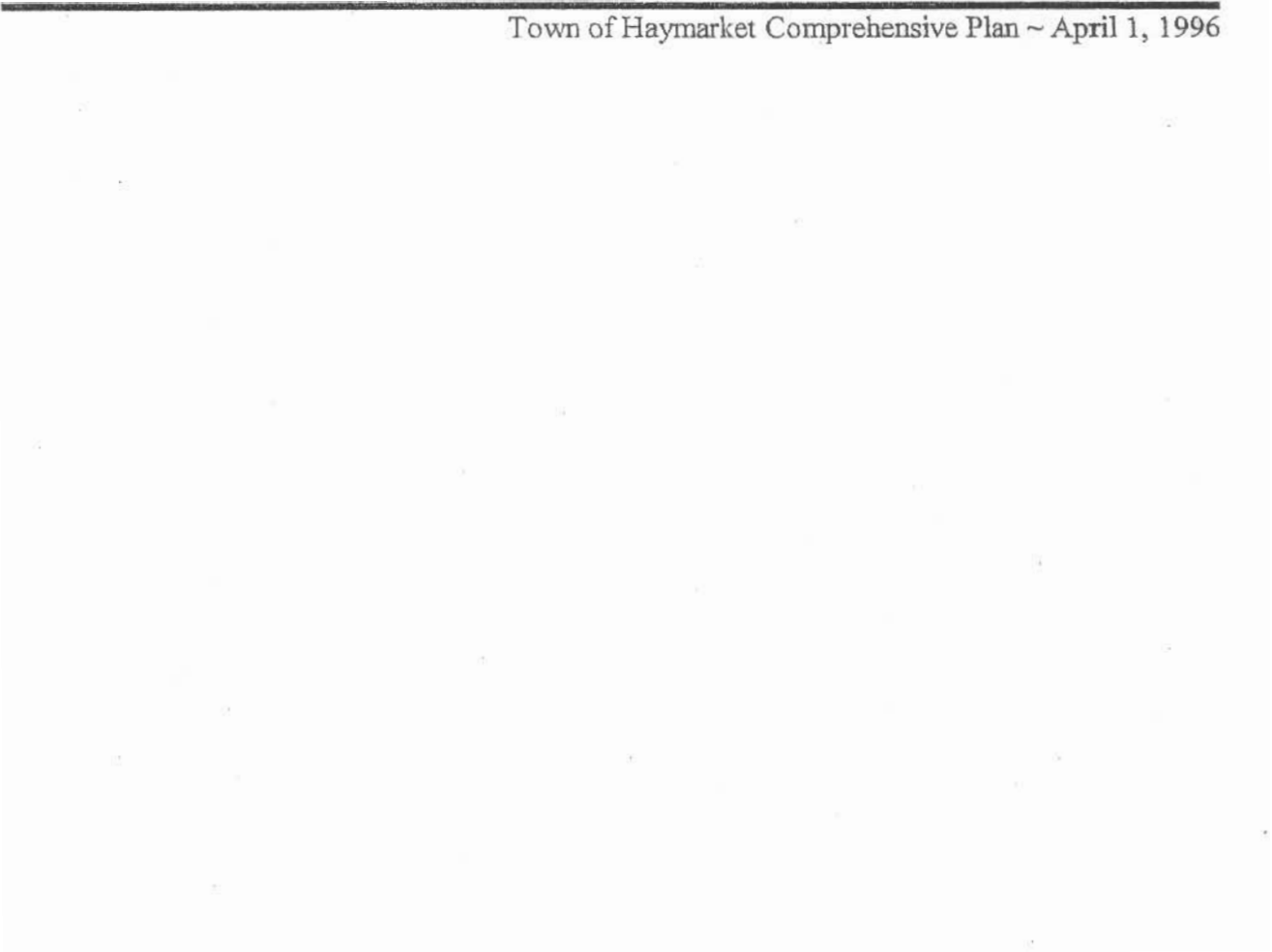
As a basic part of the Comprehensive Plan, the Town is required to review the Plan in a timely and periodic manner. This requirement does not open the Plan up to random and piece-meal change, but rather a survey and a study should be conducted every four years for adoption in the fifth year.

As the Town changes, the Plan must focus on the needs of the next generation without losing site of it's heritage and charm. To these ends this Plan as created attempts to merge the past with the future in an organized and stable pattern, generating sufficient growth to maintain the services needed by the residents without altering the small town charm.

Town of Haymarket Comprehensive Plan ~ April 1, 1996

Attachment: 2002 Comprehensive Plan (2449 : Amendment to Planned Land Use Map)

Town of Haymarket Comprehensive Plan ~ April 1, 1996



PROFFER STATEMENT

REZONING: Leonard / Rohrbaugh Rezoning, B-1 to R-2

PROPERTY: 10.0051 acres located on 14711, 14741, and 14821 ✓
 Washington Street, Haymarket, Virginia
 GPINs: (7397-08-3680, 7397-08-1795, 7297-98-9696
 and a portion of 7337-09-1320 (the "Property"))

APPLICANT: Dottie W. Leonard
 John M. Rohrbaugh

PROJECT NAME: Haymarket Property

ORIGINAL DATE
 OF PROFFERS: October 6, 2003

REVISION DATA: October 20, 2003
 October 28, 2003
 November 3, 2003

The undersigned hereby proffers that the use and development of the subject property ("Property"), as described above, shall be in strict conformance with the following conditions, which shall supersede all other proffers that may have been made prior hereto. In the event the above referenced rezoning is not granted as applied for by the Applicant ("Applicant"), these proffers shall be deemed withdrawn and shall be null and void. Further, these proffers are contingent upon final rezoning of the Property with "final rezoning" defined as that rezoning which is in effect on the day following the last day upon which the Town Council of the Town of Haymarket (the "Council") decision granting the rezoning may be contested in the appropriate court. If the Council's decision is contested, and the Applicant elects not to submit development plans until such contest is resolved, the term rezoning shall include the day following entry of a final court order affirming the decision of the Council which has not been appealed, or, if appealed, the day following which the decision has been affirmed on appeal. If this application is denied by the Council, but in the event an appeal is for any reason thereafter remanded to the Council for reconsideration by a court of competent jurisdiction, then these proffers shall be deemed withdrawn unless the Applicant shall affirmatively readopt all or any portion hereof, in a writing specifically for that purpose. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. The improvements proffered herein shall be provided at the time of development of

PROFFER STATEMENT
 Leonard / Rohrbaugh Rezoning
 Page 2

that portion of the Property adjacent to or including the improvement or other proffered requirement, unless otherwise specified herein. The term "Applicant" as referenced herein shall include within its meaning all future owners and successors in interest. When used in these proffers, the "Plan" shall refer to the plan entitled "Preliminary Site Plan, Haymarket Property" sheets 1 through 3, prepared by BC Consultants, and dated September 5, 2003, as revised on October 20, 2003.

1. LAND USE

- 1.1 **Conformance with Plan.** The Property shall be developed in general conformance with the Plan, subject to reasonable adjustments at final engineering and subdivision.
- 1.2 **Residential Development.** Residential development on the property shall not exceed a maximum of sixty (60) single-family detached dwelling units and shall consist exclusively of single-family detached dwellings and associated amenities.
- 1.3 **Prohibited Uses.** No single-family attached (townhouse) dwelling units shall be constructed on the Property.

2. ARCHITECTURE AND LANDSCAPING

- 2.1 **Exterior Materials.** Facades fronting on Washington Street shall be constructed of brick.
- 2.2 **Driveway Materials.** All driveways shall be paved with concrete material.
- 2.3 **Open Space.**
- 2.3.1 Open space areas shall include a central park area, and a minimum 10-foot wide landscaped open space buffer surrounding the boundaries of the Property, except for the open space Parcel "A" as set forth on the Plan and described below.
- 2.3.2 A separate open space parcel "A" shall be created as set forth on the Plan, and shall serve as a permanent open space buffer between the Property boundary and the adjacent property identified as GPIN 7397-09-1320.

MR BENNET

PROFFER STATEMENT
Leonard / Rohrbaugh Rezoning
Page 3

2.4 Brick Sidewalk. The Applicant shall construct a five-foot (5') brick sidewalk along Washington Street from the east boundary of the Property to the intersection of St. Paul Street, the latter portion being generally in conformance with VDOT Project EN96-233-128, C501, sheet 4, as prepared by Burgess & Niple, as revised June 17, 1999. Construction of the sidewalk shall be completed prior to issuance of the 15th building permit.

3 TRANSPORTATION IMPROVEMENTS

3.1 Right-of-Way. Upon subdivision plat approval, the Applicant shall dedicate, at no cost to the Town of Haymarket, 12' of right-of-way dedication along the Property's frontage, as set forth on the Plan.

3.2 Access. Access to the development shall be limited to one entrance from Washington Street, as set forth on the Plan. Such design shall be in accordance with VDOT specifications and subject to review and approval by VDOT.

3.3 Curb and Gutter. Prior to issuance of the first occupancy permit, the Applicant shall construct curb and gutter along the Property's frontage with Washington Street.

3.4 Left Turn Lane and Frontage Improvements. Prior to issuance of the first occupancy permit, the Applicant shall construct full frontage improvements along the Property's frontage with Washington Street and a left turn lane into the development. Such design shall be in accordance with VDOT specifications and subject to review and approval by VDOT.

4 STORMWATER MANAGEMENT

4.1 Stormwater Management and BMP. The Applicant shall provide stormwater management ("SWM"), off site, via existing SWM ponds in the adjacent Greenhill Crossing subdivision, in accordance with Best Management Practices ("BMP"), and subject to the 'Stormwater Management Facility Cost Sharing Agreement' recorded in Deed Book 2493 at page 11 among the land records of Prince William County, Virginia.

5 MONETARY CONTRIBUTIONS

- 5.1 **Police, Fire and Rescue.** The Applicant shall contribute to the Council the sum of \$578.00 per residential single-family dwelling unit for police, fire and rescue purposes, payable upon the issuance of a building permit for each such unit.
- 5.2 **Historic Commission.** The Applicant shall contribute \$10,000.00 to the Town of Haymarket for the Historic Commission of Haymarket. Said contribution shall be made upon the issuance of the first building permit for the first dwelling unit to be constructed on the Property.
- 5.3 **Streetscape Improvements.** The Applicant shall contribute \$30,000.00 to the Town of Haymarket for the Town's Streetscape Improvements fund. Said contribution shall be made with the issuance of the first building permit associated with the first unit to be constructed on the Property.

6 RELINQUISH INGRESS/EGRESS RIGHTS

- 6.1 **Relinquishment of Ingress/Egress.** The Applicant shall quitclaim and relinquish all rights to the thirty foot (30') private ingress/egress easement recorded in Deed Book 2232 at page 344 among the land records of Prince William County, Virginia.

7 NOTIFICATION OF EXCAVATION

- 7.1 **Notification of Construction Activity.** Prior to the commencement of any excavation activity on the Property, the Applicant shall provide written notice in conformance with requirements set forth in the Virginia Uniform Statewide Building Code and the BOCA National Building Code, to the following property owners:

Greenhill Crossing Section 1 lots 1-4;
Greenhill Crossing Section 2 lots 1,2, 5-12;
Greenhill Crossing Section 8 lots 1-6;
Greenhill Crossing Section 9 lots 1-9, and;
Property 7397-09-1320, Charles J. and Dottie W. Leonard.

8 CREATION OF HOMEOWNERS' ASSOCIATION:

- 8.1 **Creation of HOA.** A homeowners' association (hereinafter "HOA") shall be created and shall be responsible for the maintenance and repair of all common areas located within the residential development, including such responsibilities, duties, and powers as are customary for such associations or as may be required for such HOA herein.

PROFFER STATEMENT
Leonard / Rohrbaugh Rezoning
Page 5

8.2 **HOA responsibilities.** In addition to such other duties and responsibilities as may be assigned, an HOA shall have title to and responsibility for (i) all common open space areas not otherwise dedicated to public use, and (ii) common buffer areas located outside of residential lots. It shall also have (iii) responsibility for the perpetual maintenance of any street, perimeter, or road buffers but no buffers shall be platted within residential lots.

8.3 **Town Review.** The Applicant shall submit the HOA documents to the Town for review and shall work in conjunction with the Town to assure the Town that the HOA shall perpetually maintain all common open space areas, common buffers and perimeter buffers.

9. ARCHITECTURAL REVIEW BOARD

9.1 **Architectural Review Board.** All building and dwelling elevations will be submitted to and approved by the Architectural Review Board prior to issuance of any associated building permit.

SIGNATURES APPEAR ON FOLLOWING PAGES

PROFFER STATEMENT
Leonard / Rohrbaugh Rezoning
Page 7



JOHN M. ROHRBAUGH

Attachment: 2003 Leonard-Rohrbaugh Proffer Statement (2449 : Amendment to Planned Land Use Map)

Continuation Meeting of May 3, 2004 7:00pm
Haymarket Town Hall, 15016 Washington Street, Haymarket, VA
Mayor David P. Taylor, Monday, May 17, 2004

Citizen's Time

Ellie Ivancic of Jefferson Street

Suggest a programs on historic preservation. States that on June 15 two county employees willing to come, would council like them to come, possibly around 6:30-7:00pm. Mayor sets Historic Preservation Meeting for June 15, 2004 @ 6:30pm.

Roberta Ainsley of Jefferson Street

Discussions with Martha Henley relative to traffic off Somerset Drive. Asks if anyone on council has heard from her.

Phillip Harrover of Washington Street

Would like some police officer presence at his end of town (eastern end). Wants to know why Fosters opened with the outside being unfinished?

Dottie Leonard of Washington Street

Concerned about brick sidewalks not getting finished. Comments on Centex project.

Mayor comments on application for site and subdivision development from Centex Homes. Mayor opens it up to public comment:

Susan Edwards of Little John Court

Her lot backs up to the dry pond. Her concern is that she was not told the whole story at the homeowner's association meeting.

Maria Turner of Fayette Street

Feels it is in the best interest of the council to strongly review before making any decisions

Ralph Ring of Greenhill Crossing Drive

Is the density of the homes in question. Can there be less than 60. Foresees serious problems.

Dawn Nelson of Manahowac Place

Felt as though Centex was talking in circle at HOA meeting, states that Centex is not willing to guarantee that the owner's association will honor responsibilities.

Brian Nelson of Manahowac place

Board member of Greenhill Crossing.

Mayor comments about the abilities of the town engineer and the faith he has in his competence.

Town attorney asks that:

- 1) dispute with Greenhill Crossing in which the Centex project
- 2) In the event that the town had become party or intervene related to storm water management that the Centex HOA would be responsible for the actual cost for engineering and legal fees

Jarboe recommends an independent company come in and review the outflows.

Garcia would like to investigate the maintenance of these ponds.

Miller comments on Greenhill Crossing's management and that there very well could be a maintenance issue, he states the management has been poor in the past.

Minutes Page 1 of 2

Continuation Meeting of May 3, 2004 7:00pm
Haymarket Town Hall, 15016 Washington Street, Haymarket, VA
Mayor David P. Taylor, Monday, May 17, 2004

Stutz Motions to approve the site plan application and subdivision of the site known as Haymarket Station, owned by Centex Homes, conditional upon the adding of homeowner's association documents of Haymarket Station and that it remain a legally binding covenant of the HOA, Garcia seconds discussion....

Jarboe expresses concerns that Centex should look into the condition of the pond prior to building any homes. Sikorsky has concerns that the first tree cut will affect the run-off. Lowery comments that no bonds will be released until the site has been inspected "as built".

Ayes: 3 (Miller, Garcia, Stutz)
Nays: 0
Abstain: 2 (Sikorsky, Jarboe)

Stutz motions to resolve that the town require Jim Lowery to inspect the pond, come back and report to the town the status of the pond and the town will share that with Greenhill Crossing HOA, Garcia seconds

Ayes: 5
Nays: 0

Ayers Re-Zoning

Town attorney discusses tying the re-zoning to a site plan.

Miller Motions to approve the re-zoning of 15100 Washington Street from R1 to B1 with the attached proffer dated May 6, 2004, Garcia seconds; lengthy discussion over how long the applicant will have to wait to reapply for re-zoning. The ordinances reflect a period of one year would have to pass. Continued discussion over the type of building..... Mayor asks council what the problem is with the site plans, Jarboe and Sikorsky comment that it is the size of the structure

Ayes: 3 (Garcia, Miller, Stutz)
Nays: 2 (Jarboe, Sikorsky)


Pickle Bob's Site Plans

Jarboe motions to approve the site plans for "PICKLE BOB'S" ice cream shop located at The Shoppes at Haymarket, Miller seconds

Ayes: 5
Nays: 0

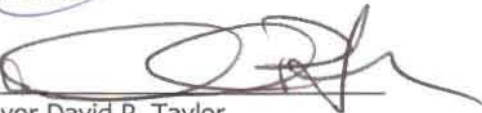
Meeting continued to 6:30pm on Monday, May 24, 2004

Submitted:



Jennifer Preli-Clerk to Council

Approved:



Mayor David P. Taylor

Haymarket Town Hall-15016 Washington Street-Haymarket, VA 20169
 Mayor David P. Taylor, Town Council Meeting & Public Hearing
 Monday, January 3, 2005

Roll Call: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Taylor-Yes, Garcia-Yes, Jarboe-Not present, Weir-Yes

Mayor opens up joint public hearing, for the Town's initiated ZTAs, Mayor notes there is no quorum for the Planning Commission. Mayor continues this advertised public hearing for the Town's initiated ZTAs (attached to minutes) to January 24, 2005 at 7:00 pm

Mayor opens up joint public hearing for the adoption of ARB guidelines (attached to minutes), mayor continues this public hearing to January 24, 2005 @ 7:00 pm, there is no quorum present for the Planning Commission.

Mayor opens up public hearing (Town Council only) regarding the two Harrover properties, current zoning R-1, desired zoning is R-2, Mayor requests that people that are in support of the proposed re-zoning, to please speak:

Mike Gorman: speaks about original plan being 39 units. After discussions with ARB and PC they have changed to 29 units.

Phillip Harrover-Land owner, been since 1965. Speaks of raising his family here in Haymarket, and wishes that the re-zoning would happen.

OPPOSED:

McGowan, resident of Haymarket Village: Concerned with the proximity of structures to each other. Speaks about danger of fires and services that the city provides.

Keith Verzi, resident of Haymarket Village: Speaks about closeness of homes and danger of fires spreading quickly. Concerned about children with respect to traffic and the dangers the children face. Speaks of the historic value of the Sears homes.

Ron Phillips, resident of Haymarket Village: feels as a resident he has the right to decide what goes on that development.

Ron Phillips, Sycamore Park Drive: Agrees with all that have spoken against this re-zoning.

Wendy Felt: Greenhill Crossing: Comments that we are starting to look like Centreville. Acknowledges Mr. Harrover's right to sell his property, but feels enough building is enough.

Godwin: Loves the quaintness of the Town.

Patrick: Expresses concern of building town homes specifically. He feels that town homes encourage investors.

Ed Taylor: Haymarket Village resident, Feels that town homes are good if they do not become rentals. Also expresses concerns over traffic and sewage.

Wrobel: Haymarket Village resident, Asks that we maintain and keep it zoned for single family lots.

Beth ?: Agrees with Brad, and hopes we keep these parcels to single family lots.

Name not given: Agrees with everyone. Thinks the builder should cut out the town homes in the center.

Minutes Page 1 of 5

**Denotes Action Required

Attachments: Proposed Town initiated zoning text amendments; proposed ARB Guidelines; Letter & petition from residents opposing re-zoning

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Hall-15016 Washington Street-Haymarket, VA 20169
 Mayor David P. Taylor, Town Council Meeting & Public Hearing
 Monday, January 3, 2005

Tim Benjamin: Opposed to the town homes, but is fine with the single families.

Ann Verzi: Agrees with everyone from Haymarket Village. Everyone has raised valid concerns. She speaks about traffic issues. Tells council that her and her husband will probably move if town homes are approved for these parcels.

Matt Jacobs: Was also told that his development would be all single family. He also speaks about traffic.

Bokoski's: Bought from an investor. He was told there would be 30 units there, so he doesn't understand the issue.

Boykin: Agrees with the rental issue. She thinks we should watch the aesthetics of the town and how we develop these parcels.

**Letter from the residents to be entered into the minutes.

This public hearing is closed.

Regular meeting called to order

Citizen's Time open

Maria Turner-Fayette Street-References the town homes being voted down on Payne Lane. Talks about the letter from Lewie Bloom, she doesn't believe he is in compliance as his letter stated, she notes the neon signs displayed in the Fosters Building

Linda Landwehr

Speaks against high density. Asks that the council looks at the statistics of the existing community. Council should look at that

Guy Gravett

Comments that the town has a zoning map that should be looked at by purchasers.

Stutz motions to approve the minutes with attachments of December 6, 2004, Tobias seconds;

Ayes: 5

Nays: 0

Absent: Jarboe

Abbe Buck Hahn: has a company here in Town. High Viz Consulting Group. Public Relations Company. Has much experience with Federal and Civic groups. www.highvizpr.com

Sherwood Forest Subdivision

Deed of Easements just received today and will continue this agenda item to January 24, 2005 continuation meeting.

Town ZTAs

Carried to January 24, 2005

ARB Guidelines

Carried to January 24, 2005

Minutes Page 2 of 5

**Denotes Action Required

Attachments: Proposed Town initiated zoning text amendments; proposed ARB Guidelines; Letter & petition from residents opposing re-zoning

Haymarket Town Hall-15016 Washington Street-Haymarket, VA 20169
 Mayor David P. Taylor, Town Council Meeting & Public Hearing
 Monday, January 3, 2005

Piedmont Mews Plat of Correction

Weir motions to approve the plat of correction for Piedmont Mews, Stutz seconds

Ayes: 5

Nays: 0

Absent: Jarboe

Tobias motions to refer Bloom's re-zoning and refer to Planning Commission meeting of February 14, Garcia seconds

Ayes: 5

Nays: 0

Absent: Jarboe

For the record, council comments:

Weir responds to Mr. Bloom's letter. Understand his position with respect to the Fosters building, however, takes issue with other points in Mr. Bloom's letter. Pickle Bob's is not in violation and notes that The Shoppes at Haymarket would be grand-fathered.

Stutz comments that re-zoning should take place. Stutz also takes exception to a comment in Bloom's letter, she notes that she has been working diligently to make the current zoning violations easy to correct for him.

Applicant, Mr. Bloom, would like clarification on the process for building. Mayor specifically directs Mr. Bloom to only build according to signed (by the Mayor) plans, and no other plan.

Haymarket Station Site Plans and Proffer agreement

14838 Caboose Trail, there were some inconsistencies with the lot coverage. Councilman Weir basically reads letter of December 30, 2004 (attached for detail) from Councilman Weir to John Foote, counsel to Centex Homes, aloud. Seems to councilman Weir that they are building more dense than approved. Questioning the validity of the boundary line adjustment, was it just there for approval only. There are construction permit applications that are directly affected by this issue. Stutz asks how does Centex sell a lot that is in their site plan. Mayor asks are they not conforming to the site plan and proffers. **Town attorney asks that the letter from Councilman Weir, dated December 30, 2004, be entered into the minutes.

Police Report

Council asks for a schedule/calendar

Business License Application

Stutz motions to approve the business license application for William H. Metcalfe & Sons, Inc. as an out of town contractor, Tobias seconds;

Ayes: 5

Nays: 0

Absent: Jarboe

Stutz Motions to approve the Certificate of Appropriateness for Mr. Bacon's fence located at 14745 Dogwood Park Drive, Tobias seconds;

Ayes: 5

Nays: 0

Absent: Jarboe

Winterham Certificate of Appropriateness, deferred to continuation meeting of January 24, 2005.

Minutes Page 3 of 5

**Denotes Action Required

Attachments: Proposed Town initiated zoning text amendments; proposed ARB Guidelines; Letter & petition from residents opposing re-zoning

Haymarket Town Hall-15016 Washington Street-Haymarket, VA 20169
 Mayor David P. Taylor, Town Council Meeting & Public Hearing
 Monday, January 3, 2005

Comments on the Harrover parcels re-zoning application:

Weir comments that he would need more time to review.
 Sikorsky clarifies the zoning ordinances and the allowable lot sizes.

**Harrover re-zoning will be on the agenda for February 7, 2005, with all applicable documents available for review two weeks prior to the meeting.

Frogale Cash Bond release

Stutz motions to release the Erosion & Sediment Control cash bond in the amount of \$23,000, less the inspection fees, Garcia seconds; Stutz amends motion to include ALL Fees to be deducted, Garcia amends motion;

Ayes: 5

Nays: 0

Absent: Jarboe

Terry Karnes: Asks the Town Attorney if it is malfeasance for a commissioner to receive a gift from a developer?

Stutz motions to enter into executive session pursuant to 2.2-3711

A1 Personnel PC, ARB, and BZA

A1 Review performance to review

A3 Lease

A7 Consultation with town attorney

Tobias seconds

Tobias motions certification of executive session, that only the items discussed were listed above, Garcia seconds

Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Taylor-Yes, Garcia-Yes, Weir-Yes

Jarboe Absent

Tobias motions for council to consider at the January 24, 2005 continuation meeting, beginning at 7:00 pm, whether to

1. Stop issuing permits for any construction activities at Haymarket Station.

2. Issue a stop work order for construction activities in and about Haymarket Station.

Both for violation of Centex's Proffer Agreement, site plan, and the Ordinances of the Town of Haymarket, and to direct the Mayor to send a letter to Centex Homes and its counsel notifying them of Council's intended actions and inviting them to appear to answer any questions Council may have.

Garcia seconds

Ayes: 5

Nays: 0

Absent: Jarboe

Weir motions to continue this meeting to January 24, 2005 at 7:00 pm

Tobias seconds;

Ayes: 5

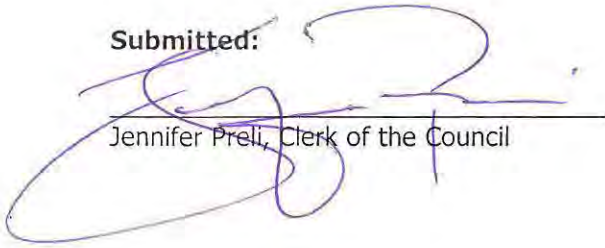
Nays: 0

Absent: Jarboe

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

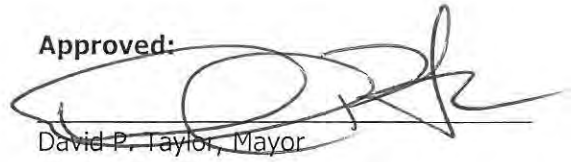
Haymarket Town Hall-15016 Washington Street-Haymarket, VA 20169
Mayor David P. Taylor, Town Council Meeting & Public Hearing
Monday, January 3, 2005

Submitted:



Jennifer Prell, Clerk of the Council

Approved:



David P. Taylor, Mayor

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Hall-Mayor David P. Taylor
 January 3, 2005 Continuation meeting of January 24, 2005
 15016 Washington Street-Haymarket, VA 20169

Roll Call: Sikorsky, Tobias, Stutz, Taylor, Garcia, Jarboe, Weir

Mayor opens joint (Town Council & Planning Commission) public hearing on the Town's Zoning Text Amendments

John McBride: We are precluding luxury town-homes by deleting the existing height

Mike Gorman: Option of accessory buildings taller and set back to the lot

Douglas Burke, Architect: Design is about creating relationships, zones need the tools to create an existing fabric for the Town of Haymarket.

Mayor closes public hearing on the Town's ZTAs

Mayor opens joint (Town Council & Planning Commission) public hearing regarding the Proposed ARB Guidelines

In Favor: None

Opposed: None

Mayor closes joint public hearing on proposed ARB Guidelines.

Chair Nancy Bailey opens Planning Commission Meeting

Weir motions to forward the recommend ZtAs (attached) to the Town Council, Goodwin seconds

Ayes: 3

Nays: 0

Absent: Leonard

Weir motions to adjourn the PC meeting, Goodwin seconds

Ayes: 3

Nays: 0

Absent: Leonard

Mayor opens the Town Council Continuation Meeting

Stutz moves to enter into executive session pursuant to 2.2-3711

A1 Discuss and consider appointments to the BZA

Appointments to PC; Discuss and consider the performance of a named town employee

A3 Discussion and consideration of publicly held real property

A7 Consultation with attorney on matter requiring specific legal advise where such consultation with attorney in open meeting would adversely affect the Town;

Tobias seconds

Ayes: 6

Nays: 0

Absent: 0

Stutz motions certification of executive session, that the above referenced items were the only items discussed;

By a Roll Call Vote: Sikorsky-Yes, Stutz-yes, Tobias-yes, Taylor-Yes, Garcia-Yes, Weir-Yes

Haymarket Town Hall-Mayor David P. Taylor
January 3, 2005 Continuation meeting of January 24, 2005
15016 Washington Street-Haymarket, VA 20169

Haymarket Station Site Plans and Proffer Agreement:

Mayor speaks of concerns over the reduction of acreage, by Centex conveying Parcel A and Lot 53, with respect to the approved site plan

Councilman Weir expresses his concerns, in order to accommodate the 60 homes requires the entire acreage, there was an assertion made Wed. night that parcel A and Lot 53 were part of a contract agreement and that the agreement took place prior to the re-zoning. Wherein the ownership of parcel A in particular was to be retained, is circumventing the authority of the town.

The Mayor states he is troubled that it was predetermined that there was never intentions of Centex retaining these two parcels.

Garcia states he agrees with the Mayor and Weir and in his opinion we need to question the transfer of parcel A and insure that there are that there are sufficient buffers in place.

Stutz confers with all that has been said....

Mayor states that in order to resolve these issues, expectations need to be laid out. Mayor wants it acknowledged by the applicant that they intend to build 60 lots or they need to submit an amended site plan to be reviewed by the Council.

Weir motions to give the developer (Centex) until Feb. 7 to demonstrate compliance with the original site plan that was approved on 05/17/2004 through the re-acquisition of Parcel A and intention to comply with the site plan that the developer presented and had approved by the Town, or present a revised site plan containing the appropriate buffer areas with the appropriate acreage; should neither occur, the council take action as it deems appropriate on Feb. 7, 2005, Garcia seconds;

Ayes: 6

Nays: 0

Absent: 0

Sherwood Forest Subdivision Plan

Without objection from council it will be tabled until next meeting

ARB Guidelines

Town ZTAs

Sikorsky asks about grand-fathering, how will it be handled. Attorney comments that there is an entire body of law that determines grand-fathering. Sikorsky would like to understand grand-fathering before she votes.

Mayor asks that council come back prepared to review the items below for the February 7, 2005 Town council meeting.

- **Review PC, ARB, and BZA appointments
- **Town's ZTAs
- **Re Visit Haymarket Station Site plans and Proffers agreement
- **Sherwood Forest Subdivision/Site Plan
- **Clarification from PC Chair on what was passed in writing
- **Haymarket Industrial Park Bond Release
- **Greenhill Crossing Homeowner's Association
- **Harrover Re-Zoning

Haymarket Town Hall-Mayor David P. Taylor
January 3, 2005 Continuation meeting of January 24, 2005
15016 Washington Street-Haymarket, VA 20169

Sikorsky comments on ARB Guidelines:

Page 5 Painting of Brick is not an option...she would like to know why they are trying to not allow painting of brick.

Red Rooster-Historical Building

Mayor comments that the Historic Commission needs to take responsibility for these structures (town owned historic structures)

Weir has the monetary contribution guidelines ready, but does not have the narrative necessary to provide to council. He would like council to go ahead and refer draft proffers to review

Tobias motions to initiate Planning Commission review of the ordinance that will update the Town's proffer system, Garcia seconds;

Discussion: **Garcia asks when the narrative would be ready. Weir comments by next PC meeting.**

Ayes: 6

Nays: 0

Absent: 0

Stutz: Sign proposals for Haymarket Town Hall.

Stutz motions to refer the Planning Commission to review and create language for business that are not located on Washington Street or James Madison Highway, Tobias seconds;

Ayes: 6

Nays: 0

Absent: 0

Tobias: Two proposals to replace computers, one is Gateway one is Dell.

Tobias motions to appropriate \$20,000 toward the purchase of new computers and a server and all necessary hardware to update the Town Hall offices, Stutz seconds. Tobias amends motion to stipulate that the funds are coming from monies received from a bank franchise tax that was not budgeted for (\$27,000), Stutz amends second;

Roll Call Vote: **Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-Yes, Weir-Yes, Jarboe-Yes**

Tobias motions to appropriate \$3,500 toward the development and creation of the towns web site, Sikorsky seconds, Tobias amends second to include that before it gets published council is entitled to ultimate approval and that the funds come from the Bank Franchise Tax that was received (\$27,000).

Roll Call Vote: **Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes**

**Mayor instructs clerk to advertise the towing ordinance, and amendment to handicapped parking violation

Stutz motions authorization for the Mayor to hire a treasurer, Tobias seconds

Ayes: 6

Nays: 0

Absent: 0

Haymarket Town Hall-Mayor David P. Taylor
January 3, 2005 Continuation meeting of January 24, 2005
15016 Washington Street-Haymarket, VA 20169

Tobias motions to authorize the clerk to switch payroll services, Stutz seconds

Ayes: 6

Nays: 0

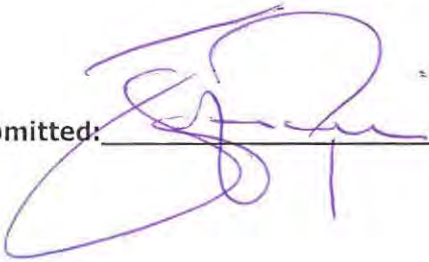
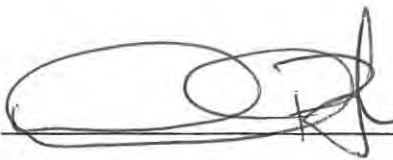
Absent: 0

Weir motions to adjourn the meeting of January 3, 2005, continued on January 24, 2005, Stutz seconds;

Ayes: 6

Nays: 0

Absent: 0

Submitted:  Clerk Approved:  Mayor

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Council Meeting-Mayor David P. Taylor
 15016 Washington Street-Haymarket, VA 20169
 February 7, 2005-Regularly Scheduled

Mayor Calls Meeting to order at 7:00 pm

Roll Call: Sikorsky-yes, Tobias-Yes, Stutz-Yes, Taylor-Yes, Garcia-Yes, Jarboe-Yes, Weir
 Yes

**Tobias motions to approve the minutes of January 3, 24, & 31, 2005, Sikorsky
 seconds-Jarboe Abstains**

Ayes: 5

Nays: 0

Abstain: 1-Jarboe

Treasurer's Report

Teaching the Basics Lease

Needs to go to Executive Session

Greenhill Crossing Wet & Dry Storm Water Ponds

Letter from Soil Conservation (agreement for services) to inspect new site development. Mayor asks if Council would like to send another letter to Greenhill Crossing or have Soil Conservation do inspections in lieu of letter. Councilwoman Stutz suggests a letter of violation. Mayor wants council to look at the memo of understanding with Soil conservation and consider. Lowery comments that homeowner trash is congesting the storm water flow. ** Mayor will comment Norfolk Southern about the water back up.

Haymarket Industrial Park

Mr. Chassler asks for the release of the performance bond (letter of credit) for Haymarket Industrial Park. Mr. O'Grady represents the property's new owner, Mr. William R. Rose, III.

**Stutz motions to substitute the letter of credit for Haymarket Industrial Park, LLC's
 letter of credit to be replaced by William Rose, III, Tobias seconds;**

Ayes: 6

Nays: 0

Harrover Rezoning

14710 & 14740 Washington Streets; Mayor reminds that we have had the public hearings on this re-zoning and had sufficient time to review the proffer statement. **Please add the Feb. 7 letter (attachment A) to the minutes of the meeting. Weir speaks of density concerns. Speaks of things that have happened with the BOS of PWC. Reminds of Haymarket Station re-zoning, and reminds that it was a down-zoning, the Harrover re-zoning is a higher density re-zoning. Doesn't believe its sound zoning practice to approve this re-zoning. Garcia reminds everyone that when the decision is being made we are increasing density, and keep in mind that we are not approving a re-zoning. Sikorsky again speaks of her concerns over increased density, regardless of where it is, whether it be Washington Street or Jefferson Street. She would like us to take into consideration the Town as a whole. Stutz comments on the reduction to 27 homes as opposed to by-right being 18 homes. Stutz likes the design that is being offered and doesn't know what we'll get with the 18 homes that are by-right. Jarboe agrees with both Sikorsky and Stutz and believes this is a tough decision.

Haymarket Town Council Meeting-Mayor David P. Taylor
 15016 Washington Street-Haymarket, VA 20169
 February 7, 2005-Regularly Scheduled

Between Lot 8 & 9 there is a path for the community. Mr. Lowery says it should have never been put in.

**Tobias motions to approve the re-zoning from R1 to R2 Harrover property, subject to the proffers dated January 24, 2005 in conformance with GDP #3, Sikorsky seconds; Discussions over proffers not referencing the VDOT Street Enhancement Project; Tobias withdraws motion.....
 Motion Withdrawn**

**Clerk to provide council with GDP Scheme #3 for further review.

Motions to approve the re-zoning of 14740 & 14710 Washington Street, from R1 to R2 in association with the General Development Plan Scheme #3, Sikorsky...

Ayes: Stutz, Jarboe

Nays: Sikorky, Tobias, Garcia, Weir

Motions fails, properties not re-zoned...

Police Report

Mayor reminds all that we have a new prosecutor, Amy Ashworth. Mayor wants to set up a system where the council can get information about what is going through court. Mayor mentions speed signs. Towing ordinance **make sure that handicapping is added to towing ordinance advertising. Sikorsky is interested in having self defense classes here in town, and asks the Chief to research this. Mayor asks that this issue be placed on priority.

Mayor Swears in new planning commissioner Linda Landwehr
 States Oath.....

Teaching the Basics

Tenant would like to start negotiating an extension of the lease to 2010. Tobias believes this should be discussed in executive session. Raymond Bell, chairman of school board for Teaching the Basics. Seeking to expand and re-locate the school but not until after 2010. Tenant would like termination to be at least 150 days. At 85 students can only go to 100 students by VA state law. 90% are residents of the Town of Haymarket.
 For the record, councilwoman Stutz will refrain from all discussions, both in public and executive sessions.

Haymarket Station

Tobias motions to approve the Construction permit applications for lots 1 and 9 located in the Haymarket Station Subdivision, Weir seconds;

Ayes: 6

Nays: 0

Abstain: 0

Winterham

Asks applicant to come to continuation to Tuesday, Feb. 22 with color renderings.

Tobias motions to approve the Certificate of Appropriateness & construction permit application for Building B located at 15101 Washington Street, Sikorsky seconds;

Haymarket Town Council Meeting-Mayor David P. Taylor
 15016 Washington Street-Haymarket, VA 20169
 February 7, 2005-Regularly Scheduled

By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-yes, Weir-Yes, Jarboe-Yes.
Ayes: 6
Nays: 0
Abstain: 0

Weir motions to enter into executive session Pursuant to 2.2-3711 A1, A7, A3, leases, named town employees: appointments to the ARB and PC, consultation with town attorney in matter requiring specific legal advise; A3 discussion and consideration of publicly held real property, appointments to ARB, PC, and BZA.....

Tobias seconds
Ayes: 6
Nays: 0
Abstain: 0

Please let the record reflect that Councilwoman Stutz refrained from participating in closed discussions that were lawfully exempt from open session regarding publicly held real property and a lease on that real property.

Please let the record reflect that Councilwoman Jarboe refrained from participating in closed discussions that were lawfully exempt from open session regarding a specific matter requiring specific legal advise.

Jarboe motions certification of executive session, that only the items that were discussed are listed above in the motion to enter into executive session, Weir seconds;

By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-yes, Weir-Yes, Jarboe-Yes.
Ayes: 6
Nays: 0
Abstain: 0

Sherwood Forest

Weir re-capps the events of this application: Preliminary subdivision plat was approved Dec. 2, 2002, Sub-divider was granted an extension for six months through Dec. 2, 2003. Finals were not submitted until December 13, 2003. Planning Commission has approved the final subdivision plat in December 2004.....

Stutz motions to approve the final subdivision plat for the applicant Sherwood Forest Associates, LC pursuant to Town Code Section 38-162, Weir seconds;
The applicant's representative Pete Ebert would like the minutes of the December 13, 2004 Planning Commission meeting entered into record and minutes of this meeting, he comments that the PC minutes reference approval of the plans submitted by Sherwood Forest Associates, LC.

By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-yes, Weir-Yes, Jarboe-Yes.
Ayes: 6
Nays: 0
Abstain: 0

Haymarket Town Council Meeting-Mayor David P. Taylor
 15016 Washington Street-Haymarket, VA 20169
 February 7, 2005-Regularly Scheduled

**Mayor instructs Planning Commission representative to review the plans for Sherwood Forest over the next five days and determine if the application is complete, if the plan is in strict conformance with the code, place on PC agenda and forward to council. Mayor states that if the PC members review the application and find it complete and place on their agenda, then council can hear the application at the continuation meeting on February 22, 2005.

Continuation meeting scheduled for Feb. 22, 2005

**Mayor will send a letter that the Town is not interested in re-negotiating a lease with Teaching the Basics

Garcia brings up the remaining engineering fees proposed by Burgess & Niple for the street enhancement project:

**Garcia motions to approve to approve the agreement (attached) with Burgess & Niple, dated October 10, 2004, subject to the approval as to form by town attorney.
 By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-yes, Weir-Yes, Jarboe-Yes.**

Bennett mentions a tax seminar that may be of interest to council or treasurer. See clerk for more details.

Friday at 8:30am is pre-bid for demolition of the grocery and apartment buildings.....

Sikorsky motions to authorize Councilman James E. Tobias to signor for the Town's banking accounts, Stutz seconds

**By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-yes, Weir-Yes, Jarboe-Yes.
 Ayes: 6
 Nays: 0
 Abstain: 0**

Sikorsky motions to continue the February 7, 2005 Regularly scheduled meeting to Tuesday, February 22, 2005, Garcia seconds

**By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-yes, Weir-Yes, Jarboe-Yes.
 Ayes: 6
 Nays: 0
 Abstain: 0**

Submitted:  Jennifer Preli, Clerk of the Council

Approved:  Mayor David P. Taylor

Please Read into the town council's February 7th meeting

Town of Haymarket
C/O City Council
15016 Washington St.
PO Box 367
Haymarket, Virginia 20168

February 7, 2005

Dear Sir/Madame:

The residents of Haymarket Village are writing this letter / petition as a follow-up to the January 3, 2005 public hearing, regarding the proposed development of additional land by South Port / Oakridge Builders, on Bleight Drive and Washington Street, in our Town of Haymarket. We are taking this opportunity to reiterate our opposition to the rezoning of the subject property. We have demonstrated our strong opposition to the rezoning on the previously submitted petition dated December 22, 2004. Our opposition to the proposed rezoning is evident by the number of signatures collected on the above mentioned petition, and the number of residents present at the January 3, 2005 council meeting.

We continue to urge the council to retain the current zoning requiring that a home be built on at least 10,000 sqft. parcel of land. When most of us, if not all, purchased our homes, we were told this would be a single family home development, excluding townhouses. A comment was made by developer Guy Gravitt at the public hearing that the statement of, "we were told" was a troubling statement, and that residents should have researched the zoning and planning for the township. The buyer beware attitude by a developer demonstrates that they do not have the Township or residents best interests in mind when they develop land. We did do the research, and the statement, "we were told" by the builder's representative is backed-up and consistent with the current zoning of the subject property.

Councilman Weir stated at the January 3, 2005 public hearing that when the builder's plan was presented to the Township's Planning Commission then forwarded to Town Council, that the current zoning for the subject property was overlooked / missed. Mr. Weir further stated the builder's proposal, as put forward, would cause density related problems in the Township. Mr. Weir also pointed out that the current proposal for rezoning would reverse the recent trend for lower density developments in the Township. It should be noted, multiple density related problems / concerns with the current proposal, were mentioned by several residents at the public hearing.

Safety of the citizens is another major concern of the current proposal. The concentrated density of the proposed homes and the layout of the streets will make it difficult for fire / emergency department to respond to a fire. This was evident when the builder's

dumpster caught fire in the summer of 2004. When the Gainesville Fire Department responded to the fire, they experienced difficulty getting the fire truck close to the fire. This was caused by a restrictive turning radius and vehicles being parked on the narrow streets. Had it been a home on fire, instead of a dumpster, the additional time it took for the fire truck to maneuver into position could have resulted in catastrophic consequences.

In addition to the above points, the residents take offense at the builder's arrogance when he threatened the Town Council and citizens at the public hearing with taking away (not providing) the common area in their proposal if they were not permitted to build townhouses outlined in their proposal. We find this arm twisting type tactic very disturbing.



As concerned and responsible residents of Haymarket Township, our goal is to preserve the beauty, aesthetics, safety, and historical significance of our community. It is quite obvious that the builder's interests and desire to maximize profits are drastically different from the resident's interest of maintaining the integrity of our community.

In the January 5, 2005 edition of the Bull Run Observer, Mayor Taylor indicated that he was moving the Town forward while giving the citizens what they want and preserving the historical significance of the Township. This is evident by the development of the new businesses and service providers in the downtown area. The residents of Haymarket Village want to assist the Mayor in reaching his goal. Moving the town forward doesn't mean we need to build on every inch of property in the township. We ask the Town Council to demonstrate that the Mayor means what he says by backing the citizen's request to deny the rezoning request.

As citizens of this township, we depend on our elected officials to protect and look after our interests and concerns for the welfare of our Township. We continue to ask the Town Council to deny the rezoning request.

The residents of Haymarket Village hope that you continue to give this matter serious consideration of the impact this rezoning and development proposal will have on our community, township and citizens. We would also request that this letter be read into the record of the public hearing, to be held February 7, 2005.

Respectfully submitted,
The Residents of Haymarket Village

	6702 Sycamore Park Dr.
	6712 Sycamore Park Dr.

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Melissa Bacon	14745 Dogwood Park Dr
Tao Thanh Bui	14804 Cypress park
Sornit Khaset	14800 cypress park lane
pyetana	14800 cypress park lane
Randy Kelly	6700 Sycamore Pk Dr
Mark Phillip	" " "
Shirley Ann	6738 Sycamore Pk Dr
Ernie Ann	6738 Sycamore Pk Dr
Mitty G. Waters	14710 Dogwood Park Dr
Kate Vey	6817 Walnut Park Lane
Johnny W. Harris	6713 Sycamore Park Drive
Jerena R. Harris	6713 Sycamore Park Drive
Heather J. Fisher	14709 Dogwood Park Dr.
Mark J. Fisher	14709 Dogwood Park Dr.
Wynne J. Fisher	14713 Dogwood Park Dr.
Whisper J. Fisher	14713 Dogwood Park Dr.
Marcus J. Fisher	6720 Bleight Dr.
Robert J. Fisher	6770 Bleight Dr.
Robert J. Fisher	14717 Dogwood Park Dr.
Mark C. Conall	14725 Dogwood Pk Dr
Elizabeth Conall	14725 Dogwood Pk Dr
Robert J. Fisher	6817 Walnut Park Lane

Shirley King	6801 Saint Paul Dr
Laura King	6801 SAINT Paul Dr
Frank King	6805 Saint Paul Dr
Leslie King	6825 Saint Paul Dr.
Bob King	6833 ST. PAUL DR.
Babara L. Vick	6833 St. Paul Dr.
Bob King	6844 SAINT PAUL DR
Wally Calvert	6848 SAINT PAUL DR.
Laura King	14942 Greenhill Crossing
Sue King	14942 Greenhill Crossing
Bob King	14938 Greenhill Crossing
Susan Brooks	14938 Greenhill Crossing Dr.
Daniel Shuman	14912 Greenhill Crossing Dr
Jeff Pate	14934 GREENHILL CROSSING DR.
Laura Patton	14934 Greenhill Crossing Dr.
John King	14919 Greenhill Crossing Dr.
Patricia Shuman	14919 Greenhill Crossing Dr.
Paul King	14929 GREENHILL CROSSING DRIVE
Kelsey J. Lindeman	14939 Greenhill Crossing Dr.
John King	14939 Greenhill Crossing Dr.
Cheryl King	6857 Saint Paul Dr.
John King	6857 SAINT PAUL DR.

Ken FARRIN Ken Jan	6864 Saint Paul Dr Haymarket
Cathy FARRIN Cathy Jan	6864 ST. PAUL DR. HAYMARKET
PAT CARNEY Pat	6860 ST PAUL DR HAYMARKET
ELIZABETH CARNEY Elizabeth	6860 St Paul Dr. Haymarket
Joseph MAZZU - Joseph Mazzu	6840 St Paul Haymarket
Lisa MAZZU Lisa Mazzu	6840 St Paul Dr. Haymarket
William Lake	6836 St. Paul Dr Haymarket
Judy Lake	6836 St. Paul Dr Haymarket
	6860 Jockey Club Lane Haymarket
Robert Miller	6852 Jockey Club, Hay
Aynne Miller	" "
Brenda Dinan	6848 Jockey Club Lane Haymar
Chad Dinan	" "
James & Blondell Quinn	6816 ST PAUL DR HAYMARKET
Bob KELY	6812 St Paul Dr Haymarket
Belinda Clark	14701 Dogwood Park Dr.
Rick Clark	14701 Dogwood Park Dr.
Blynn Smith	6809 Walnutpark Lane
Maria Vicari	6808 St. Paul Dr
Luis Ferrus	" " "
Stephanie Devito	6851 Jockey Club Ln.
James Tom White	6856 Jockey Club Lane

2 people ↓

2 people ↓

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Town of Haymarket
 Town Council Meeting of February 7, 2005, Continued to February 22, 2005
 7 O'Clock pm
 15016 Washington Street~Haymarket, VA 20169~Mayor David P. Taylor

Continuation Meeting Called to Order

All Council Present
 No Clerk present

Sherwood Forest

Councilman Weir states that council cannot act on this application, because of the documents required by planning commission. Until those changes are reflected on the site plan, council cannot act. PC must have the application again, can be placed on March agenda.

Town Center Property

Mayor discusses bid proposal for demolition of the buildings. Qualified bid came in at \$198,000 for Phase I and \$513,000 for Phase II.

Town ZTAs

Council has final version of the Town initiated ZTAs.

Weir motions that the Code of Ordinances of the Town of Haymarket, Virginia be amended, reenacted and certain provisions repealed as is set forth in
Appendix "A", Sikorsky seconds;

APPENDIX "A"

Sec. 38-1. Definitions.

Subdivide means to divide in any fashion or partition any parcel of land for the purpose of transfer of ownership or building development. The word "subdivide" and any of its derivatives shall have reference to the term "subdivider" as defined in this section. A plat of each such division shall be submitted for approval in accordance with Section 15.2-2258 of The Code of Virginia, as amended and as otherwise required by these ordinances.

Sec. 38-7. Improvements.

(b) Streets.

(1) Design, construction. All streets, shall be designed and constructed in accordance with the standards set by the state department of transportation for acceptance into the state secondary road system, and at no cost to the locality.

(8) Private streets.

a. No private street shall be permitted in a platted subdivision for detached single-family dwelling units. All other subdivided property except townhouses shall be served by a publicly dedicated street.

Sec. 38-9. Lots.

(d) Location. Each lot, except those occupied by attached single-family dwelling units, shall abut on an existing or proposed public street. If the existing streets are not 50 feet in width, the subdivider shall make provision, in the deeds to the lots, that all buildings be constructed so as to permit the widening by dedication of such roads or streets to a width of 50 feet or more as shown on the comprehensive plan.

Sec. 58-102. Height regulations.

For a main building in the R-2 district, the maximum height shall be 2 1/2 stories, but not over 35 feet; except that a building height may be extended to three stories or a maximum of 40 feet if each side yard is increased one-half foot for each additional foot of building height. Accessory buildings shall be limited to a maximum height of fifteen feet within a required yard area.

Sec. 58-103. General regulations.

(d) When a private parking bay/accessway is used, the minimum width of unobstructed travel way shall be 22 feet, and no private parking bay/accessway and associated travel ways shall exceed 600 feet in length from its midpoint to a point where it intersects with a public street. All such parking areas must connect from their private streets with an approved dedicated public street designed and constructed in accordance with the state department of transportation standards.

ARTICLE IV. RESIDENTIAL MULTIFAMILY DISTRICT R2

Sec. 58-136 through 58-143, inclusive ARE HEREBY REPEALED

ARTICLE V. TOWN CENTER DISTRICT B-1*

Sec. 58-177. Use regulations.

A building or land in the B-1 district shall be used exclusively for one or more of the following uses:

(1) Apartments or auxiliary uses on the second floor of structures designed for other commercial uses, not more than 20 percent of the gross floor area of the structure may be devoted to apartment use.

Sec. 58-179. Requirements for permitted uses.

(a) Before a building permit shall be issued or construction commenced on any permitted use in the B-1 district, or a permit issued for a new use or new occupancy resulting in a change of use, a site plan prepared in accordance with article XIII of this chapter shall be submitted to the planning commission for review for up to 60 days. The planning commission shall refer these plans and its recommendations to the town council for consideration at its next regularly scheduled meeting. Modification of the plans may be required by the planning commission and/or the town council.

(d) The council shall act on any application received from the planning commission within 60 days after receiving the application. If formal notice in writing is given to the applicant, the time for action may be extended for a 30-day period. Failure on the part of the council to act on the application within the established time limit shall be deemed to constitute approval of the application.

Sec. 58-182. Height regulations.

Town of Haymarket
 Town Council Meeting of February 7, 2005, Continued to February 22, 2005
 7 O'Clock pm
 15016 Washington Street~Haymarket, VA 20169~Mayor David P. Taylor

Permitted uses in the B-1 district may be erected up to 35 feet in height from grade, building not more than three stories above grade.

ARTICLE VI. NEIGHBORHOOD BUSINESS COMMERCIAL DISTRICT B-2*

Sec. 58-219. Requirements for permitted uses.

(a) Before a building permit shall be issued or construction commenced on any permitted use in the B-2 district, or a permit issued for a new use or new occupancy resulting in a change of use, a site plan prepared in accordance with article XIII of this chapter shall be submitted to the planning commission for review for up to 60 days. The planning commission shall refer these plans and its recommendations to the town council for consideration at its next regularly scheduled meeting. Modification of the plans may be required by the planning commission and/or the town council.

(d) The council shall act on any application received from the planning commission within 60 days after receiving the application. If formal notice in writing is given to the applicant, the time for action may be extended for a 30-day period. Failure on the part of the council to act on the application within the established time limit shall be deemed to constitute approval of the application.

ARTICLE VII. LIMITED INDUSTRIAL DISTRICT I-1*

Sec. 58-260. Requirements for special uses.

The requirements for special uses are as follows:

- (1) All requirements under section 58-0 shall be met.
- (2) A new site plan must be filed.
- (3) A stormwater management plan must be filed.
- (4) The lot must be surfaced with asphalt or concrete.
- (5) Any lights used to illuminate the area must be no higher than 28 feet and shall be approved by the architectural review board.
- (6) The special use permit shall be for a one-year period and to be applied for annually.
- (7) All access roads and/or bridges must comply to state department of transportation specifications.
- (8) Approval must be obtained from the railroad if vehicles must cross the railroad track to gain access to storage facility.
- (9) A landscape plan must be submitted.
- (10) All ordinances must be met. An allowance may be made for a security fence which must be approved by the architectural review board.

Sec. 58-263. Height regulations.

Buildings in the I-1 district may be erected up to a height of 35 feet. For buildings over 35 feet in height, approval shall be obtained from the town council subsequent to a review by the planning commission. Chimneys, flues, cooling towers, flagpoles, or their

accessory facilities not normally occupied by workers are excluded from this limitation. Parapet walls are permitted up to four feet above the limited height of the building on which the walls rest.

ARTICLE VIII. CONSERVATION DISTRICT C-1*

Sec. 58-303. Requirements for permitted uses.

Before a building permit shall be issued or construction commenced on any permitted use in the C-1 district, or a permit issued for a new use or new occupancy resulting in a change of use, a site plan prepared in accordance with article XIII of this chapter shall be submitted to the planning commission for review for up to 60 days. The planning commission shall refer these plans and its recommendations to the town council for consideration at its next regularly scheduled meeting. Modification of the plans may be required by the planning commission and/or the town council.

ARTICLE XI. AMENDMENTS

Sec. 58-425. Review and action.

a. In accordance with Code of Virginia, tit. 15.2, proposed amendments to this chapter, changes in district boundaries or classifications of property shall be referred to the planning commission for its recommendation. The commission, in review of the proposal, shall consider the nature of the request, its consistency with the comprehensive plan, and the impact of such request on the services, character and needs of the community. Any request submitted to the planning commission must be forwarded to the council for action within 65 days of the first commission meeting of which the request appeared as an agenda item. Failure of the commission to act within 65 days shall be deemed no recommendation by the commission, and the town clerk shall forward the request to the council for action. The commission and the town council shall each hold at least one public hearing prior to the council's action. Such public hearings may, with the consent of both bodies, be held during a joint session when advertised in accordance with section 58-424. The town council shall render a decision on an applicant's request not later than one year after the date the application for amendment was filed with and accepted by the town clerk.

b. All requests must be accepted by the town, in accordance with all land use policy memos, at least twenty days prior to the next regularly scheduled meeting of the planning commission to appear as an agenda item at that meeting.

ARTICLE XIII. SITE PLAN REQUIREMENTS

Sec. 58-506. Procedures and requirements.

Preliminary and final site plans, where required, shall conform with the following procedures and requirements:

(1) An applicant shall submit a preliminary site plan for review to the town planning commission. Such preliminary site plan, prepared by a licensed engineer or land surveyor, shall be reviewed and returned to the applicant with comments within 60 days. This requirement for a preliminary site plan may be waived by the town council where the information has already been submitted.

Sec. 58-506. Procedure for review.

(a) An applicant shall file his proposed preliminary site plan or his proposed final site plan with the town clerk. The town council shall then refer such application to the planning commission for its review and recommendations. All requests must be accepted by the town, in accordance with all land use policy memos, at least twenty days prior to the next regularly scheduled meeting of the planning commission to appear as an agenda item at that meeting.

(b) The planning commission shall recommend to the town council that a proposed final site plan be approved or disapproved within 60 days of the plan appearing on the planning commission's agenda.

(c) The town council shall approve or disapprove all site plans, with due respect for the planning commission's comments and recommendations, and in accordance with the provisions of applicable ordinances and policies of the town, within 60 days of receipt of the planning commission's recommendation.

Sec. 58-701. Buffer yards.

- (a) Definition. Buffer yards are land areas providing visual relief to adjoining land uses and shall be used for the planting of landscape materials. Driveways and entrances connecting adjacent parking lots or development may interrupt the required buffer yard. Buffer yards may be provided in the setback areas required by the zoning district regulations; but buffer yards shall not be used for storm water management, the storage of materials, vehicles, buildings, equipment and parking or loading areas.

By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Nays: 0

Absent: 0

Abstain: 0

Town of Haymarket
 Town Council Meeting of February 7, 2005, Continued to February 22, 2005
 7 O'Clock pm
 15016 Washington Street~Haymarket, VA 20169~Mayor David P. Taylor

Weir motions that Sections 58-97 and 58-98 of the Code of Ordinances of the
 Town of Haymarket, VA be amended and reenacted are set forth in
 Appendix "B", Garcia seconds;

APPENDIX "B"

ARTICLE III. RESIDENTIAL DISTRICT R-2

Sec. 58-97. Use regulations.

In residential district R-2, structures to be erected or land to be used shall be for one or more of the following uses:

- (1) Single-family detached dwellings.
- (2) Group homes.
- (3) Churches.
- (4) Parks and playgrounds.
- (5) Off-street parking as required by this chapter.
- (6) Accessory buildings permitted as defined; however, garages or other accessory structures such as carports, porches and stoops attached to the main building shall be considered part of the main building. No accessory building may be closer than five feet to any property line.
- (7) Poles, distribution lines, distribution transformers, pipes, meters and other facilities necessary for the provision and maintenance of public utilities, including water and sewerage facilities. Transmission lines, transmission towers and electrical substations are not deemed necessary facilities under this section.

Sec. 58-98. Special uses.

The following uses shall be permitted in the R-2 district with a special use permit:

- (1) Townhouses.
- (2) Estate/liquidation auction sale.
- (3) Outdoor craft and/or antique shows/sales.
- (4) Parades.
- (5) Lodging/bed and breakfast.
- (6) Mobile office/classroom shall only be permitted with a special use license with the following restrictions:
 - a. For use as a classroom for a period of one year and must reapply for a special use permit for each additional year thereafter.
 - b. For use as an office for a period of six months and must reapply for an additional six months, with one year being the maximum for an office.
- (7) Shared access driveways.

By a Roll Call Vote: Tobias-No, Stutz-Yes, Garcia-Yes, Jarboe-Yes, Weir-No, Sikorsky-Yes
 Ayes: 4
 Nays: 2
 Abstain: 0
 Absent: 0

Weir motions that Section 58-101 of the Code of ordinances of the Town of Haymarket, Virginia
 be amended and reenacted as is set forth in
 Appendix "C", Sikorsky seconds;

APPENDIX "C"

Sec. 58-101. Yard regulations.

(b) *Side.* Each lot shall provide a minimum side yard of 15 feet from building wall to side property line, except in the case of:

- (1) Interior townhouse units where the party wall creates a zero lot line;
- (2) End loading units which may have an open porch not more than five feet or more in which an open deck may encroach an additional ten feet towards the property line; and
- (3) Small lot detached single-family dwellings where the minimum setback from building wall to property line shall not be less than three feet to any property and shall be not less than 20 feet in the aggregate between adjoining structures;

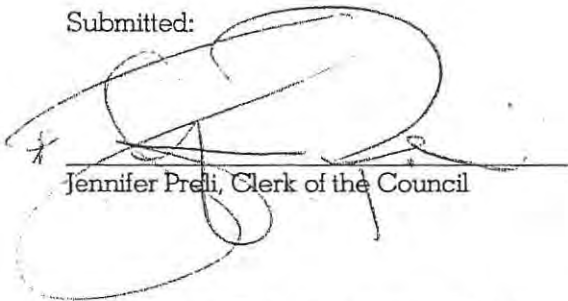
(c) *Rear.* Each lot intended for a permitted use, except a townhouse and a small lot detached single-family dwelling, shall provide a minimum rear yard not less than 25 feet in depth measured from the rear building line to the rear property line. Each townhouse and a small lot detached single-family dwelling shall have a rear yard of 20 feet. Accessory buildings 80 square feet or less may be located to within five feet of the rear property line.

By a Roll Call Vote: Tobias-No, Stutz-Yes, Garcia-Yes, Sikorsky-Yes, Jarboe-Yes, Weir-Yes
 Ayes: 5
 Nays: 1
 Absent: 0
 Abstain: 0

Town of Haymarket
Town Council Meeting of February 7, 2005, Continued to February 22, 2005
7 O'Clock pm
15016 Washington Street~Haymarket, VA 20169~Mayor David P. Taylor

Weir motions to adjourn the February 7, 2005 continuation meeting of February 22, 2005, Stutz
seconds;
Ayes: 6
Nays: 0
Absent: 0
Abstain: 0

Submitted:



Jennifer Preli, Clerk of the Council

Approved:

Mayor David P. Taylor

NOT PRESENT FOR MOST
OF MEETING

Town of Haymarket-Town Council Meeting-Monday, March 7, 2005
 15016 Washington Street-Haymarket, VA 20169
 Mayor David P. Taylor

7:12 pm

Roll Call: Sikorsky, Stutz, Tobias, Taylor, Garcia, Jarboe, & Weir

Public Hearing: For the purpose of re-zoning 15125 & 15175 Washington Street from I1 to B1

Mayor comments that PC has already had a public hearing on this and recommended approval of the application...

In Favor 15175 Washington Street: None
 Opposed: None
 In Favor 15125 Washington Street: None
 Opposed: 15125 Washington Street: None

Motions 15125 Washington Street

Announcements: Alyssa Harris is looking for sponsors from the Town, she will be representing Haymarket in the Miss Virginia Contest

Citizens' Time:

John Stokley, Reston, VA: Regarding denial of Harrover re-zoning. Asks that council reconsider the application for re-zoning for the two parcels. Review only one proffer statement and one plan to review.

Ed Taylor-Haymarket Village: Upset that the application of Harrover

Linda Landwehr: New resident issues, a welcome kit. She brings forward a welcome packet from 2002

Phillip Harrover: He went to three different people who signed the petition that Mayor Taylor was given that was opposing the re-zoning of 14710 & 14740 Washington Street. References Saddlery Liquidators. The BZA gave them a 90 day extension for their sign. Six parcels are affected by the ordinances of the Town regarding this issue.

Chris Chase, Donald B. Rice Tire Co.: Requests that council maybe take a quicker look at the ordinance changes...

Mayor sets continuation meeting March 15, 2005.

Weir motions to add the Ayers lot 15100 Washington Street, Final Site Plan, to the agenda for deferral to the continuation meeting of March 15, 2005. Stutz seconds;

Ayes: 6

Nays: 0

Defer minutes to continuation meeting.

Treasurer's Report-Tom Kehoe-introduces himself, and informs that he will be working with all boards and departments

Town of Haymarket-Town Council Meeting-Monday, March 7, 2005
 15016 Washington Street-Haymarket, VA 20169
 Mayor David P. Taylor

Tobias moves to allow Councilman Bryan A. Garcia, Mayor David P. Taylor, Vice Mayor Pamela E. Stutz, & Councilman James E. Tobias, as authorized signors for the following accounts held by the Town or Departments within the Town, and as it pertains to any money movements from or within the aforementioned accounts, & that two signatures will be required for all such activity. The account numbers are as follows:

BB&T Checking Account #5230450937
 BB&T Checking Account #5139324473
 BB&T Checking Account #5139038764
 BB&T Checking Account #5139313064
 BB&T Checking Account #5138373489
 BB&T Checking Account #5139324589
 BB&T Savings Account #5139417153
 BB&T Certificate of Deposit #5832688659
 BB&T Certificate of Deposit #5832754589
 BB&T Certificate of Deposit #5833595697

Ayes: By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-Yes,
 Jarboe-Yes,
 Nays: None
 Absent: (1) Weir
 Abstain: None

Police Report

**Instructs clerk to advertise for Towing Ordinance. (clerk to call attorney). Tobias asks clerk to order sign for building for handicapped parking space.

**Proffitt and Thompson need a review (6 month review).

**April 4 will be the goal to appoint a prosecuting attorney.

**Clerk to advertise hiring a prosecuting attorney.

Stutz reminds that she is interested in having a self defense class.

Garcia asks if the statistics capabilities can be added at a later date. Chief to advise on that.

Building Official Report

Lowery informs council of goings-on within the county. First Winterham building permit will be issued within a week. Lowery asks about lights at Fosters. Mayor informs that he considers that project not complete and to not release the bond. Mayor asks Lowery to provide PC the data necessary for small lot (number of feet apart). Tobias asks Lowery about traffic signal at Catharpin. Mayor says he will call Craig Gerhart & John Stirrup and express the council's concerns and their hope to have the installation expedited.

Re-Zonings

Stutz motions to approve the re-zonings of 15125 & 15175 Wasington Streets 7298-80-2220 & 7298-70-9053 from I1 to R1, Garcia seconds

Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Garcia-Centex Proffers

They are ready to do the sidewalks in front of Haymarket Station, however there is an issue with the requirements of the proffer statement. They should be able to complete all of the utility relocation by Memorial Day. Proffers 2.4 Centex was going off of 3.4 which is occupancy permit.

Council, as the zoning administrator, defers final action on the proffer agreement violation.

Centex understands that it will provide the Town with 60 days notice prior to construction of the off-site sidewalk.

Town of Haymarket-Town Council Meeting-Monday, March 7, 2005
 15016 Washington Street-Haymarket, VA 20169
 Mayor David P. Taylor

Stutz motions approval of certificate of appropriateness for transposing the models on lots 24 & 25 at Haymarket Station, Tobias seconds;

Ayes: 6

Nays: 0

Weir motions to approve the Construction Permit applications 6851 Coach Trail, 14905 Southern Crossing, 14909 Southern Crossing, 14913 Southern Crossing, & 6801 Coach Trail, Garcia seconds

Ayes: 6

Nays: 0

Joe's Italian Restaurant

Weir motions to approve the final site plan for Joe's Italian Restaurant located at 15120 Washington Street, Tobias seconds

Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Council announces there will be a five minute Break....

Councilman Weir not present (9:27 pm)

Verizon Wireless Antenna

Tobias motions to approve the plan, received Feb. 7, 2005, plans to be included with the minutes, Garcia seconds; Lowery comments that they will need a building permit to install the towers.

Ayes: 5 (Sikorsky, Stutz, Tobias, Garcia, & Jarboe)

Nays: 0

Absent: Weir

Business License Application

Sikorsky motions to approve the business license application for JNR Superior Contracting, Tobias seconds

Ayes: 5 (Sikorsky, Stutz, Tobias, Garcia, & Jarboe)

Nays: 0

Absent: Weir

Motions to approve the construction permit application for the overhang at 15000 Lumber Lane, motion dies

**Provide letter that Payne wrote, write a letter that it has to be submitted to ARB, and Size and date on application, accompanied by drawings, and proposed use.

Jay-Budget Committee

Tasha-Sring Clean-up

Memo of Understanding with DCR

Goal is for the Town to have a means of E&S controls and follow-up inspections. \$2,000 should cover all expenses

Mayor requests a list of certifications and services provided by Mr. Lowery. MOU is tabled until Mr. Lowery provides that information.

Town of Haymarket-Town Council Meeting-Monday, March 7, 2005
15016 Washington Street-Haymarket, VA 20169
Mayor David P. Taylor

Garcia motions to authorize advertisement of the resolution to issue one or more general obligation bonds for the Town, not to exceed in the aggregate \$10,000,000 for the purpose of the bonds and the maximum aggregate of all the bonds, for the following purposes:
Building restoration and improvements, land acquisition, construction of new infrastructure, construction of new buildings, Street-scape improvements, Sikorsky seconds;
By A Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-Yes, Jarboe-Yes
Weir Absent

Stutz motions to continue the regularly scheduled Town Council meeting of March 7, 2005 to March 15, 2005 @ 7pm, Sikorsky seconds;
Ayes: 5
Nays: 0
Absent: (1) Weir



Submitted: _____
Jennifer Preli, Clerk

Approved: _____
David P. Taylor, Mayor

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Town of Haymarket-Town Council Meeting-Monday, March 7, 2005
 15016 Washington Street-Haymarket, VA 20169
 Mayor David P. Taylor

7:12 pm

Roll Call: Sikorsky, Stutz, Tobias, Taylor, Garcia, Jarboe, & Weir

Public Hearing: For the purpose of re-zoning 15125 & 15175 Washington Street from I1 to B1

Mayor comments that PC has already had a public hearing on this and recommended approval of the application...

In Favor 15175 Washington Street: None
 Opposed: None
 In Favor 15125 Washington Street: None
 Opposed: 15125 Washington Street: None

Motions 15125 Washington Street

Announcements: Alyssa Harris is looking for sponsors from the Town, she will be representing Haymarket in the Miss Virginia Contest

Citizens' Time:

John Stokley, Reston, VA: Regarding denial of Harrover re-zoning. Asks that council reconsider the application for re-zoning for the two parcels. Review only one proffer statement and one plan to review.

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Mayor sets continuation meeting March 15, 2005.

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Ayes: 6
 Nays: 0

Defer minutes to continuation meeting.

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 15016 Washington Street-Haymarket, VA 20169
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 BB&T Checking Account #5139324589
 BB&T Savings Account #5139417153
 BB&T Certificate of Deposit #5832688659
 BB&T Certificate of Deposit #5832754589
 BB&T Certificate of Deposit #5833595697

Ayes: By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-Yes,
 Jarboe-Yes,
 Nays: None
 Absent: (1) Weir
 Abstain: None

Police Report

**Instructs clerk to advertise for Towing Ordinance. (clerk to call attorney). Tobias asks clerk to order sign for building for handicapped parking space.

- **Proffitt and Thompson need a review (6 month review).
- **April 4 will be the goal to appoint a prosecuting attorney.
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Stutz reminds that she is interested in having a self defense class.
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Town of Haymarket-Town Council Meeting-Monday, March 7, 2005
 15016 Washington Street-Haymarket, VA 20169
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Stutz motions approval of certificate of appropriateness for transposing the models on lots 24 & 25 at Haymarket Station, Tobias seconds;

Ayes: 6

Nays: 0

Weir motions to approve the Construction Permit applications 6851 Coach Trail, 14905 Southern Crossing, 14909 Southern Crossing, 14913 Southern Crossing, & 6801 Coach Trail, Garcia seconds

Ayes: 6

Nays: 0

Joe's Italian Restaurant

Weir motions to approve the final site plan for Joe's Italian Restaurant located at 15120 Washington Street, Tobias seconds

Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

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Ayes: 5 (Sikorsky, Stutz, Tobias, Garcia, & Jarboe)

Nays: 0

Absent: Weir

Business License Application

Sikorsky motions to approve the business license application for JNR Superior Contracting, Tobias seconds

Ayes: 5 (Sikorsky, Stutz, Tobias, Garcia, & Jarboe)

Nays: 0

Absent: Weir

Motions to approve the construction permit application for the overhang at 15000 Lumber Lane, motion dies

**Provide letter that Payne wrote, write a letter that it has to be submitted to ARB, and Size and date on application, accompanied by drawings, and proposed use.

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Town of Haymarket-Town Council Meeting-Monday, March 7, 2005
15016 Washington Street-Haymarket, VA 20169
Mayor David P. Taylor

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By A Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-Yes, Jarboe-Yes
Weir Absent

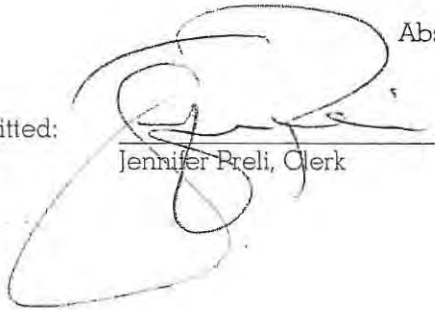
Stutz motions to continue the regularly scheduled Town Council meeting of March 7, 2005 to March 15, 2005 @ 7pm, Sikorsky seconds;

Ayes: 5

Nays: 0

Absent: (1) Weir

Submitted:


Jennifer Preli, Clerk

Approved: _____

David P. Taylor, Mayor

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Council Meeting of May 2, 2005
 15016 Washington Street~Haymarket, VA 20169
 Mayor David P. Taylor

Meeting called to order at 7:05 pm

Mayor David Taylor absent

Vice Mayor Stutz is the temporary Chair of the meeting, mayor will be late due to prior engagement.

Citizens' Time

No one spoke

Announcements

Designer Fitness 6.1Mile Run for proceeds to go to the cancer center. They are looking for the town council's support and the community's support.

Counsel reminds that the Town has input on all development within 1 mile of the Town's boundary.

Minutes

Tobias motions to approve the minutes of April 4 and April 25, 2005; Jarboe
 seconds;
 Ayes: 6
 Nays: 0
 Absent: (Taylor, but has not vote)
 Abstain: 0

Treasurer's Report

Treasurers explains that we are running less on expenditures than budgeted and higher on income than budgeted. Tuesday May 10, 7:00 pm for a budget work-session.

Haymarket Properties to be deferred to continuation meeting.

Weir motions to approve the site plans for JBIII located at 15100 Washington Street for their 2-level commercial building conditioned that the utilities will be relocated underground

Ayes: 3 (Sikorsky, Garcia, Weir)

Nays: 2 (Jarboe, Tobias)

Short Break.....

Mayor enters meeting

Weir Motions to enter into executive session pursuant to section 2.2-2711 A1, A3, A7 named town employees, disposition of town owned property and legal

Haymarket Town Council Meeting of May 2, 2005
 15016 Washington Street~Haymarket, VA 20169
 Mayor David P. Taylor

advise. Haymarket Station Application, Acquisition of real property, Jarboe seconds;
 Ayes: 6
 Nays: 0
 Abstain: 0
 Absent: 0

Weir motions certification of executive session that the only items discussed were listed in the motion to enter into executive session;

By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Taylor-Yes, Garcia-Yes, Weir-Yes, Jarboe-Yes

Construction Permit Applications

Weir motions to defer the construction application permits to the continuation meeting of 05-16-2005, Jarboe seconds;
 Ayes: 6
 Nays: 0
 Abstain: 0
 Absent: 0

** Review fees paid by Haymarket Station and forward a breakdown of the fees paid upon submission of the application by Centex Homes

** Continuation meeting set for May 16, 2005

Sherwood Forest

Guy Gravett speaks on behalf of applicant. He is making changes to the distance between the homes. Applicant will waive its time limits with council's review of the original application. Mayor announces that he proposes a joint hearing with the Planning commission in order to hear this application in a timely manner. Application is set for the June 6, 2005. **New plan to be sent to Zigler & Payne.

Weir motions the following with regard to Sherwood Forest, Stutz seconds;

At its regular meeting on the 4th day of April, 2005, the Town Council for the Town of Haymarket, Virginia considered the application of Sherwood Forest Associates, L.C. for site related issues pertaining to the Sherwood Forest final site plan application so that such application will comply with the Ordinances of the Town and all other development requirements. The Council asked for public comment on such application and heard the statements of the applicant's attorney, Geary Rogers, and the representative of the applicant.

At its regular meeting on May 2, 2005, a motion was duly made and seconded, passed by roll call vote by majority of a quorum of Council, that the application is deemed not mature as submitted and is remanded to the applicant on the following grounds:

1. The application is not mature as the applicant has failed to pay all applicable fees.
2. Failure to dedicate land, not exceeding ten percent of total land subdivided, for parks, bicycle paths or similar public and/or semipublic uses in accordance with Section 58-11.
3. Failure to comply with Section 58-101(b)(3) as the minimum setbacks from building wall to property line is less than ten feet and less than twenty feet in the aggregate between adjoining structures on lots 1 through 19 and 21 through 28, inclusive.
4. Failure to comply with Section 58-102 as the building heights are not delineated or limited.
5. Failure to comply with Section 58-506 as no preliminary site plan has been filed, reviewed or acted upon.
6. Failure to comply with Section 58-506(3)(1)(2) as the number of stories for each structure has not been delineated on the prints.
7. Failure to comply with Section 58-506(3)(1)(3) as the gross floor area for each floor is not delineated on the prints.
8. Failure to comply with Section 58-506(o) as the street numbers for the lots are not delineated on the prints.

Haymarket Town Council Meeting of May 2, 2005
15016 Washington Street~Haymarket, VA 20169
Mayor David P. Taylor

The Council finds that each of the foregoing grounds could be deemed severable if the application was mature. To the extent this Resolution may be inconsistent with any provision of the Council's resolution or action of April 4, 2005, the provisions of this resolution shall control.

Voting aye: Stutz, Sikorsky, Jarboe, Garcia and Weir
Voting nay: None
Abstaining: Tobias
Absent: None

Ayes: 5
Nays: 0
Abstain: Tobias
Absent: 0

Tobias motions to approve the 2004 Virginia Fire Programs Fund Disbursement Agreement, Stutz seconds

Ayes: 6
Nays: 0
Abstain: 0
Absent: 0

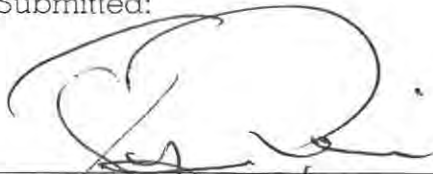
Tobias motions to approve the 2003 Virginia Fire Programs Fund Disbursement Agreement, Stutz seconds

Ayes: 6
Nays: 0
Abstain: 0
Absent: 0

Weir motions to continue this meeting to May 16, 2005 at 7:00pm, Sikorsky seconds;


Ayes 6
Nays: 0
Abstain: 0
Absent: 0

Submitted:



Jennifer Prell, Clerk

Approved



David P. Taylor, Mayor

Haymarket Town Hall-Town Council Meeting
 May 2, 2005 continued to May 16, 2005
 15016 Washington Street, Haymarket, VA 20169
 Mayor David P. Taylor

Mr. Kennedy gives a presentation on his concepts of the future of the Town.

Mayor would like Mr. Kennedy to come back to the June meeting to give council time to digest.

5 minute break

Mayor calls meeting back to order at 7:40 pm

Weir motions to enter into executive 2.2-3711 A1 performance promotion of named town employees A3 discussion and consideration of real property of public purpose adversely affect the negotiating stand of the town, and A7 consultation with the Town attorney requiring legal advise, Stutz seconds

Ayes: 6
 Nays: 0
 Absent: 0
 Abstain: 0

Motions certification of executive session that only the item that were noted in the motion to enter into executive session were discussed.

By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Taylor-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

**Clerk to send letter to Haymarket Station

Tobias motions to deny construction permit applications for Centex Homes, Weir seconds; discussion over lack of notification to applicant.

Ayes: Tobias, Weir, Jarboe
 Nays: Sikorsky, Garcia, Stutz
 Mayor breaks tie by voting Nay
 Motion dies

Stutz motions that the construction permit applications for Haymarket Station be deferred and considered at the June 6, 2005 meeting, Sikorsky seconds;

Ayes: 5
 Nays: 1 Tobias

**Clerk to cc Lowery

Tobias motions to instruct Building official to issue a stop work order for all properties that do not have a signed building permit application by the mayor via council, Jarboe seconds;

Ayes: Tobias, Jarboe, Stutz
 Nays: Sikorsky, Garcia, Weir
 Motion is Tied Mayor votes Nay
 Motion dies

Haymarket Town Hall-Town Council Meeting
May 2, 2005 continued to May 16, 2005
15016 Washington Street, Haymarket, VA 20169
Mayor David P. Taylor

Weir motions council instruct the building official to review the apps for the permits currently on file for Haymarket Station and determine whether the proposed work conforms to the requirements of the VA Uniform Statewide Building Code and all pertinent laws and town ordinances and that if he should find deficiencies to take all appropriate measures up to including the issuance of stop work orders on the affected properties, Sikorsky seconds;

Amends motions to include by close of business May 18, 2005, Sikorsky amends second;
Discussion

Amends motion to instruct building official to review all currently pending building permit app for Hay Stat site to determine whether the apps conform to all of the requirements of the Uniform Statewide Building Code and all pertinent laws and town ordinances and that all fees have been paid in full and that should he find deficiencies to all appropriate measures up to and including the issuance of stop work order on all affected properties, Sikorsky amends motion

Amends to include wording of "all development fees"

Amends to include the deadline of by Close Of Business by May 19, 2005

**Clerk to call building official by

Ayes: 5

Nays: 1 Tobias

Weir motions to adjourn this meeting, Garcia seconds;

Ayes: 6

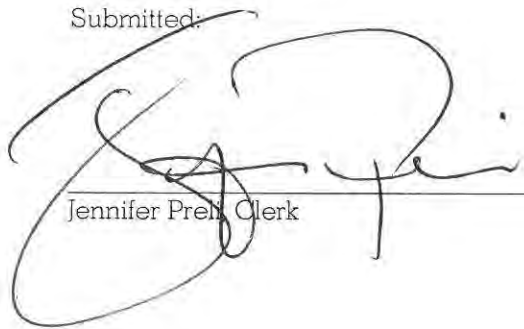
Nays: 0

Absent: 0

Abstain: 0

Adjourned

Submitted:


Jennifer Presh, Clerk

Approved:


David P. Taylor, Mayor

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

CALL FOR A SPECIAL MEETING OF THE HAYMARKET TOWN COUNCIL

PURPOSE: Haymarket Station Permits

Pursuant to Haymarket Town Charter Article III "Administration & Government " Section 1 (10)....

Regular & Special Meetings of the Council
The Council shall, by ordinance, fix the time for their regular meetings, which shall be held at least once a month. Special meetings may be called by the clerk at the instance of the Mayor or any two (2) members of the council in writing; and no other business shall be transacted at a special meeting except that stated in the call, unless all members be present and consent to the transaction of such other business. The meetings of the council shall be open to the public except when in the judgement of the council the public welfare shall require executive meetings.

Vice Mayor Pamela E. Stutz and Councilman Bryan A. Garcia call for a special meeting of the Town Council on Monday, May 23, 2005 at 7:00 pm, for the purpose of the following agenda:

- I. Construction Permit Applications
Centex, 6871 Track Court, Lot 18; Centex, 6875 Track Court, Lot 19; Centex, 6879 Track Court, Lot 20; Centex, 6883 Track Court, Lot 21; Centex, 6887 Track Court, Lot 22; Centex, 6891 Track Court, Lot 23; Centex, 14917 Southern Crossing Street, Lot 29; Centex, 14921 Southern Crossing Street, Lot 30; Centex, 14925 Southern Crossing Street, Lot 31; Centex, 14929 Southern Crossing Street, Lot 32; Centex, 14933 Southern Crossing Street, Lot 33; Centex, 14940 Southern Crossing Street, Lot 36; Centex, 14936 Southern Crossing Street, Lot 37; Centex, 14932 Southern Crossing Street, Lot 38; Centex, 14928 Southern Crossing Street, Lot 39; Centex, 14918 Southern Crossing Street, Lot 40; Centex, 14914 Southern Crossing Street, Lot 41; Centex, 14910 Southern Crossing Street, Lot 42; Centex, 14908 Southern Crossing Street, Lot 43; Centex, 14902 Southern Crossing Street, Lot 44; Centex, 14801 Caboose Trail, Lot 45; Centex, 14805 Caboose Trail, Lot 46; Centex, 14809 Caboose Trail, Lot 47; Centex, 14813 Caboose Trail, Lot 48; Centex, 14817 Caboose Trail, Lot 49; Centex, 14825 Caboose Trail, Lot 50; Centex, Centex, 14833 Caboose Trail, Lot 52; Centex, 14842 Caboose Trail, Lot 54; Centex, 14846 Caboose Trail, Lot 55; Centex, 14850 Caboose Trail, Lot 56; Centex, 14854 Caboose Trail, Lot 57; 14858 Caboose Trail, Lot 58

The special meeting will be held at the Haymarket Town Hall, 15016 Washington Street, Haymarket, VA 20169.

Signed:

Handwritten signatures of Pamela E. Stutz and Bryan A. Garcia with printed names below.

ATTEST: Handwritten signature of Jennifer L. Preli with printed name and title 'Clerk of the Council' below.

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Council
 Monday, June 6, 2005
 15016 Washington Street-Haymarket, VA 20169
 Mayor David P. Taylor

Vice Mayor Stutz calls meeting to order at 7:10 pm
 Councilman Tobias and Mayor Taylor not present

Garcia motions to approve Bob Gorman to proceed with his Eagle Scout project of constructing a podium for the Town, Sikorsky seconds;

Ayes: 5

Nays: 0

Absent: Tobias

Tobias & Mayor join meeting

Peter Dunning with Bluemont Concert Series gives a brief summary of the summer plans for Bluemont Concert Series.

Residents

Mark Joyner-16206 Lee Highway

Kennedy proposal-feels this will be conducive to the value of Historic Haymarket Joe's Italian Restaurant-signature for line of sight easement. Feels this is good for Haymarket and would like council to sign this letter.

Calendar-Classic Captures-the Historic Commission is working on a calendar that they feel will not be necessary to

Winterham-grass too tall. The Historic Commission is losing

Terry Karnes-Fayette Street

Pleased that Mark Joyner has joined the Historic Commission

Talks about an email from a previous council member about current council member currently benefiting from the Kennedy proposal.

Maria Turner

Kennedy presentation-was surprised with his ideas and they did not sit well with her. Reminds that we eliminate the "crossroads" Feels we were on the right road with Bloom and feels this slows things down for the town.

Karen Walton

Feels parking will be a problem. Joe's Italian Restaurant-feels it will do very well in town.

Linda Landwehr-

Comments on Washington Post article about Route 15. Reminds council that we have a lot of control being an incorporated town in this historic corridor.

Minutes are deferred to next meeting

VDOT line of sight waiver for Joe's Italian Restaurant.

Stutz motions to authorize the mayor to draft a letter that assures VDOT that the line of sight for turning left out of Joe's Italian Restaurant will not be obstructed agreement, Jarboe seconds

Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Tobias Motions to approve the construction permit applications for 14851 Caboose Trail and 14838 Caboose Trail, Garcia seconds

Ayes: 6

Nays: 0

Absent: 0

Abstain: 0

Minutes Page 1 of 4

**Denotes Action Required

Attachments to minutes: Borrowing Resolution with Attachment Exhibit A

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Council
Monday, June 6, 2005
15016 Washington Street-Haymarket, VA 20169
Mayor David P. Taylor

Weir motions to approve the construction permit application for 6746 Jefferson Street deck,
Stutz seconds;

Ayes: 6
Nays: 0
Absent: 0
Abstain: 0

Weir motions to approve the construction permit application for 15020 Washington Street (Joe's
Italian Restaurant), Stutz seconds;

Ayes: 6
Nays: 0
Absent: 0
Abstain: 0

Weir motions to approve the Certificate of Appropriateness for 15100 Washington Street, Stutz
seconds (JBIII two story office building);

Ayes: 6
Nays: 0
Absent: 0
Abstain: 0

Stutz motions to approve the Certificate of Appropriateness for a deck located at 6746 Jefferson
Street, Tobias seconds;

Ayes: 6
Nays: 0
Absent: 0
Abstain: 0

Tobias motions to approve the certificate of appropriateness for Joes Italian Restaurant located
at 15120 Washington Street, Weir seconds;

Ayes: 6
Nays: 0
Absent: 0
Abstain: 0

Weir motions to approve the Business license application for Electrical Solutions, Stutz seconds

Ayes: 6
Nays: 0
Absent: 0
Abstain: 0

Weir Motions to approve the Site/Subdivision Plan and Plat for Sherwood Forest , Stutz
seconds;

Ayes: 6
Nays: 0
Absent: 0
Abstain: 0

Tobias motions to approve Certificate of Appropriateness for Joe's Italian Restaurant located at
15120 Washington Street, Sikorsky seconds;

Ayes: 6

Minutes Page 2 of 4

**Denotes Action Required

Attachments to minutes: Borrowing Resolution with Attachment Exhibit A

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Council
 Monday, June 6, 2005
 15016 Washington Street-Haymarket, VA 20169
 Mayor David P. Taylor
 Nays: 0

Council tables calendar until next meeting, June 21, 2005

Tobias Motions to approve the borrowing resolution (see attached) (also see attached Term Sheet as exhibit A), Sikorsky seconds;

Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Motion to authorize the mayor to enter into an agreement for the demolition of the grocery store.

** Advertise for July 11 Towing Ordinance.

** All building permits must now go through PC, including tenants. TC will be looking for a recommendation from PC for council's ultimate approval.

Modify construction permit application to reflect the applicable ordinance for the proposed use, and PC's recommendation, and ARB "approval" or "not required".

** Clerk to remind Mayor to call zoning enforcement from Manassas.

Mr. Lowery brings up point of "open space"

** Look for Haymarket Village Site Plan

Stutz motions to enter into executive session pursuant to 2.2-3711 A1 consideration and evaluation and performance of named town employees, A3 acquisition of real property for a public purpose, town hall property and acquisition of other properties, Weir seconds;

Jarboe motions certification of executive session, that the only items discussed were listed in the motion to enter, Stutz seconds;

By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Taylor-Yes, Garcia-yes, Jarboe-Yes, Weir-Yes

Tobias Motion to purchase 8 vests for police department in an amount not to exceed \$2950, Stutz seconds;

Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Tobias motions that moving forward, planning commission members receive \$60 per meeting attended and \$75 for the chairman of the planning commission, Sikorsky seconds;

By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Tobias motions that ARB board members receive \$60/meeting, and the ARB Chair receive \$75/meeting, effective immediately, Stutz seconds;

By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Tobias motions that Town Council members receive \$100/meeting attended, Sikorsky seconds;

By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Garcia motions that Council reserve unto itself, effective immediately, the authority for all personnel decisions and actions including, but not limited to hiring, firing and disciplining of any town employees or police department personnel until further action of the council., Sikorsky seconds;

Haymarket Town Council
 Monday, June 6, 2005
 15016 Washington Street-Haymarket, VA 20169
 Mayor David P. Taylor

Ayes: 5
 Nays: 1 (Weir)
 Absent: 0
 Abstain: 0

Stutz asks council if Shirley Jones (Farmer's Market Merchant) could use the Old Post Office for Storage of her tents. Council agrees.

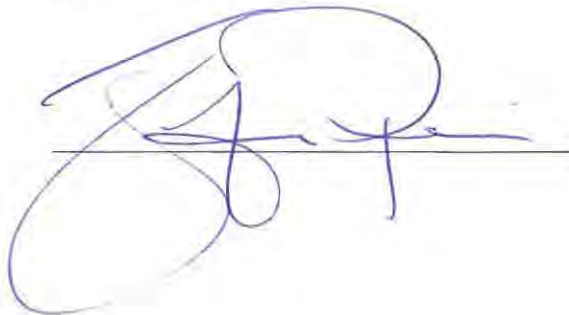
Tobias motions to schedule a special meeting of the Town Council on June 21, 2005 @ 7:00 pm,
 Sikorsky seconds;
 Ayes: 6
 Nays: 0
 Absent: 0
 Abstain: 0

Tobias motions to schedule a special meeting of the Town Council on June 28, 2005 @ 7:00 pm,
 Stutz seconds;
 Ayes: 6
 Nays: 0
 Absent: 0
 Abstain: 0

Sikorsky motions to adjourn the regularly scheduled meeting of June 6, 2005 of the Haymarket
 Town Council, Tobias seconds;
 Ayes: 6
 Nays: 0
 Absent: 0
 Abstain: 0

**Clerk to send a letter asking for executive summary from Stanley with B&N regarding request of map revision for Wolf Realty property.

SUBMITTED:



APPROVED:



Haymarket Town Council
 June 13, 2005 Special Meeting-Mayor David P. Taylor
 15016 Washington Street-Haymarket, VA 20169

Meeting called to order at 7:00 pm

Tobias motions to add an item to the agenda, discussion of named town employees of the police department to be discussed in executive session; Sikorsky seconds;

By a Roll Call Vote: Sikorsky-Yes, Stutz-Yes, Tobias-Yes, Jarboe-Yes, Weir-Yes
 Absent: Garcia
 Abstain: 0

Tobias motions to enter into executive session pursuant to VA §2.2-3711-A (3) for Discussion or consideration of the acquisition of real property for public purposes, or the disposition of publicly held real property, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body and §2.2-3711-A (1) Discussion, consideration or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining or resignation of specific public officers, appointees or employees of any public body; Sikorsky seconds;

By a Roll Call Vote: Sikorsky-Yes, Stutz-Yes, Tobias-Yes, Jarboe-Yes, Weir-Yes
 Absent: Garcia
 Abstain: 0

Sikorsky motions certification of executive session pursuant to 2.2-3711-A (1) & A (3) that only the items discussed were listed in the motion to enter, Stutz seconds;

By a Roll Call Vote: Sikorsky-Yes, Stutz-Yes, Tobias-Yes, Jarboe-Yes, Weir-Yes
 Absent: Garcia
 Abstain: 0

Sikorsky motions to proceed with the steps necessary for the acquisition of 4.5 acres located within the Town near Washington St. & Bleight Drive, Stutz seconds;

By a Roll Call Vote: Sikorsky-Yes, Stutz-Yes, Tobias-Yes, Jarboe-Yes, Weir-Yes
 Absent: Garcia
 Abstain: 0

For the Record: Tobias would like, prior to the final act of acquisition, some course of action outlined by council for the disposition of the currently owned town property.

Weir motions to grant temporary administrative authority to the mayor which grants mayor to place personnel on administrative leave or suspend until July 1, 2005, Sikorsky seconds;

By a Roll Call Vote: Sikorsky-Yes, Stutz-Yes, Tobias-Yes, Jarboe-Yes, Weir-Yes
 Absent: Garcia
 Abstain: 0

Tobias motions to adjourn the special meeting of June 13, 2005, Jarboe seconds;

Ayes: 5
 Nays: 0
 Absent: Garcia
 Abstain: 0
 Meeting adjourned

Submitted:



Approved:

CALL FOR A SPECIAL MEETING OF THE HAYMARKET TOWN COUNCIL

PURPOSE: Acquisition of Real Property for Public Purposes

Pursuant to Haymarket Town Charter Article III "Administration & Government" Section 1 (10).....

Regular and Special Meetings of the Council

The council shall, by ordinance, fix the time for their regular meetings, which shall be held at least once a month. Special meetings may be called by the clerk of the instance of the Mayor or any two (2) members of the council in writing, and no other business shall be transacted at a special meeting except that stated in the call, unless all members present and consent to the transaction of such other business. The meetings of the council shall be open to the public except when in the judgement of the council, the public welfare shall require executive meetings.

Vice Mayor Pamela E. Stutz and Councilwoman Natasha A. Sikorsky call for a special meeting of the Town Council on Monday, June 13, 2005 at 7:00 pm, for the purpose of the following agenda:

1. Enter into executive session pursuant to VA §2.2-3711 A(3)
Discussion or consideration of the acquisition of real property for public purposes, or the disposition of publicly held real property, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body.
2. Open discussions of the acquisition of real property for public purposes.

Signed:

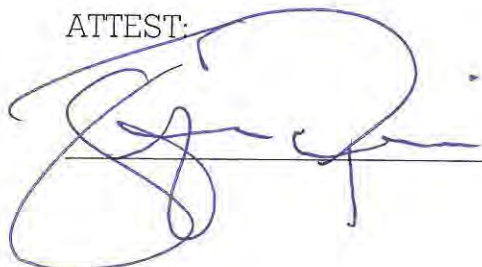


 Pamela E. Stutz, Vice Mayor



 Natasha A. Sikorsky, Council

ATTEST:


 _____, Jennifer Preli/Clerk of the Council

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Council Meeting
 Tuesday, June 28, 2005 7:00 pm
 15016 Washington Street~Haymarket, VA 20169
 Mayor David P. Taylor

Meeting called to order at 7:10 pm

Garcia motions to adopt the 2005/2006 budget as advertised, Tobias seconds;
 Discussion:

Stutz is concerned about the cigarette tax and would like to see it reduced to \$.15 per pack. Would like to see us decrease the real estate tax as well; Tobias outlines the consent email. Rearrange the real property to 12.5 cents on the \$100 value and reduce the cigarette tax.

1. Eliminate Town Manager position
2. Events other cut to \$5,000
3. Cut PD's will save \$6,600 in vehicle expenses
4. Relocating PD to Town Hall, cut utilities by \$3,000
5. Cut Capital Improvements by \$7,500
6. Cut employee expenses by \$15,000

Councilman Weir looks at budget historically over five years. The current \$.14 is giving. Weir is opposed to cigarette tax, especially when not earmarked. Suggests eliminating the zoning administrator expense at this time. Garcia comments that we have proven that we are not effective managers of a town. We have many zoning issues that need to be addressed. Feels we are treading water, we definitely need to hire a zoning administrator and a town manager. The Mayor feels the Town as a whole has been effective at managing the Town as a whole and feels Garcia is looking to the future issues the Town will have. Feels the 2006 budget is an investment in the future. Jarboe agrees with Garcia, feels the \$.25/Cigarette Pack is too much. Feels we do need a zoning administrator.

Garcia motions to approve the FY 2006 budget as advertised then amended to include the mortgage support a \$1.5 million dollar loan at 3.5% annual interest.

Roll Call Vote: Weir-No, Jarboe-No, Garcia-Yes, Stutz-Yes, Tobias-No,
 Sikorsky-No....
 Motion does not pass

Eliminating zoning administrator,

Tobias 12.5/\$100 imposing a cigarette tax at \$.15/pack eliminate, Town Manager cut events other line to \$5000, cut PD's car donation, cut PD's equipment by \$
 Cut capital improvements, Stutz seconds; Tobias amends to lower to \$.12 and leave cigarettes, Stutz amends second;

Haymarket Town Council Meeting
 Tuesday, June 28, 2005 7:00 pm
 15016 Washington Street~Haymarket, VA 20169
 Mayor David P. Taylor

Amends motions a 2nd time, \$.50 per pack, Garcia seconds;
 Second doesn't carry

Tobias motions to adopt the new budget, Garcia seconds; motion withdrawn...

Garcia motions to approve the 2006 budget as amended to include that a budget surplus after the audit be used to fund the purchase of the Harrover property, zoning administrator, then a town manager, the purchase of a new police cruiser, Tobias seconds;

By a Roll Call Vote: Sikorsky-yes, Tobias-Yes, Stutz-Yes, Garcia-Yes, Jarboe-No, Weir-Yes;

Tobias motions to pass the budget (attachment 1) totaling \$1,296,524.22 eliminating zoning administrator, town manager, and by adding the \$.25/pack cigarette tax, and an increase in business gross receipts tax for certain businesses and reduce the real property tax rate to \$.12/\$100 of Assessed Value, Garcia seconds;

By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Taylor-Yes, Garcia-Yes, Weir-Yes, Jarboe-Yes

Motion carries and attached budget is approve

Weir motions pursuant to VA §2.2-3711 A (1) consider and discuss the performance of named town employees, Jarboe seconds;

Ayes: 6

Nays: 0

Absent: 0

Abstain: 0

Weir motions certification of closed session that the only items discussed were stated above motion to enter into closed session, Jarboe seconds;

By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Taylor-Yes, Garcia-Yes, Weir-Yes, Jarboe-Yes

Tobias motions that, effective immediately, Chief James E. Roop no longer serves the Town in any capacity; Garcia seconds;

Councilman Weir moves to table this issue to the July meeting. Motion withdrawn....

Weir motions to table (unqualified) the above motion,

Haymarket Town Council Meeting
 Tuesday, June 28, 2005 7:00 pm
 15016 Washington Street~Haymarket, VA 20169
 Mayor David P. Taylor

Tobias withdraws motion and Garcia withdraws second;

For the record: The Mayor feels that council is not acting in the best interest of the Town and that council is exasperating an already known problem.

Tobias motions to adjourn the meeting, Garcia seconds;

Ayes: 3

Nays: 3

Absent: 0

Abstain: 0

Mayor breaks the tie and votes against adjournment, meeting not adjourned.

Weir takes issue with what is right and wrong with this council and the decisions that are being made, he has serious questions regarding the outside legal counsel that was provided to this council, has many serious reservations with regard to the process that was taken for this disciplinary measure.

Sikorsky: Opposed to the fact that a motion was made to release the Chief of his duties with no one present. She has a problem that the chief has never been informed. Feels that reprimand should be in writing.

Tobias reminds council that motions are public no matter who is present in the audience.

Stutz motions to adjourn the scheduled meeting of the Haymarket Town Council, Weir seconds;

Ayes: 5

Nays: 1 (Tobias)

Absent: 0

Abstain: 0

Meeting adjourned.....

Submitted:


 Jennifer Prett, Clerk of the Council

Approved:


 David P. Taylor, Mayor

Haymarket Town Council Special Meeting
Thursday, June 30, 2005
Mayor David P. Taylor
15016 Washington Street, Haymarket, VA 20169

Haymarket Town Council *Special Meeting* Called to order @ 7:04 pm

Weir motions to enter into executive session pursuant to VA §2.2-3711 A(1)

Discussion, consideration or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining or resignation of specific public officers, appointees or employees of any public body; and evaluation of performance of departments or schools of public institutions of higher education where such evaluation will necessarily involve discussion of the performance of specific individuals, Jarboe

seconds;
Ayes: 6
Nays: 0
Absent: 0
Abstain: 0

Weir motions certification of closed session that the only items discussed were stated above
motion to enter into closed session, Jarboe seconds;

By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Taylor-Yes, Garcia-Yes, Weir-Yes,
Jarboe-Yes

Weir motions to reduce suspension for Gregory Breeden & James Roop from six weeks to a
period of 15 days, they are to return to work July 7, 2005, Jarboe seconds;
Tobias reminds that we are doing this without legal counsel. Sikorsky responds by noting that
we are not changing the decision, we are reducing the punishment handed down.

Sikorsky-Yes, Tobias-No, Stutz-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes,

Ayes: 5
Nays: 1 (Tobias)

Garcia motions that effective immediately Weir is the police department liaison, not to exceed
three months, Tobias seconds;

Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Weir motions to appoint Councilman Garcia as supervisor of the contract for the demolition of
the buildings on the Town Center Property, Tobias seconds;

Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Garcia-Abstain, Jarboe-Yes, Weir-Yes

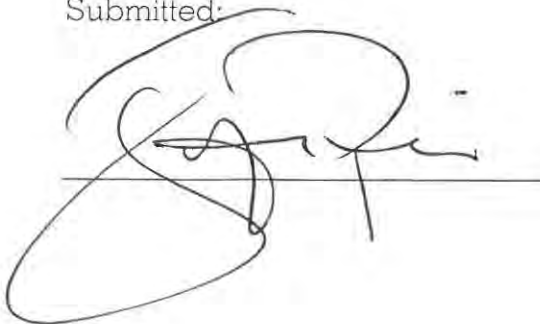
Abstain: 1

Absent:

Jarboe motions to adjourn the special meeting of June 30, 2005, Stutz seconds;

Ayes: 6
Nays: 0
Abstain: 0
Absent: 0

Submitted:



Approved:



Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

08/27/2005 14:41 FAX

JUN 27 05 02:47P

Patricia E. SUTZ

703-753-6442

p. 1

08/29/2005 12:18 FAX
08/29/2005 12:16 FAX
08/29/2005 13:34 FAX

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CALL FOR A SPECIAL MEETING OF THE HAYMARKET TOWN COUNCIL

PURPOSE: Police Department Personnel
Appointment of Supervisor of Contract for demolition

Pursuant to Haymarket Town Charter Article III "Administration & Government,"
Section 1 (10)....

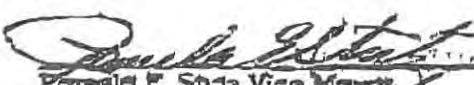
Regular & Special Meetings of the Council
The Council shall, by resolution, fix the time for their regular meetings, which shall be held on the first Monday of each month. Special meetings may be called by the clerk at the request of the Mayor or any five (5) members of the Council and no other business shall be transacted at special meetings except that which is stated in the call. All Council members be present and consent to the transacting of each other's business. The meetings of the Council shall be open to the public except when the judgment of the Council, the public safety and other exigent matters shall require otherwise.

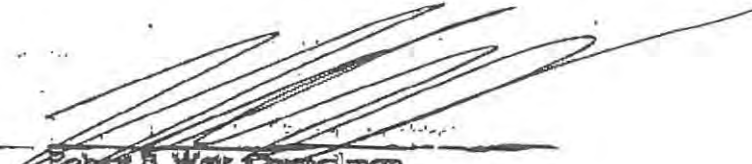
Vice Mayor Patricia E. Sutz, Councilman Robert B. Weir, Councilwoman Sheila L. Jarboe, and Councilwoman Natasha A. Skorsky call for a special meeting of the Town Council on Thursday, June 30, 2005 at 7:00 pm for the purpose of the following agenda:

- I. Public Discussions regarding the police department
- II. Appointment of Supervisor of the Contract for demolition
- III. Police Department
- IV. Enter into closed session pursuant to 2-2-37.1 A.1. Discussion of the performance of named Town employees within the Police Department.

The special meeting will be held at the Haymarket Town Hall, 15015 Washington Street, Haymarket, VA 20169.

Sign:



Patricia E. Sutz, Vice Mayor


Robert B. Weir, Councilman


Natasha A. Skorsky, Councilwoman


Sheila L. Jarboe, Councilwoman

ATTEST:


Clerk of the Council, Jennifer L. Proff

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Council
 PO Box 367~Haymarket, VA 20169
 Mayor David P. Taylor
 Monday, July 11, 2005

Meeting called to order at 7:14 pm

All present

Alan Heese-5607 Antioch Road-Haymarket, VA
 Mountain View Campground-trying to save the campground-feels this council should try to help this cause to save the campground-we are already at build-out, there is too much traffic now.

Linda Landwehr-6771 Fayette Street-Budget hearings that she attended. One of the meetings that a council member said "if the residents aren't at these meetings their opinions don't count" Feels council should try to find these residents and get their opinions.

Ms. Harris:

Stutz motions to approve \$200 to fund Ms. Harris to go to Hollywood, CA, Jarboe seconds

Ayes: 6

Nays: 0

Police Report

Bike Rodeo: Approximately 20 children showed up. National Night Out is the August 2, @ 6:30 pm, will have food, PWC officers and State and Sheriff's department involved, to be held at Greenhill Crossing. Ms. Proffitt announced she could use volunteers.

Garcia asks about relocation of the police department. Sgt. Breeden states that we will need steel doors with alarms. Breeden comments that we will know more by the first meeting in August. Sikorsky asks if we could definitely have that information by the August 1, 2005 meeting of council, Breeden answers yes. Stutz asks about the mobile unit that detects speed. Breeden comments that it is still on backorder. Bullet proof vests asks Sikorsky. Breeden comments that funding is approved, it is just a matter of receiving them, the officers have been custom fitted.

Gerry Kennedy

Mr. Kennedy comments that he is here to touch base on the proposal he gave a couple of months ago. Mayor comments on the town's ZTAs. Mayor suggests a work-session on the Town owned property issues. Council sets a work session for July 19, 2005 @ 7:00 pm. Changes to the down-town area, town owned property. Sikorsky comments about VDOT issues. Mayor comments that VDOT seems very open to whatever the Town wants within their required limitations.

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Tobias Motions to approve (all minutes provided)May 2, 16, 23, June Garcia seconds

Ayes: 6

Nays: 0

Absent: 0

Abstain: 0

Haymarket Town Council
 PO Box 367~Haymarket, VA 20169
 Mayor David P. Taylor
 Monday, July 11, 2005

Herb Wolf

Thanks the Town for the privilege of providing self storage to the Town. Family partnership. Family real estate business. Owns a 3+ acres 15250 Kapp Valley Way and 15251 Kapp Valley Way. Would like to expand the existing self storage facility. Would like to expand on the existing site that is just. Comments on VRE and the likelihood of expanding VRE to his property. Letter of Map Revision is to be signed by an official of the Town.

Bob Fox with B&N

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Stutz motions to authorize the Mayor to sign the letter of Map Revision request for 15250 all advertising fees and all fees, Weir seconds;

Ayes: All in favor by a roll call vote

Nays: 0

Robinson's Paradise

This project had a boundary line adjustment. Bonds have been accepted by the Town.

Construction Permit Applications

Tobias motions to approve the construction permit applications for Building B 15111 Washington Street; Units 100-107, 200-207, 300-307, Garcia seconds;

Ayes: 6

Nays: 0

Absent: 0

Abstain: 0

Garcia motions to approve the business license application for ProTech Service Co., Tobias seconds;

Ayes: 5

Nays: 0

Absent: 0

Abstain: 1

Report from DCR on Town's E&S Program. Garcia comments on the Town's E&S program as it pertains to the State's minimum standards. Garcia states that the deadlines can be set by the August 1, 2005. Tobias asks about MOU, if that corrects a lot of the problems noted by the State. Garcia comments that yes, it will help a number of the "administration & enforcement" deficiencies.

Treasurer's Report

Tobias comments that the first payment on the cigarette tax should be received in September. Cigarette tax board is located in Alexandria and they distribute the tax for the Town.

Haymarket Town Council
 PO Box 367~Haymarket, VA 20169
 Mayor David P. Taylor
 Monday, July 11, 2005

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Clerk to get more bids for covering the stairs.

Town Hall meeting: Set for Saturday, August 6 @ 10 am. To be scheduled as a work-session.

Continuation meeting set for July 19, 2005 @ 7:00 pm

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 Amends motion as it pertains to applicable codes and public safety, Garcia amends second;

Ayes: 6
 Nays: 0
 Abstain: 0
 Absent: 0

Weir PC Public Hearing on Commercial Zoning District and ZTAs.

Weir motions to authorize the mayor to execute the deed of gift from Mr. Horning for the, Jarboe seconds;

Ayes: 6
 Nays: 0
 Abstain: 0
 Absent: 0

Haymarket Town Council
 PO Box 367~Haymarket, VA 20169
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 Monday, July 11, 2005

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Tobias motions that effective immediate Farroh be retired and his ownership be relinquished to his current care-taker provided the current, assume all liabilities associated with the K9, in addition to, Garcia seconds;

Ayes: Sikorsky-No, Tobias-Yes, Stutz-No, Garcia-Yes, Jarboe-No, Weir-No
 ****Motion fails****

Stutz asks what has promoted the animosity to the dog. Tobias sees no benefit in having the dog. Sikorsky feels that council should only make this decision when a representative from the Police Department is present. Weir would like to wait until August. Tobias reminds that the Chief has been asked for this information since March. Council would like it in writing by August meeting a needs analysis of the K9 in form of a memo (cost benefit) that the Chief will sign for.

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Ayes: 6
 Nays: 0
 Abstain: 0
 Absent: 0

For the record: Councilman Weir comments that the Chief maintains that the dog (K9 Officer) was transferred to himself.

Tobias motions to continue this meeting to Tuesday, July 19, 2005 @ 7:00 pm, Weir seconds;

Ayes: 6
 Nays: 0
 Absent: 0
 Abstain: 0

Submitted:

Approved:



 Jennifer Preh, Clerk of the Council

 Pamela E. Stutz, Acting Mayor

Haymarket Town Council~Mayor David P. Taylor
 15016 Washington Street~Haymarket, VA 20169
 Continuation Meeting from July 11, 2005~Tuesday, July 19, 2005~7:00 pm

Roll Call: Tobias, Stutz, Taylor, Garcia, Jarboe Weir

Tobias motions to appropriate \$200 to Sponsor Nancy Jedan to help her fund the National American Miss Pageant, to be taken out of the Mayor's Discretionary Fund, Jarboe seconds

Ayes: 5

Nays: 0

Abstain: 0

Absent: Sikorsky

Tobias motions to send back the site plan and subdivision plat for and plan for Robinson's Paradise to the Planning Commission for consideration at their August meeting and reviewing to see that all the fees have been paid, Stutz seconds;

Ayes: Tobias, Stutz, Garcia, Jarboe

Nays: Weir

Absent: Sikorsky

Tobias motions to approve the agreement with the Northern VA Cigarette Tax Board (attachment "A" to minutes), Garcia seconds;

By a Roll Call Vote: Sikorsky-Absent, Tobias-Yes, Stutz-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Tobias motions to defer the Cigarette Tax ordinance to the August 1, 2005 meeting, Stutz seconds;

Ayes: 5

Nays: 0

Abstain: 0

Absent: Sikorsky

Discussions over demolition contract with Dominion Construction

Tobias motions to strike the requirement of a payment and performance bond in the contract and proceed on the contract items with the exception of the gray building, Garcia seconds

Ayes: 5

Nays: 0

Abstain: 0

Absent: Sikorsky

Bennett talks about the rate sheet quoted today from SunTrust Bank. Asks for sense of council on the prepayment penalty term, council comes back with 10 years.

Council appoints Tobias to be the point of contact for the financing of \$1.5 million for the purchase of the Harrover property, without formal resolution.

Mayor announces that this is his last meeting and will be resigning effective July 20, 2005 @ Noon.

Tobias motions to adjourn the regularly scheduled meeting of July 11, 2005 continued to July 19, 2005, Weir seconds;

Ayes: 5

Nays: 0

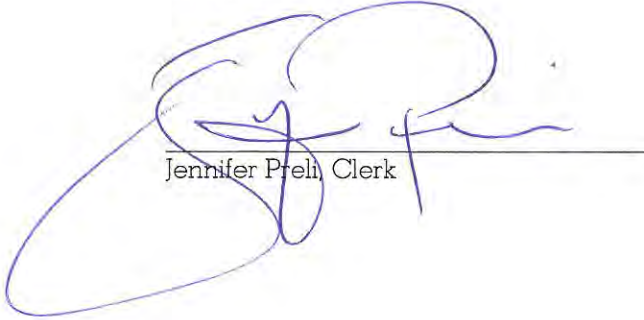
Abstain: 0

Absent: Sikorsky (1)

Haymarket Town Council~Mayor David P. Taylor
15016 Washington Street~Haymarket, VA 20169
Continuation Meeting from July 11, 2005~Tuesday, July 19, 2005~7:00 pm

Submitted:

Approved:



Jennifer Preli, Clerk

Pamela E. Stutz, Acting Mayor

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Council
 PO Box 367~Haymarket, VA 20169
 Mayor David P. Taylor
 Monday, July 11, 2005

Meeting called to order at 7:14 pm

All present

Alan Heese-5607 Antioch Road-Haymarket, VA
 Mountain View Campground-trying to save the campground-feels this council should try to help this cause to save the campground-we are already at build-out, there is too much traffic now.

Linda Landwehr-6771 Fayette Street-Budget hearings that she attended. One of the meetings that a council member said "if the residents aren't at these meetings their opinions don't count" Feels council should try to find these residents and get their opinions.

Ms. Harris:

Stutz motions to approve \$200 to fund Ms. Harris to go to Hollywood, CA, Jarboe seconds

Ayes: 6

Nays: 0

Police Report

Bike Rodeo: Approximately 20 children showed up. National Night Out is the August 2, @ 6:30 pm, will have food, PWC officers and State and Sheriff's department involved, to be held at Greenhill Crossing. Ms. Proffitt announced she could use volunteers.

Garcia asks about relocation of the police department. Sgt. Breeden states that we will need steel doors with alarms. Breeden comments that we will know more by the first meeting in August. Sikorsky asks if we could definitely have that information by the August 1, 2005 meeting of council, Breeden answers yes. Stutz asks about the mobile unit that detects speed. Breeden comments that it is still on backorder. Bullet proof vests asks Sikorsky. Breeden comments that funding is approved, it is just a matter of receiving them, the officers have been custom fitted.

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Abstain: 0

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Ayes: 6

Nays: 0

Absent: 0

Abstain: 0

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Submitted:

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 Pamela E. Stutz, Acting Mayor

Haymarket Town Council~Mayor David P. Taylor
 15016 Washington Street~Haymarket, VA 20169
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Absent: Sikorsky

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Nays: 0

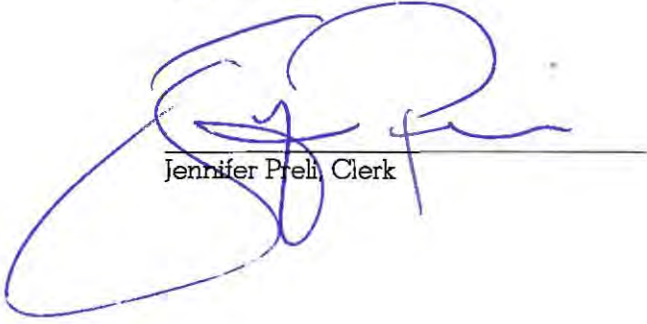
Abstain: 0

Absent: Sikorsky (1)

Haymarket Town Council~Mayor David P. Taylor
15016 Washington Street~Haymarket, VA 20169
Continuation Meeting from July 11, 2005~Tuesday, July 19, 2005~7:00 pm

Submitted:

Approved:



Jennifer Preh, Clerk

Pamela E. Stutz, Acting Mayor

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Council
 15016 Washington Street, Haymarket, VA 20169
 August 1, 2005
 Acting Mayor-Pamela E. Stutz

Public Hearing on Core Commercial Zone 7:03 pm

In Favor: None

Opposed: Landwehr: Concerned about height with buildings that might be possible with that zoning.

Zoning Text Amendments (attached):

In Favor: None

Opposed: None

Alexandra's Keep Re-Zoning and Special Use Permit Application:

In Favor of Special Use Permit: John McBride: Requests council approves applications and saves most of his comments for questions. Three story double car garages.

Terry Karnes: Supports this parcel to be town-homes. Feels they've made a lot of concessions to the Town for this small development.

Opposed:

Femi Cole: 6717 Sycamore Park Drive: Opposed to any more density in that area. He is treasurer of the HOA.

Public Hearings Closed

Meeting called to order at 7:08 pm

Citizen's Time:

None

Police Report

Chief provides monthly stats. Sikorsky asks that we see the stats month to month like this month.

K-9 Unit Cost Analysis and Benefit Analysis

Garcia clears: what is the monthly cost of training, feeding, vet bills. What has the dog produced. Cost of Chief's time with training the dog. Cost of insurance. Benefits of the dog. Boils down to what the dog costs on insurance and busts.

Chief's Schedule: Tobias asks if the dog is beneficial during the day shifts. Chief responds he would like that shift change.

Councilman Weir goes over a few items regarding the police department.

Foot Patrols: Going Well

DUI and License Checkpoints: Must have a supervisor at all DUI and License Checkpoints.

Gasoline Charges: All charges will be made at Sheetz, any Sheetz.

Haymarket Town Council
 15016 Washington Street, Haymarket, VA 20169
 August 1, 2005
 Acting Mayor-Pamela E. Stutz

Responding to County: within 1 square mile

New uniforms are not required at this time.

ATVs were junked and used for parts.

Town Hall will be open 8:00 am – Noon for tag sales on August 13, 2005

Vehicle computers to be installed in Sept

Dry Cleaning to be provided by Expert Cleaners and will bill town.

The Town policy states that Employee Files should be maintained by Mayor. Asks that Weir come back with recommendations.

Bicycle Officer: Equipment was personally provided by the officer.

New (used) 4x4. Painting the truck will be approximately \$1600. To be used by Clerk's Office, Building official, Zoning Administrator, and Police Department during inclement weather

Suggestions that we return disciplinary control to the PD. To be discussed in executive session.

Garcia asks that the chief include the fact that the K9 is not retrainable to another officer. K9 report to be provided by 3:00 pm tomorrow.

Building Officials Report

No construction on the Bloom building.

**Clerk to email minutes

Tobias motions to approve the minutes of July 11 and 19, 2005, Garcia seconds;

Ayes: ~~6~~ 5

Nays: 0

Abstain: 0

Absent: 0 (1 vacancy on council)

Town attorney comments that we only have 30 days to appoint the Mayor.

Sikorsky motions to appoint Pam Stutz as Mayor to fill the term vacated by David Taylor through June 30, 2006, Weir seconds;

Sikorsky-Yes, Tobias-No, Stutz-Abstain, Garcia-Yes, Jarboe-Yes, Weir-Yes

Ayes: 4

Nays: 0

Abstain: 1 Stutz

Absent: 0 (1 vacancy on council)

**Clerk to Advertise for Budget amendment

**Clerk to send advertisement to papers tomorrow

Continuation meeting set now for August 15, 2005 @ 7:00 pm

Haymarket Town Council
 15016 Washington Street, Haymarket, VA 20169
 August 1, 2005
 Acting Mayor-Pamela E. Stutz

**Clerk to send letter that the bond was not released due to the fact it was not replaced.

Garcia motions to appoint William C. Utz to the Board of Zoning Appeals for the Town of Haymarket; Weir seconds;
 Garcia amends motions to appoint William C. Utz to BZA for a term of 5 years through August 31, 2010.
 Ayes: 6
 Nays: 0
 Abstain: 0
 Absent: 0 (1 vacancy on council)

Tobias motions to approve the cigarette tax ordinance, Garcia seconds;
 Sikorsky-Yes, Tobias-Yes, Stutz-No, Garcia-Yes, Jarboe-Yes, Weir-Yes

Weir motions to approve the business license application for Tren Construction, Sikorsky seconds;
 Ayes: 6
 Nays: 0
 Abstain: 0
 Absent: 0 (1 vacancy on council)

Weir motions to approve the construction permit application for 6804 Coach for a SFD, Lot 2, Jarboe seconds;
 Ayes: 6
 Nays: 0
 Abstain: 0
 Absent: 0 (1 vacancy on council)

Weir motions to approve the construction permit application for 15100 Washington Street for the construction of a two-story commercial building, Sikorsky seconds;
 Ayes: 6
 Nays: 0
 Abstain: 0
 Absent: 0 (1 vacancy on council)

Weir motions to approve Construction permit application for 6812 Coach Way for a deck, Jarboe seconds
 Ayes: 6
 Nays: 0
 Abstain: 0
 Absent: 0 (1 vacancy on council)

Tobias Motions to approve the construction permit application for a pool located at 6777 Fayette Street, Jarboe seconds;
 Ayes: 6
 Nays: 0
 Abstain: 0
 Absent: 0 (1 vacancy on council)

Haymarket Town Council
 15016 Washington Street, Haymarket, VA 20169
 August 1, 2005
 Acting Mayor-Pamela E. Stutz

Tobias Motions to approve the construction permit application for the removal of back porch screens and enclose and add new windows and vinyl siding to 14871 Washington Street, Garcia

seconds;

Ayes: 6

Nays: 0

Abstain: 0

Absent: 0 (1 vacancy on council)

Weir Motions to approve the Certificate of Appropriateness for a deck located at 6812 Coach Topper, deck, Sikorsky seconds;

Ayes: 6

Nays: 0

Abstain: 0

Absent: 0 (1 vacancy on council)

Motions to approve the Certificate of Appropriateness for new windows and vinyl siding, removal of back porch screens and enclose located at 14871 Washington Street, Garcia

seconds;

Ayes: 6

Nays: 0

Abstain: 0

Absent: 0 (1 vacancy on council)

Tobias motions to approve the Certificate of Appropriateness application for a fence located at 6777 Fayette Street, Weir seconds;

Ayes: 6

Nays: 0

Abstain: 0

Absent: 0 (1 vacancy on council)

Weir motions to approve the Certificate of Appropriateness for a Fence at 6785 Fayette Street, Tobias seconds;

Ayes: 6

Nays: 0

Abstain: 0

Absent: 0 (1 vacancy on council)

Weir would like to take another look at the Core Commercial Zone, deferred to continuation meeting.

Sikorsky notes that her biggest issue is the height of the buildings for the Core Commercial District.

**Clerk to schedule for August 15, 2005.....

Place in the newsletter (an amended version)

**Postpone SoDeep contract to the 15th of August, 2005

Haymarket Town Council
15016 Washington Street, Haymarket, VA 20169
August 1, 2005
Acting Mayor-Pamela E. Stutz

Budget Revisions

For the record in the future we should get on the ball much quicker with getting quotes from other lenders so that council knows the Town is getting the best deal possible.

Weir motions to resolve the town would borrow the sum of \$1,500,000 from SunTrust for a term not to exceed 10 years at a interest rate not to exceed 4.25% or such lower term as negotiated with monthly or quarterly payments based on a 20-year amortization, Sikorsky seconds;

Weir amends motions to reflect that bank fees to SunTrust that are not to exceed \$1500, Sikorsky seconds;

Weir amends motions to reflect 4% interest rate, Sikorsky amends seconds;

This resolution is adopted in conformity with paragraph 4 for the issuance of bond adopted by the Town 04/04/2005 (attached), Sikorsky amends second;

By A roll Call Vote: Sikorsky-Yes, Tobias-Yes, Stutz-Abstain, Garcia-Abstain, Jarboe-yes, Weir-Yes....

Estimated Fees:

Payment on 3.87% (\$91,000), \$21,000 non-recurring item. Title examination and Title Binder \$300, Bond Counsel \$9,000, Bank Fee \$1,500.

Weir motions to continue meeting to August 15, Sikorsky seconds;

Ayes: 6

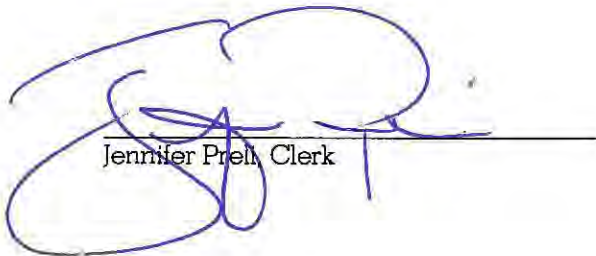
Nays: 0

Absent: 0 (1 vacancy on council)

Abstain: 0

Submitted:

Approved:


Jennifer Prett, Clerk


Pamela E. Stutz, Mayor

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Council Special Meeting
Tuesday, August 9, 2005-7:30 pm
15016 Washington Street, Haymarket, VA 20169
Mayor Pamela E. Stutz

Special Meeting of Council called to order at 7:32 pm

Roll Call: Sikorsky, Tobias, Stutz, Jarboe, Garcia, Weir

Tobias motions that all members of council, and any other participants of the closed sessions, be released from any privilege attaching to consideration by council in closed session of any information, reports and all other matters pertaining to a letter forwarded to the town by a former employee, its subsequent investigation and all other matters pertaining thereto. The purpose of the motion is to remove the restriction on council members, and any other participants of the closed sessions, from discussing in public such matters considered in one or more closed sessions. Certain accusations have been made and the only way practical for all parties to fairly respond to such accusations, is to remove the restriction on public discussion of such matters by council members and any other participants of the closed sessions, Garcia seconds;

Discussions: Sikorsky asks if this motion waives everything that was discussed or just the particular item. Tobias responds that only this particular item. Weir notes that medical records if any are not open to discussion. Sikorsky hopes this will not be a free-for-all discussion, Jarboe reiterates what Sikorsky has to say;

By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Garcia-Yes, Jarboe-No, Weir-Yes

Motions Carries: Ayes-4, Nays-1 (Jarboe)

Absent: 0

Abstain: 0

Tobias motions to adjourn the Special meeting of council, Jarboe seconds;

Ayes: 5


Nays: 0

Absent: 0

Abstain: 0

Submitted:

Approved:


Jennifer Preli, Clerk of the Council


Pamela E. Stutz, Mayor

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Council
Continuation meeting of August 01, 2005~August 15, 2005
15016 Washington Street~Haymarket, VA 20169
Mayor Pamela E. Stutz

Meeting called to order at 7:04 pm

Roll Call~Natasha Sikorsky, James Tobias, Pamela Stutz, Bryan Garcia, Sheila Jarboe, Robert Weir (All Present, currently 1 vacancy on council)

SoDeep Contract

Garcia motions to execute the agreement with SoDeep to perform the test borings, agreement
May 19, 2005,

Sikorsky-Yes, Tobias-Yes, Garcia-yes, Jarboe-Yes, Weir-Yes

PUBLIC HEARING

In Favor of amended budget:

1st, 2nd, 3rd, call: Non e

Opposed to amended budget:

1st, 2nd, 3rd, call: Non e

Garcia motions to approve the amended budget as attached for Fiscal Year 2006, Jarboe
seconds;

By A Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes
(Council has 1 vacancy)

Amended budget approved

Garcia motions to appropriate \$25,000 for Capital Improvements, specifically designated for the
streetscape project; Tobias;

Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes
(Council has 1 vacancy)

Appointments to Council

Two proposals to join council-John Cole and Steve Aitken

Tobias motions to appoint John C. Cole to the Town Council, the term of which to run through
June 30, 2006 as vacated by the appointment of Pamela Stutz to Mayor;

Ayes: 5

Nays: 0

Absent: 0 (Council has 1 vacancy)

Abstain: 0

Weir motions to appoint John C. Cole as council liaison to Architectural Review Board, Tobias
seconds;

Ayes: 5

Nays: 0

Absent: 0 (Council has 1 vacancy)

Abstain: 0

Minutes Page 1 of 4

Attachments:

Amended Budget

SoDeep Contract dated May 19, 2005

Indemnity Letter executed by: Trusted Management & Robert Simmons for GPIN #7397-19-3972

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Council
Continuation meeting of August 01, 2005~August 15, 2005
15016 Washington Street~Haymarket, VA 20169
Mayor Pamela E. Stutz

Sikorsky motions to appoint Bryan A. Garcia as Vice Mayor to the Town of Haymarket, the term of which to run through June 30, 2006, Jarboe seconds;

Ayes: 5

Nays: 0

Absent: 0 (Council has 1 vacancy)

Abstain: 0

Sikorsky comments that Haymarket Day is progressing and we are still accepting application despite last Friday's deadline. Sikorsky's big question is children's events.

Citizen Time Discussion

Discussions over extending citizen's time during town council meetings. Council will be removing the time limit from citizen's time, and this council will open up citizen's time (with the majority of council approval) throughout the meeting.

Rebecca Bear

Comments that she can provide us with other entertainment companies for Haymarket Day that could possibly give us a better price that the company we've been using.

Keith Verzi

Speaks about Alexandra's Keep. Reminds of several petitions to keep out high density development. Reminds of Charrette and the results of the survey. Preserving small town appeal, don't loose small town sense of community.

Linda Childress

Requests that agenda items are sent out with consistency. PA system is not conducive to the issues that are being discussed. Wants to be made aware of all meetings.

Alexandra's Keep

Weir comments that there are a couple of misperceptions. Sewage is not an issue that the town cannot handle the issue, but a matter of time. Density is substantially lower 4.8 units per acre. Bennett did have concerns over some of the legal issues, there are certain items, mainly payment of sums. These issues have been addressed to the town attorney's satisfaction.

Weir motions to approve the Re-zoning for GPIN #7397-19-3972 in accordance with the SUP dated April 27, 2005 revised August 7, 2005 conditioned up the indemnity letter being signed by both Robert Simmons and Trusted Management be conditioned upon the execution by both parties within 5 days of approval from the council; Sikorsky seconds;

By a Roll Call Vote: Sikorsky-No, Tobias-Yes, Garcia-Yes, Jarboe-No, Weir-Yes

Harrover Property

SunTrust has issued a commitment to the Town for \$1.5 million GO Bond financing for 10 year terms as discussed by Council. 3.87% amort. Over 20 years, due and payable in full at 10 years. There are no conditions on the bond, the town has until Sept. 22, we are locked on rate until Sept. 15. We will try to close as close to the 15th as possible.

**Clerk to specify to Dewberry that we need the survey by Sept. 1, 2005.

Minutes Page 2 of 4

Attachments:

Amended Budget

SoDeep Contract dated May 19, 2005

Indemnity Letter executed by Trusted Management & Robert Simmons for GPIN #7397-19-3972

Haymarket Town Council
Continuation meeting of August 01, 2005~August 15, 2005
15016 Washington Street~Haymarket, VA 20169
Mayor Pamela E. Stutz

Mayor Stutz speaks about a tenant on the property. Should we lease to him for a couple of additional months, we would probably increase the rent and require security deposits.

Sikorsky motions to allow the tenant in the home on the Harover property to pay the Town rent through Dec. 31, 2005 contingent upon approval of SunTrust, to include a two month security deposit at a rate of their current rent, Weir seconds; Garcia will continue to recuse himself from any issue surround

Ayes: 3

Nays: 1 (Tobias)

Tobias motions to spend \$1200 to fix the two units

Sikorsky-Yes, Tobias-Yes, Garcia-Abstain, Jarboe-Yes, Weir-Yes

Kennedy proposal

Bennett expresses concerns that the town provide owner financing, rather hold a seconds deed. Counsel feels this is not in the best interest of the taxpayer. Stutz would like to know if the contract is available to the public. Bennett responds that the governing body should have responded first, but since Kennedy made it somewhat public, it would be up to council to discuss. Garcia recuses himself on any actions y council. Garcia steps down to the audience. Garcia comments that his client would like to keep negotiations confidential.

** Appraisal issue to be set at Sept. meeting.

Announcement as to Chief Roop's daughter having Leukemia.

Sikorsky motions to replace Mr. Kehoe as the Treasurer of the Town of Haymarket, Weir seconds;

Ayes: Sikorsky-Yes, Tobias-No, Garcia-Yes, Jarboe-Yes, Weir-Yes

Tobias leaves meeting.....8:50 pm

Stutz speaks regarding Treasurer and Deputy Clerk

Garcia motions to hire Sharon Wilson as our deputy clerk for a probationary of 6 months, per the town's employee policy manual, Sikorsky seconds;

Ayes; 4

Nays: 0

Abstain: 1 Tobias

Garcia motions to enter in an indep. Contractor agreement for a probabionary period of three months at a rate of \$35/hour, Monday-Friday afternoons and an additional six hour session at the end of the month \$1330 at the beginning of each month as a retainer.

Ayes: 4

Nays: 0

Absent: 1 Tobias

Mayor would like council to make a list of items that they would like to see

Garcia apologizes for leaving the Town Hall meeting abruptly on Saturday August 4.

Citizen's Time

Glenwood Bear: Reminds all of gas rations.

Minutes Page 3 of 4

Attachments:

Amended Budget

SoDeep Contract dated May 19, 2005

Indemnity Letter executed by Trusted Management & Robert Simmons for GPIN #7397-19-3972

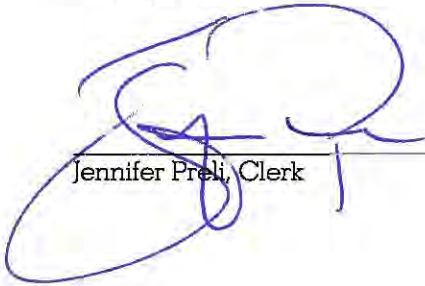
Haymarket Town Council
Continuation meeting of August 01, 2005~August 15, 2005
15016 Washington Street~Haymarket, VA 20169
Mayor Pamela E. Stutz

Dottie Leonard: Reminds council that they have to consider the land itself.

Jarboe motions to adjourn the meeting of August 1, 2005 continued to August 15, 2005, Weir
seconds;
Ayes: 4
Nays: 0
Absent: Tobias
Abstain: 0

Submitted:

Approved:



Jennifer Preli, Clerk

Pamela E. Stutz, Mayor

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

CALL FOR A SPECIAL MEETING OF THE HAYMARKET TOWN COUNCIL

PURPOSE: Personnel Matters

Pursuant to Haymarket Town Charter Article III "Administration & Government " Section 1 (10)....

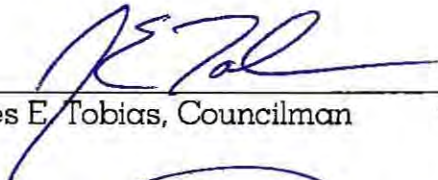
Regular & Special Meetings of the Council
The Council shall, by ordinance, fix the time for their regular meetings, which shall be held at least once a month. Special meetings may be called by the clerk at the instance of the Mayor or any two (2) members of the council in writing; and no other business shall be transacted at a special meeting except that stated in the call, unless all members be present and consent to the transaction of such other business. The meetings of the council shall be open to the public except when in the judgement of the council the public welfare shall require executive meetings.

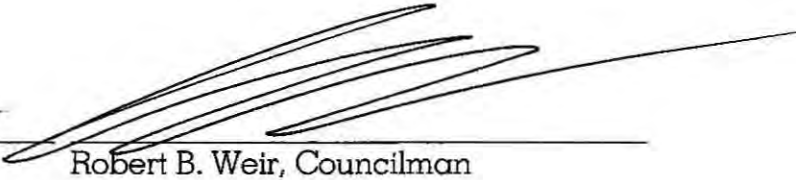
Councilmen Robert B. Weir and James E. Tobias call for a special meeting of the Town Council on Tuesday, August 9, 2005 at 7:30 pm, for the purpose of the following agenda:

- I. Public Discussions regarding personnel matters

The special meeting will be held at the Haymarket Town Hall, 15016 Washington Street, Haymarket, VA 20169.

Signed:


James E. Tobias, Councilman


Robert B. Weir, Councilman

ATTEST:



Clerk of the Council, Jennifer L. Preli

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Council Special Meeting
Tuesday, August 9, 2005-7:30 pm
15016 Washington Street, Haymarket, VA 20169
Mayor Pamela E. Stutz

Special Meeting of Council called to order at 7:32 pm

Roll Call: Sikorsky, Tobias, Stutz, Jarboe, Garcia, Weir

Tobias motions that all members of council, and any other participants of the closed sessions, be released from any privilege attaching to consideration by council in closed session of any information, reports and all other matters pertaining to a letter forwarded to the town by a former employee, its subsequent investigation and all other matters pertaining thereto. The purpose of the motion is to remove the restriction on council members, and any other participants of the closed sessions, from discussing in public such matters considered in one or more closed sessions. Certain accusations have been made and the only way practical for all parties to fairly respond to such accusations, is to remove the restriction on public discussion of such matters by council members and any other participants of the closed sessions, Garcia seconds;

Discussions: Sikorsky asks if this motion waives everything that was discussed or just the particular item. Tobias responds that only this particular item. Weir notes that medical records if any are not open to discussion. Sikorsky hopes this will not be a free-for-all discussion, Jarboe reiterates what Sikorsky has to say;

By a Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Garcia-Yes, Jarboe-No, Weir-Yes

Motions Carries: Ayes-4, Nays-1 (Jarboe)

Absent: 0

Abstain: 0

Tobias motions to adjourn the Special meeting of council, Jarboe seconds;

Ayes: 5


Nays: 0

Absent: 0

Abstain: 0

Submitted:

Approved:


Jennifer Preli, Clerk of the Council


Pamela E. Stutz, Mayor

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Council
 Mayor Pamela E. Stutz
 Monday, September 12, 2005
 15016 Washington Street~Haymarket, VA 20169

*Tobias -
 Garcia
 minutes*

Quarles SUP Public Hearing

Krista DiLaconi-Speaks about applicant (George Quarles) being a long time land owner in Haymarket and that this is in line with the long term plan for Haymarket

Opposed:

1st Call...

2nd Call....

3rd Call for Quarles SUP

Public Hearing Closed at 7:07 pm

Citizen's Time

Glenwood Bear asks Mayor and Town Council asks if anyone knows why it was 90 degrees 54 years ago today. He announces that he was married 54 years ago today in Luray, Va. Gas was 18 cents per gallon.

Mayor introduces new council member John C. Cole

Prince William Hospital-Prince William Health System requests support for an ambulatory care center, physician offices, VA Dept. of Health may allow procedure rooms. May be able to provide CT scanning. She is requesting the council's support on this venture. Would be addressed to Commissioner Struby.

Weir motions to approve the minutes of August 1, & 15, 2005, Garcia seconds;

Ayes: 2

Nays: 0

Abstain: Cole

Absent: Tobias, Jarboe, Sikorsky

Garcia speaks about the JBIII property regarding the water main. The water main is not in existence. This may require some road closure and some planning with the residents of the North side of Fayette Street. Weir recommends the resident be allowed to travel through the old "Ayers property".

Mayor recognizes children who held a fund raiser for Hurricane Katrina victims.

Manny Gillin announces that the total, after Lowes match, is \$11,832.08

Linda Landwehr

Would like to express her appreciation to the work that all the council has performed. They have dedicated countless hours to the town. Each bring a unique perspective to the town. She is deeply distressed, town hall meeting majority of people did not appreciate discussion of a private personnel matter.

Treasurer's Report

James Naradzay-has joined the town to help us with the financials of the town.

Mayor introduces Sherrie Wilson as our Deputy Clerk.

Haymarket Town Council
 Mayor Pamela E. Stutz
 Monday, September 12, 2005
 15016 Washington Street~Haymarket, VA 20169

John Cole announces that Mechele Greene has applied to be a member of the ARB, Councilman Cole recommends that she be appointed.

Cole motions to appoint Mechele Greene, resident at 6851 Track Court to the ARB for a period of three years from today, her term to expire September 11, 2006, Weir seconds;
 By a Roll Call Vote: Sikorsky-Yes, Cole-Yes, Garcia-Yes, Weir-Yes

Jarboe and Tobias are

Weir Motions to approve the lighting plan, reflecting 14 foot poles on Washington Street and 12 foot poles in the interior for Haymarket Station Subdivision, Cole seconds

Ayes: 4
 Nays: 0
 Abstain: 0

Absent: Tobias and Jarboe

Weir motions to approve the Certificate of Appropriateness application for a fence located at 6935 Little John Court, Garcia seconds;

Ayes: 4
 Nays: 0
 Abstain: 0

Absent: Tobias and Jarboe

Garcia motions to approve the Rubbermaid shed at 6817 Walnut Park Drive, Weir seconds; Garcia amends motions to approve the COA that the structure be removed by October 1, 2006, or upon the flooding condition be remedied. Garcia motions to approve the COA and that it shall expire one year, on October 1, 2006, Weir seconds Garcia amends to include that the applicant remove the structure at the applicant's expense,

Ayes: 4
 Nays: 0

Absent: Jarboe, Tobias
 Abstain: 0

Weir motions to approve the Certificate of Appropriateness for the canopy area located at the west end of the Bloom Building, Garcia seconds

Ayes: 4
 Nays: 0

Absent: Jarboe, Tobias
 Abstain: 0

Mr. Bennett feels that a certificate of appropriateness can have definite terms and can expire.

Haymarket Town Council
 Mayor Pamela E. Stutz
 Monday, September 12, 2005
 15016 Washington Street~Haymarket, VA 20169

Weir Motions to approve the Certificate of Appropriateness for a deck located at 6851 Track Court, Cole seconds;

Ayes: 4

Nays: 0

Absent: Jarboe, Tobias

Abstain: 0

Sikorsky motions to approve the construction permit application for a deck located at 6851 Track Court, Weir seconds;

Ayes: 4

Nays: 0

Absent: Jarboe & Tobias

Abstain: 0

Mayor swears in Mechele Greene (see attached oath)

Lewie Bloom has presentation with Land planner.

Cole motions to approve the Certificate of Appropriateness for the front porch with roof overhang on front of home at 14871 Washington Street, Garcia seconds;

Ayes: 4

Nays: 0

Absent: Jarboe, Tobias

Abstain: 0

Cole Motions to approve the Certificate of Appropriateness and Construction Permit Applications for 6801 Coach Way (Deck), 14729 Dogwood Park Drive (Deck), 6812 Saint Paul Drive (Deck), 14702 Dogwood Park Drive (conversion of sales office to Single family dwelling), 15000 Washington Street Demolition of Haymarket Grocery Building, 15000 Lumber Way (Lewie's Seafood), 15000 Lumber Way (Needles in Haymarket), 15000 Lumber Way (Haymarket Cleaners), Garcia seconds;

Ayes: 5

Nays: 0

Absent: 0

Abstain: 0

Garcia Motions to approve the Business license applications for S.N.R. Superior Contracting, Home Savers, and A&L Construction, Weir seconds;

Ayes: 5

Nays: 0

Absent: Jarboe, Tobias

Abstain: 0

Weir motions to approve the modification to the Haymarket Station Site Plan as applied for by Centex Homes to vacate a portion of a PWCSA easement, Garcia seconds;
 Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Haymarket Town Council
 Mayor Pamela E. Stutz
 Monday, September 12, 2005
 15016 Washington Street~Haymarket, VA 20169

Weir motions to approve the Site Plan for Robinson's Paradise, Sikorsky seconds
 Sikorsky-Yes, Cole-Yes, Garcia-yes, Jarboe-Yes, Weir-Yes
 Tobias-Absent

Mr. Bennett would like the public hearing date to be a first reading and that council not vote the night of the public hearing.

**Clerk to set Quarles Special Use Permit Application this as an agenda item for October

Sikorsky would like to defer to Bennett's recommendation that land use applications be deferred to the following meeting.

**Mayor would like a policy written to the effect of not voting on applications the same night as the public hearing.

Prince William County Development Issues
 Council would like to draft a letter (see Councilman Weir)

Cole motions to draft a letter to the county to enforce and send it out that Mr. Bennett draft this
 letter; Weir seconds;
 Ayes: 5
 Nays: 0
 Absent: Tobias
 Abstain: 0

Dottie Leonard
 Speaks about the application process with regard to the county's projects.
 Garcia feels there should be a spokesperson for the town.
 By a Roll Call Vote: All in favor

Weir motions Consideration of adoption of bond resolution as attached, Sikorsky seconds;
 Garcia re-cuses himself
 Ayes: Sikorsky-Yes, Cole-Yes, Garcia-Abstain, Jarboe-Yes, Weir-Yes, Tobias-Absent

Garcia distributes a draft "Corrective Action Agreement"

**Clerk to set for January agenda.....

Garcia motions to approve the appropriation of funds for a banner for the Haymarket Town
 Council up to \$200, Cole seconds;
 Ayes: Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes, Tobias-Absent

Haymarket Town Council
 Mayor Pamela E. Stutz
 Monday, September 12, 2005
 15016 Washington Street~Haymarket, VA 20169

Weir Motions to enter into executive session pursuant to 2.2-3711 A 1, 3, & 7
 Garcia recuses himself from all real estate matters....

Ayes: 5
 Nays: 0
 Absent: Tobias
 Abstain: 0

Sikorsky motions certification of closed session, that the only items that were discussed were
 stated in the motion to enter, Weir seconds;
 Roll Call Vote: Sikorsky-Yes, Cole-Yes, Garcia-Yes (to those excluding matters of real estate),
 Jarboe-Yes, Weir-Yes, Tobias-Absent

Sikorsky Motions to increase Jennifer Preli's annual salary, effective July 1, 2005 to \$41,500, Cole
 seconds;

Roll Call Vote: Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes, Tobias-Absent

Sikorsky Motions to increase Hope Proffitt's salary, effective July 1, 2005, to \$35,000, Garcia
 seconds;

Roll Call Vote: Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes, Tobias-Absent

Weir motions to increase Officer Kenworthy's annual salary, effective July 1, 2005 to \$38,500,
 Cole seconds;

Roll Call Vote: Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes, Tobias-Absent

Garcia motions that council would like notice given to those reserve officers that do not have
 their necessary certifications as of 09/12/2005 be placed inactive with the town, Jarboe seconds;

By a Roll Call Vote: Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes, Tobias-
 Absent

Weir Motions to enter into a lease with dominion construction and offer them two months at no-
 charge at a rate of \$22/sf plus CAM of \$2/sf 1970 total square feet, and reject their request of
 \$50,000 amortization for build-out, the lease shall be for a term of two years, Cole seconds;

Roll Call Vote: Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes, Tobias-Absent

Cole motions that council ask for resubmission to Mr. Gerald Kennedy's proposal (contract)
 offer on the Town Center Property, that does not require a second trust and encourage an
 enhanced commercial development including and in light of the increased commercial
 component and increase in the purchase price.

Garcia abstains

Roll Call: Sikorsky-Yes, Cole-Yes, Garcia-Abstain, Jarboe-Yes, Weir-Yes, Tobias-Absent

Sikorsky motions that the council task John Cole to prepare a package for the sale of the Town
 Center Property and to put it out to proposal for central town development, Jarboe seconds;

Garcia abstains

Roll Call Vote: Sikorsky-Yes, Cole-Yes, Garcia-Abstain, Jarboe-Yes, Weir-Yes, Tobias-Absent

Haymarket Town Council
Mayor Pamela E. Stutz
Monday, September 12, 2005
15016 Washington Street~Haymarket, VA 20169

Jarboe motions that council bid out the position of building inspector for the Town, Weir seconds;

Roll Call Vote: Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes, Tobias-Absent

Weir motions to adjourn the regularly scheduled Town Council meeting of September 12, 2005,

Cole seconds;

Ayes: 5

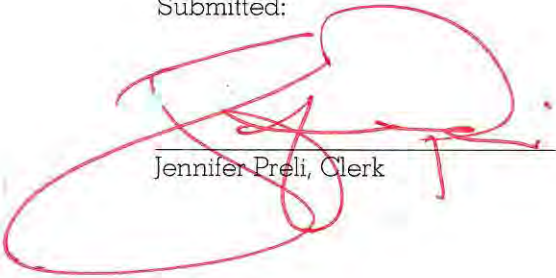
Nays: 0

Absent: Tobias

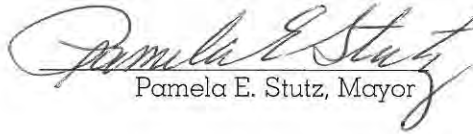
Abstain: 0

Submitted:

Approved:



Jennifer Preli, Clerk




Pamela E. Stutz, Mayor

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

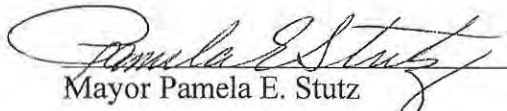
The Town of HAYMARKET Established in 1799-

VIRGINIA:

I, Mechele Greene, do solemnly swear (or affirm) that I will support the Constitution of The United States of America, and the Constitution of the Commonwealth of Virginia, And that I will faithfully and impartially discharge all the duties incumbent upon me as a Member of the Architectural Review Board for the Town of Haymarket, Virginia according to the best of my ability (so help me God).

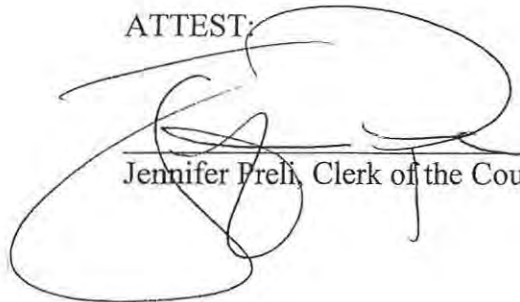


Mechele Greene (signature)



Mayor Pamela E. Stutz

ATTEST:



Jennifer Preli, Clerk of the Council

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Council
 Mayor Pamela E. Stutz
 Monday, September 12, 2005
 15016 Washington Street~Haymarket, VA 20169

*Tobias -
 Garcia
 minutes*

Quarles SUP Public Hearing

Krista DiLaconi-Speaks about applicant (George Quarles) being a long time land owner in Haymarket and that this is in line with the long term plan for Haymarket

Opposed:

1st Call...

2nd Call....

3rd Call for Quarles SUP

Public Hearing Closed at 7:07 pm

Citizen's Time

Glenwood Bear asks Mayor and Town Council asks if anyone knows why it was 90 degrees 54 years ago today. He announces that he was married 54 years ago today in Luray, Va. Gas was 18 cents per gallon.

Mayor introduces new council member John C. Cole

Prince William Hospital-Prince William Health System requests support for an ambulatory care center, physician offices, VA Dept. of Health may allow procedure rooms. May be able to provide CT scanning. She is requesting the council's support on this venture. Would be addressed to Commissioner Struby.

Weir motions to approve the minutes of August 1, & 15, 2005, Garcia seconds;

Ayes: 2

Nays: 0

Abstain: Cole

Absent: Tobias, Jarboe, Sikorsky

Garcia speaks about the JBIII property regarding the water main. The water main is not in existence. This may require some road closure and some planning with the residents of the North side of Fayette Street. Weir recommends the resident be allowed to travel through the old "Ayers property".

Mayor recognizes children who held a fund raiser for Hurricane Katrina victims.

Manny Gillin announces that the total, after Lowes match, is \$11,832.08

Linda Landwehr

Would like to express her appreciation to the work that all the council has performed. They have dedicated countless hours to the town. Each bring a unique perspective to the town. She is deeply distressed, town hall meeting majority of people did not appreciate discussion of a private personnel matter.

Treasurer's Report

James Naradzay-has joined the town to help us with the financials of the town.

Mayor introduces Sherrie Wilson as our Deputy Clerk.

Haymarket Town Council
 Mayor Pamela E. Stutz
 Monday, September 12, 2005
 15016 Washington Street~Haymarket, VA 20169

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 By a Roll Call Vote: Sikorsky-Yes, Cole-Yes, Garcia-Yes, Weir-Yes

Jarboe and Tobias are

Weir Motions to approve the lighting plan, reflecting 14 foot poles on Washington Street and 12 foot poles in the interior for Haymarket Station Subdivision, Cole seconds

Ayes: 4
 Nays: 0
 Abstain: 0
 Absent: Tobias and Jarboe

Weir motions to approve the Certificate of Appropriateness application for a fence located at 6935 Little John Court, Garcia seconds;

Ayes: 4
 Nays: 0
 Abstain: 0
 Absent: Tobias and Jarboe

Garcia motions to approve the Rubbermaid shed at 6817 Walnut Park Drive, Weir seconds; Garcia amends motions to approve the COA that the structure be removed by October 1, 2006, or upon the flooding condition be remedied. Garcia motions to approve the COA and that it shall expire one year, on October 1, 2006, Weir seconds Garcia amends to include that the applicant remove the structure at the applicant's expense,

Ayes: 4
 Nays: 0
 Absent: Jarboe, Tobias
 Abstain: 0

Weir motions to approve the Certificate of Appropriateness for the canopy area located at the west end of the Bloom Building, Garcia seconds

Ayes: 4
 Nays: 0
 Absent: Jarboe, Tobias
 Abstain: 0

Mr. Bennett feels that a certificate of appropriateness can have definite terms and can expire.

Haymarket Town Council
 Mayor Pamela E. Stutz
 Monday, September 12, 2005
 15016 Washington Street~Haymarket, VA 20169

Weir Motions to approve the Certificate of Appropriateness for a deck located at 6851 Track Court, Cole seconds;

Ayes: 4
 Nays: 0
 Absent: Jarboe, Tobias
 Abstain: 0

Sikorsky motions to approve the construction permit application for a deck located at 6851 Track Court, Weir seconds;

Ayes: 4
 Nays: 0
 Absent: Jarboe & Tobias
 Abstain: 0

Mayor swears in Mechele Greene (see attached oath)

Lewie Bloom has presentation with Land planner.

Cole motions to approve the Certificate of Appropriateness for the front porch with roof overhang on front of home at 14871 Washington Street, Garcia seconds;

Ayes: 4
 Nays: 0
 Absent: Jarboe, Tobias
 Abstain: 0

Cole Motions to approve the Certificate of Appropriateness and Construction Permit Applications for 6801 Coach Way (Deck), 14729 Dogwood Park Drive (Deck), 6812 Saint Paul Drive (Deck), 14702 Dogwood Park Drive (conversion of sales office to Single family dwelling), 15000 Washington Street Demolition of Haymarket Grocery Building, 15000 Lumber Way (Lewie's Seafood), 15000 Lumber Way (Needles in Haymarket), 15000 Lumber Way (Haymarket Cleaners), Garcia seconds;

Ayes: 5
 Nays: 0
 Absent: 0
 Abstain: 0

Garcia Motions to approve the Business license applications for S.N.R. Superior Contracting, Home Savers, and A&L Construction, Weir seconds;

Ayes: 5
 Nays: 0
 Absent: Jarboe, Tobias
 Abstain: 0

Weir motions to approve the modification to the Haymarket Station Site Plan as applied for by Centex Homes to vacate a portion of a PWCSA easement, Garcia seconds;
 Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Haymarket Town Council
 Mayor Pamela E. Stutz
 Monday, September 12, 2005
 15016 Washington Street~Haymarket, VA 20169

Weir motions to approve the Site Plan for Robinson's Paradise, Sikorsky seconds
 Sikorsky-Yes, Cole-Yes, Garcia-yes, Jarboe-Yes, Weir-Yes
 Tobias-Absent

Mr. Bennett would like the public hearing date to be a first reading and that council not vote the night of the public hearing.

**Clerk to set Quarles Special Use Permit Application this as an agenda item for October

Sikorsky would like to defer to Bennett's recommendation that land use applications be deferred to the following meeting.

**Mayor would like a policy written to the effect of not voting on applications the same night as the public hearing.

Prince William County Development Issues
 Council would like to draft a letter (see Councilman Weir)

Cole motions to draft a letter to the county to enforce and send it out that Mr. Bennett draft this
 letter; Weir seconds;
 Ayes: 5
 Nays: 0
 Absent: Tobias
 Abstain: 0

Dottie Leonard
 Speaks about the application process with regard to the county's projects.
 Garcia feels there should be a spokesperson for the town.
 By a Roll Call Vote: All in favor

Weir motions Consideration of adoption of bond resolution as attached, Sikorsky seconds;
 Garcia re-cuses himself
 Ayes: Sikorsky-Yes, Cole-Yes, Garcia-Absain, Jarboe-Yes, Weir-Yes, Tobias-Absent

Garcia distributes a draft "Corrective Action Agreement"

**Clerk to set for January agenda.....

Garcia motions to approve the appropriation of funds for a banner for the Haymarket Town
 Council up to \$200, Cole seconds;
 Ayes: Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes, Tobias-Absent

Haymarket Town Council
 Mayor Pamela E. Stutz
 Monday, September 12, 2005
 15016 Washington Street~Haymarket, VA 20169

Weir Motions to enter into executive session pursuant to 2.2-3711 A 1, 3, & 7
 Garcia recuses himself from all real estate matters.....

Ayes: 5
 Nays: 0
 Absent: Tobias
 Abstain: 0

Sikorsky motions certification of closed session, that the only items that were discussed were
 stated in the motion to enter, Weir seconds;
 Roll Call Vote: Sikorsky-Yes, Cole-Yes, Garcia-Yes (to those excluding matters of real estate),
 Jarboe-Yes, Weir-Yes, Tobias-Absent

Sikorsky Motions to increase Jennifer Preli's annual salary, effective July 1, 2005 to \$41,500, Cole
 seconds;

Roll Call Vote: Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes, Tobias-Absent

Sikorsky Motions to increase Hope Proffitt's salary, effective July 1, 2005, to \$35,000, Garcia
 seconds;

Roll Call Vote: Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes, Tobias-Absent

Weir motions to increase Officer Kenworthy's annual salary, effective July 1, 2005 to \$38,500,
 Cole seconds;

Roll Call Vote: Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes, Tobias-Absent

Garcia motions that council would like notice given to those reserve officers that do not have
 their necessary certifications as of 09/12/2005 be placed inactive with the town, Jarboe seconds;

By a Roll Call Vote: Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes, Tobias-
 Absent

Weir Motions to enter into a lease with dominion construction and offer them two months at no-
 charge at a rate of \$22/sf plus CAM of \$2/sf 1970 total square feet, and reject their request of
 \$50,000 amortization for build-out, the lease shall be for a term of two years, Cole seconds;

Roll Call Vote: Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes, Tobias-Absent

Cole motions that council ask for resubmission to Mr. Gerald Kennedy's proposal (contract)
 offer on the Town Center Property, that does not require a second trust and encourage an
 enhanced commercial development including and in light of the increased commercial
 component and increase in the purchase price.

Garcia abstains

Roll Call: Sikorsky-Yes, Cole-Yes, Garcia-Abstain, Jarboe-Yes, Weir-Yes, Tobias-Absent

Sikorsky motions that the council task John Cole to prepare a package for the sale of the Town
 Center Property and to put it out to proposal for central town development, Jarboe seconds;

Garcia abstains

Roll Call Vote: Sikorsky-Yes, Cole-Yes, Garcia-Abstain, Jarboe-Yes, Weir-Yes, Tobias-Absent

Haymarket Town Council
Mayor Pamela E. Stutz
Monday, September 12, 2005
15016 Washington Street~Haymarket, VA 20169

Jarboe motions that council bid out the position of building inspector for the Town, Weir seconds;

Roll Call Vote: Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes, Tobias-Absent

Weir motions to adjourn the regularly scheduled Town Council meeting of September 12, 2005,

Cole seconds;

Ayes: 5

Nays: 0

Absent: Tobias

Abstain: 0

Submitted:

Approved:



Jennifer Preli, Clerk



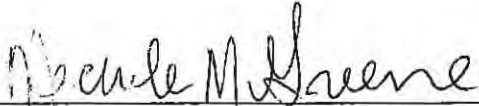
Pamela E. Stutz, Mayor

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

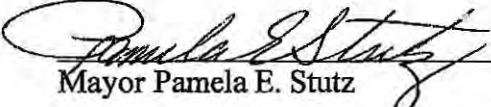
The Town of HAYMARKET Established in 1799

VIRGINIA:

I, Mechele Greene, do solemnly swear (or affirm) that I will support the Constitution of The United States of America, and the Constitution of the Commonwealth of Virginia, And that I will faithfully and impartially discharge all the duties incumbent upon me as a Member of the Architectural Review Board for the Town of Haymarket, Virginia according to the best of my ability (so help me God).

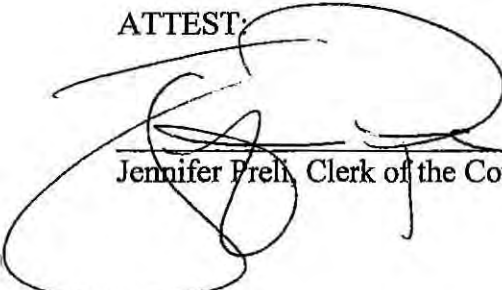


Mechele Greene (signature)



Mayor Pamela E. Stutz

ATTEST:



Jennifer Freh, Clerk of the Council

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Council
 PO Box 367~Haymarket, VA~ 20169
 Mayor Pamela E. Stutz
 Monday, October 3, 2005

Mayor calls meeting to order at 7:00 pm

Public Hearing on Gregory Construction Special Use Permit Application for a construction trailer to be located at 15120 Washington Street, Haymarket, VA 20169

In Favor: 1st Call:
 2nd Call:
 3rd Call:
 Opposed: 1st Call:
 2nd Call:
 3rd Call:

Public Hearing Closed at 7:04pm

Citizen's Time: Bill Galbraith, part owner of JBIII; asks about water main down the North side of Fayette Street, there will be road closures. It appears they will need to dig about 100 feet for the JBIII project.

Maria Turner-Fayette Street-Talked about Madison Crescent on Route 29, she likes the idea of stores on 1st floor and apartments above. Dismayed about when Presidents Cup was here and the Town did not get involved in the marketing of this event. Building code and height restriction asking what is taken into consideration when the grade of the land is higher than others and should the height of the building be subject to the height of the grade?

Joe Minor-Jefferson Street-Thanks Sgt. Greg Breeden for the speed board. Thanks council for their continued work in the Town.

Chuck Henniger-talks about SUP approx. 13,800 sf for a medical facility to be located on Fayette Street (behind ReMaxx building).

Linda Landwehr-Fayette Street-Thinks maybe there should be a traffic study for the project at

Tobias motions to approve the minutes of September 12, 2005, with noted changes, Garcia
 seconds;
 Ayes: 6
 Nays: 0
 Absent: 0
 Abstain: 0

Police Report

Bullet Proof vests: Mayor would like three bids

Tobias motions to appropriate funds not to exceed \$12,000 for those officers (including Reserves) who are on the schedule at this time, for the purchase of bullet-proof vests, Jarboe
 seconds;

Garcia would still like to see three bids,
 Sikorsky-Yes, Cole-Yes, Tobias-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Building Official Report

Haymarket Town Council
 PO Box 367~Haymarket, VA~ 20169
 Mayor Pamela E. Stutz
 Monday, October 3, 2005

Treasurer's Report

-Computer for treasurer and 5-user Quickbooks software is needed
 -Proposes that we open a CD account at SunTrust, Treasurer would like to take out the approximate \$7,000 per month and place in a CD so that when the \$75,000 annual principle payment is due, it will not be a hardship on the town to make the payment.

Garcia motions to appropriate \$3500 for the purchase of software, new desktop, and a docking station for the Mayor's personal computer, Cole seconds;

Sikorsky-Yes, Cole-Yes, Tobias-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Tobias Motions to authorize James Naradzay, Sherrie Wilson, and Jennifer Preli to have discussions with the Bank (BB&T) on all accounts held by the Town, Sikorsky seconds;

Ayes: 6

Nays: 0

Mayor notes that we need to appoint a treasurer.....

**Mayor asks Mr. Bennett to have something prepared for the November 2005 meeting with regard as to why the Town doesn't have an appointed Treasurer.

Prince William Health Systems Plan-Market Center-would like two operating rooms and would like a letter of support from the Town Council.

Garcia motions that we send a letter of support to Prince William Health Systems, Jarboe seconds;

Discussion: Councilman Weir takes issue with the location of this facility and the amount of traffic that will dump into the one intersection.

Garcia withdraws motion

Garcia motions to send a letter to Cindy Tipple with Prince William Health Systems requesting additional information for their proposed building at the corner of I-66 and Route 15. Council would like a set of plans depicting their proposed development for a medical facility, Jarboe seconds;

Ayes: 6

Nays: 0

Garcia motions to approve the Construction permit applications for 15000 Lumber Way and 6887 Track Court, Weir seconds;

Ayes: 6

Nays: 0

Absent: 0

Abstain: 0

Garcia motions to approve the business license applications for Clifton Anderson Electric Company, Custom Service, Inc., Nichols & Phipps Plumbing & Heating, Inc., and JEBA Construction, Weir seconds;

Ayes: 6

Nays: 0

Haymarket Town Council
 PO Box 367~Haymarket, VA~ 20169
 Mayor Pamela E. Stutz
 Monday, October 3, 2005

Absent: 0
 Abstain: 0

Building Officials Report
 JBIII speaks about water line.
 There have been changes at the Winterham site plan.

**Clerk to set review of revised fee schedule for November Town Council Agenda, fee revisions to include site plan modifications.

Gregory Construction Special Use Permit Application
 Weir motions to approve the SUP for Gregory Construction; Sikorsky seconds;
 Tobias motions to table that motions, Garcia comments and seconds;

Weir withdraws motion, Tobias withdraws motion.

Proffer Amendments

Weir motions to adopt the FY 05/06 Monetary contributions as advertised and attached, Cole seconds;
 Sikorsky-Yes, Cole-Yes, Tobias-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Weir motions pursuant to Article 7 section 1, plat requirements with the county, Cole seconds;
 Sikorsky-Yes, Cole-Yes, Tobias-Yes, Garcia, Jarboe-Yes, Weir-Yes.

Tobias motions to approve the submission of a FY 06/07 TEA 21 grant application to be submitted to the Commonwealth Transportation Board, Garcia seconds;
 Roll Call Vote: Sikorsky-Yes, Cole-Yes, Tobias-Yes, Garcia, Jarboe-Yes, Weir-Yes.

Garcia motions to authorize the mayor to draft a letter in support of the Beverly Mill Project for their 06/07 TEA 21 grant application; Jarboe seconds;
 Sikorsky-Yes, Cole-Yes, Tobias-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Jarboe motions to enter into closed session pursuant to 2.2-3711 A (1) named town employees A (1) appointments to the planning commission A (3) publicly held real property, and A (3) portion of town property for a lease, Sikorsky seconds; FOR THE RECORD.....Garcia would like to recuse himself from closed meeting discussions that pertain to publicly held real property and should it be necessary for council to speak with Mr. Kennedy during closed session that he would enter such discussions solely representing his client, Gerald Kennedy, Weir seconds;

Ayes: 6
 Nays: 0
 Absent: 0
 Abstain: 0

Haymarket Town Council
 PO Box 367~Haymarket, VA~ 20169
 Mayor Pamela E. Stutz
 Monday, October 3, 2005

Sikorsky motions We hereby certify that only those matters lawfully exempted from open meeting requirements under the VFOIA and only such public business matters as were identified in the motion by which the closed convened were heard, discussed or considered in the foregoing closed session by the Town Council., Jarboe seconds;
 Roll Call Vote: Sikorsky-Yes, Cole-Yes, Tobias-Yes, Stutz-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes.

Sikorsky motions to appoint Joseph A. Minor, III to fill the position on the Planning Commission that was vacated by Steve Aitken, Cole seconds; FOR THE RECORD: Councilman Tobias would like to note his concerns over people who live in the same household and both serving on boards for the Town.

Roll Call Vote: Sikorsky-Yes, Cole-Yes, Tobias-No, Garcia-Yes, Jarboe-Yes, Weir-Yes.
 Motions carries 5/1

Weir motions to adjust the salaries of Michael Thompson, Robert Hoffman, James Roop, & Gregory Breeden, the adjustments are to be retroactive to July 1, 2005

Michael Thompson:	\$37,100
Robert Hoffman:	\$38,573
Gregory Breeden:	\$45,760
James Roop:	\$59,080

Sikorsky seconds;

Roll Call Vote: Sikorsky-Yes, Cole-Yes, Tobias-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes.

Weir motions that the Town Council return all administrative powers back to Chief Roop with the exception of hiring, firing, and disciplinary actions. Should the event arise where a personnel situation should require immediate disciplinary action, the Chief should notify the Mayor in writing by the next business day. Should it be impossible to notify the mayor in writing by the next business day, the Chief must phone the Mayor and subsequently follow-up in writing, Cole seconds;

Roll Call Vote: Sikorsky-Yes, Cole-Yes, Tobias-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes.

Cole motions to appoint Councilman Robert Weir as the Police Department liaison to council, effective until the council meets in its January session.

Ayes: 5
 Nays: 1 (Tobias)
 Absent: 0
 Abstain: 0

Tobias motions to authorize the Mayor to sign off on the required certification for Reserve Officer Charles Proffitt and that after the paperwork is processed through the Department of Criminal & Justice Services that Officer Proffitt be re-instated as a Reserve for the Town of Haymarket, Weir seconds;

Ayes: 6
 Nays: 0
 Absent: 0
 Abstain: 0

Haymarket Town Council
 PO Box 367~Haymarket, VA~ 20169
 Mayor Pamela E. Stutz
 Monday, October 3, 2005

Weir motions to authorize the Mayor to offer Sheehan Insurance Group (SIG) the 750 square feet of vacant tenant space known as 6630 Jefferson Street, Suite 7, a rate of \$22/per square foot plus \$2.50/per square foot Common Area Maintenance chares; Jarboe seconds;

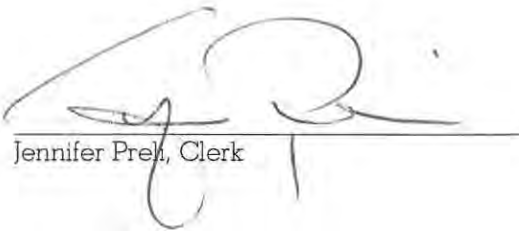
Ayes: 6
 Nays: 0
 Absent: 0
 Abstain: 0

Cole motions to reject Mr. Kennedy's offer on the Town Center Property based on terms and conditions for proof of financial feasibility and proposed land use, Weir seconds;
 FOR THE RECORD: Councilmen Garcia and Tobias abstain and recuse themselves from voting and from discussion of real estate related matters; Weir seconds;
 Roll Call Vote: Sikorsky-Yes, Cole-Yes, Tobias-Abstain, Garcia-Abstain, Jarboe-Yes, Weir-Yes

Weir motions to adjourn the regularly scheduled meeting of the Haymarket Town Council of October 3, 2005 @ 12:45 am, Tobias seconds;

Ayes: 6
 Nays: 0
 Abstain: 0
 Absent: 0

Submitted:



Jennifer Prett, Clerk

Approved:



Pamela E. Stutz, Mayor

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

**Resolution
FY 2005/2006 Monetary Contributions Guidelines**

WHEREAS, Section 15.2-2296 through 15.2-2300 of the Code of Virginia authorizes the Town of Haymarket to adopt and administer conditional zoning as a more flexible zoning method whereby a zoning reclassification may be allowed subject to certain conditions proffered by the zoning applicant for the betterment of the community, and

WHEREAS, pursuant to Section 15.2-2298, the Town of Haymarket is authorized to accept the dedication of real property or payment of cash as proffered conditions, and

WHEREAS, the Town of Haymarket has adopted land use policies within its Comprehensive Plan as a guide for making decisions on proposed rezonings, and

WHEREAS, the Town of Haymarket has developed a methodology for calculating the fiscal impact of a typical residential dwelling unit based on the costs of providing capital facilities according to the adopted Capital Improvements Plan for the current fiscal year in order to establish guidelines for the acceptance of cash proffers.

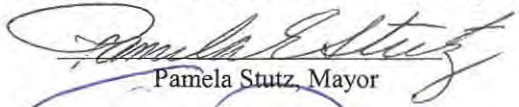
WHEREAS, The Haymarket Town Council has approved cash proffer provisions.

NOW, THEREFORE, BE IT RESOLVED, by the Haymarket Town Council that the costs of providing needed public facilities for a typical new residential unit based on the Town's fiscal impact methodology is summarized as follows and shall be the basis for consideration and acceptance of cash proffers:

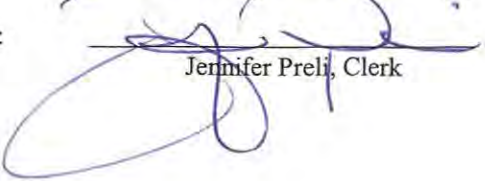
Category	Single Family	Townhouses	Apartments
Schools ¹	\$8939.00	\$8435.00	\$2342.00
Fire and Rescue ²	\$753.00	\$715.00	\$510.00
Police	\$602.92	\$542.63	\$482.34
Public Works	\$5000.00	\$4500.00	\$4000.00
Historic Commission	\$500.00	\$500.00	\$500.00

NOW, THEREFORE, IT IS RESOLVED, that these figures shall be valid from 10/3/2005 through JUNE 30, 06 (Fiscal Year 06). Subsequent resolutions which govern the collection and management of cash proffers shall be based on subsequent adopted capital improvement plans.

BE, IT FURTHER RESOLVED, that this resolution is passed this 30 day of October, 2005.


Pamela Stutz, Mayor

ATTEST:


Jennifer Preli, Clerk

¹ To be transferred to Prince William County Schools
² To be transferred to the Gainesville Volunteer Fire Department

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Town of Haymarket-Town Council
 15016 Washington Street-Haymarket, Virginia 20169
 Mayor Pamela E. Stutz
 Town Council Meeting of November 7, 2005

Roll Call: Sikorsky, Tobias, Cole, Mayor Stutz, Garcia-~~absent~~, Jarboe, Weir

Public Hearing: Special Use Permit Application for RE Daffan to have a construction trailer at 15100 Washington Street:

1st Call, 2nd Call, 3rd Call in favor of construction trailer Special Use for RE Daffan
 1st Call, 2nd Call, 3rd Call opposed of construction trailer Special Use for RE Daffan

1st Call, 2nd Call, 3rd Call in favor of ARB Guidelines (attached)
 1st Call, 2nd Call, 3rd Call opposed to ARB Guidelines (attached)

Mr. Reeder present on GMU performing arts Center at the PW Campus

Mayor calls for citizen's time:
 None

Tobias motions to approve minutes of October 3, 2005, Weir seconds;

Ayes: 5
 Nays: 0
 Absent: Garcia

Police Report

Bullet proof vests have arrived. New cruiser issue:

John Cole speaks about Town Hall meeting. Concensus seems to be that town hall be kept in the center of town.

Weir motions appointment of Treasurer be tabled until the 15th of November, Tobias seconds;

Ayes: 5
 Nays: 0
 Absent: Garcia

Tobias motions to approve to construction permit application for Washington Health Club to be located at the Bloom Building 15000 Lumber Lane, Weir seconds;

Ayes: 5
 Nays: 0
 (noted 2003 Building Code)

Cole motions to authorize Mayor to apply to VDOT for permits for the installation of street lights in front of Haymarket Station, Weir seconds;

Ayes: 5
 Nays: 0

Weir motions to approve all Certificate of Appropriateness Applications and Construction Permit Applications on the agenda lettered a-f, Sikorsky seconds;

Ayes: 5
 Nays: 0

Town of Haymarket-Town Council
 15016 Washington Street-Haymarket, Virginia 20169
 Mayor Pamela E. Stutz
 Town Council Meeting of November 7, 2005

Tobias motions to approve the business license for Leo J. Scolforo, Sikorsky seconds;

Ayes: 1 (Tobias)

Nays: 4

Absent: Garcia

Tobias motions to approve the business license application for Technical Olympic, Cole seconds;

Ayes: 5

Nays: 0

Absent: Garcia

Weir motions to approve the business license for Edward Jones, Cole seconds;

Ayes: 5

Nays: 0

Absent: Garcia

John McBride on Quarles SUP and Preliminary Site Plan

Weir motions to refer the revised Quarles preliminary plan and SUP to the PC for their December meeting, Jarboe seconds;

Ayes: 5

Nays: 0

Absent: Garcia

Weir motions to enter into closed session pursuant to 2.2-2711 A(1) performance and salaries of named town employees, grievance filed by a named town employee, nominations to the BZA, consultation with Town attorney and A (3) disposition of town property, town hall property

Ayes: 5

Nays: 0

Absent: Garcia

Jarboe motions certification of the closed session, that the only items discussed were named in the motion to enter the closed session; Weir seconds;

By A Roll Call Vote: Tobias-Yes, Sikorsky-Yes, Cole-Yes, Garcia-Absent, Mayor Stutz-Yes, Jarboe-Yes, Weir-Yes

Cole motions to authorize the mayor to hire a firm to look over the Quarles Preliminary site plan and the firm to adequately address all issues of the site,

Roll: Sikorsky-Yes, Tobias-Yes, Cole-Yes, Jarboe-Yes, Weir-Yes

Garcia Absent

Weir motions that council was tasked with consideration of a grievance filed to them as employers regarding a raise. Council feels that have fully considered this grievance and have found the grievance to be without merit, Cole seconds;

Roll: Tobias-No, Sikorsky-Yes, Cole-Yes, Jarboe-Yes, Weir-Yes

Garcia Absent

Town of Haymarket-Town Council
 15016 Washington Street-Haymarket, Virginia 20169
 Mayor Pamela E. Stutz
 Town Council Meeting of November 7, 2005

Weir Motions that council refer to the PC to determine whether public necessity and good zoning practice be revised or amended to review standards and procedures for any property within 1 mile of the town boundaries as authorized by the town charter, Tobias seconds;

Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Cole-Yes, Jarboe-Yes, Weir-Yes
 Garcia Absent

Cole motions to nominate Steven Aitken to fill the longest unexpired or open term on the Haymarket Board of Zoning Appeals, Tobias seconds;

Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Cole-Yes, Jarboe-Yes, Weir-Yes
 Garcia Absent

Cole motions to authorize the mayor and vice mayor to interview the candidates for the Police Department administrative assistant and then offer a position of employment to the chosen candidate; Weir seconds;

Roll Call: Sikorsky-Yes, Tobias-Yes, Cole-Yes, Jarboe-Yes, Weir-Yes
 Garcia Absent

Cole motions to reject the offer from Mr. & Mrs. Price for their contract dated 10-19-2005, Tobias seconds; Cole further adds that the use does not conform to the comprehensive plan adopted by the Town;

Roll Call Vote: Sikorsky-Yes, Tobias-Yes, Cole-Yes, Jarboe-Yes, Weir-Yes
 Garcia Absent

Cole motions to authorize the mayor to retain the firm of Trichilo, Bancroft, McGavin, Horvath & Judkins, PC as legal counsel for support and possible representation for any personnel matters that may arise in the future, Weir seconds;

Roll: Sikorsky-Yes, Tobias-Yes, Cole-Yes, Jarboe-Yes, Weir-Yes
 Garcia Absent

Weir motions to add an agenda item for the continuation meeting: Review the fee schedule, Cole seconds;

Ayes: 5
 Nays: 0
 Absent: Garcia
 Abstain: 0

Jarboe motions that the Town Council support the campaign for the performing arts center to be located on the Prince William County George Mason University Campus, Sikorsky seconds;

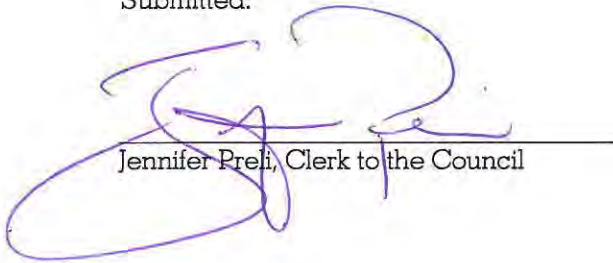
**please add to newsletter

Ayes: 5
 Nays: 0

Town of Haymarket-Town Council
15016 Washington Street-Haymarket, Virginia 20169
Mayor Pamela E. Stutz
Town Council Meeting of November 7, 2005

Cole motions to continue the November 7, 2005 meeting of the Haymarket Town Council, Jarboe
seconds;
Ayes: 5
Nays: 0
Absent: Garcia
Abstain: 0

Submitted:



Jennifer Preli, Clerk to the Council

Approved:



Pamela E. Stutz, Mayor

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Town of Haymarket-Town Council
 15016 Washington Street-Haymarket, Virginia 20169
 Mayor Pamela E. Stutz
 Town Council Meeting of November 7, 2005
 Continuation Meeting of November 15, 2005

Meeting called to order at 7:02 pm

Tobias, Cole, Stutz, Garcia, Jarboe, Weir, Sikorsky-absent

Keith Verzi-Villages of Haymarket

Speaks regarding bond release for Oakridge Builders (conservation bonds only)-he has dead grass and has some dead bushes remaining, he lives at Lot 41

Joe Minor-He and Michelle Neal-Heard Attended VML seminar regarding historic districts

Tim Benjamin-14729 Dogwood Park Drive-Resident of Villages of Haymarket-4 homes with flooding problems-14714 Dogwood Park Drive backyard flooding-6758 Sycamore Park dead tree-14701 Dogwood Park Drive, Lot 1 trench dug no cedar sod placed-Retention pond area Parcel A

OakRidge Conservation Bond release-required to take care of landscaping in front of homes ARB requirements-normally released at the time of final and issuance of occupancy permits, does not cover.

Tobias motions to release the conservation bonds for lots 1, 5-42, located in the Villages of Haymarket, posted by Oak Ridge Builders, Inc. Garcia seconds;

Weir has a problem with lot 1, Cole reminds the residents that they will address the problems that have been spoken about when applied to the appropriate bond release.

Ayes: 4

Nays: 1 (Weir)

Absent: Sikorsky

Scolforo business license

Lowery has given Gossom 15 days to complete the checklist for 6707 Fayette Street

Tobias Motions to approve the business license application for Leo J. Scolforo, Attorney-At-Law,

Garcia seconds;

Ayes: 5

Nays: 0

Absent: Sikorsky

Lowery discusses Winterham property and the stop work order regarding the storm drainage.

Weir asks for suggestions with regard to paving and curbing behind food lion. RPA areas have been paved. Mayor would like to send a letter, but looks to town attorney to advise accordingly.

Cole motions to send a registered letter to Danny Humphreys informing him of the violations and request a response within 30 days, Garcia seconds;

Jarboe would like the Mayor, Herself to draft the letter and be signed by her, and Bennett cc'd on the letter

Ayes: 6

Nays: 0

Absent: Sikorsky

Minutes Page 1 of 3

Attachments:

**Denotes action required

Town of Haymarket-Town Council
 15016 Washington Street-Haymarket, Virginia 20169
 Mayor Pamela E. Stutz
 Town Council Meeting of November 7, 2005
 Continuation Meeting of November 15, 2005

Sikorsky joins meeting

Lowery requests that he received clarification of the use of that land that Mr. Humphrey's owns. Mayor asks clerk to research use with regard to approval of the business license.

Mayor would like to see the procedures outlined in the code. Mayor would like Lowery to highlight the section for us, **next meeting to review that.

**Young deck-still standing and fence as well. Lowery will issue the violation tomorrow, fence is not a building code issue. Mayor would like a copy of the violation letter to come to council as well.

**2 letters need to be sent, one from Lowery about the deck and one from the Town about the fence.

Mayor requests that all the correspondence be cc'd and issued immediately

**Check Villages of Haymarket lighting issue (street lights)

**Jarboe asks that all review the fee schedule and clerk to place on December agenda, please be ready to comment and make adjustments.

James Naradzay

Management Letter from the Auditor and how that dovetails into the workload in the office.

Cole motions to authorize the extra full-time staff position at a salary not to exceed \$21,900 for the remainder of the fiscal year, Weir seconds;

Tobias argues that the Town is paying sub-standard wages and that no one can afford to live in this town on the salaries that are paid.

Tobias-Yes, Sikorsky-Yes, Cole-No, Garcia-Yes, Jarboe-No, Weir-No

Mayor breaks tie and votes No

Tobias-No, Sikorsky-No, Cole-Yes, Garcia-No, Jarboe-Yes, Weir-Yes

Cole reminds that it is what we have in the budget to pay for this position.

Tobias Motions to approve the Special Use Permit Application for Gregory construction's construction sign to be located at 15120 Washington Street, Cole seconds;

Roll Call: Tobias-Yes, Sikorsky-Yes, Garcia- Jarboe-Yes, Weir-yes

PWC Projects:

Tobias motions to approve the Monopole at Gainesville District Volunteer Fire Department,

Jarboe seconds;

Ayes: Tobias

Nays: Sikorsky, Garcia, Jarboe, Weir, Cole

Town of Haymarket-Town Council
15016 Washington Street-Haymarket, Virginia 20169
Mayor Pamela E. Stutz
Town Council Meeting of November 7, 2005
Continuation Meeting of November 15, 2005

Sikorsky motions to send a letter to the BOS saying that the board does not support the monopole and also to provide the reasons why it is not being supported, Weir seconds
Tobias-No, Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Tobias motions to send a letter in support of the Piedmont Mews subdivision, motion withdrawn

Weir motions to ask the mayor to send a letter to the owners of Piedmont Mews regarding fees and compliance with the Town laws, Sikorsky seconds;
Tobias-Yes, Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

**Mayor would like us to figure out exactly the one mile radius is from the Town

Weir motions to send a letter recommending the denial of the Foxwood Subdivision, Jarboe seconds;
Tobias-yes, Sikorsky-Yes, Cole-No, Garcia-No, Jarboe-Yes, Weir-Yes

We screened 102 people at the Bone Marrow Drive for Chief Roop's daughter, Emily.

Sikorsky talks about holiday part, December 3, Decorating on Nov. 26, holiday cookie baking event.

Cole motions to adjourn to meeting of November 7, 2005 continued to November 15, 2005,
Tobias seconds;
Ayes: 6
Nasy; 0

Submitted:



Approved:



Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Haymarket Town Council
Monday, December 05, 2005
15016 Washington Street, Haymarket Virginia 20169
Mayor Pamela E. Stutz

Roll Call: All present

Citizen's Time: Lyle Beefeldt-Member of board of Directors for Haymarket Lodge Charitable Foundation-regarding Emily Roop donates \$3,000 toward Emily's expenses.

Linda Landwehr, Fayette Street-Regarding development-feels buildings are too tall 45 feet is too tall to be next to the historic structures of this town. Reminds council that 18th Century Haymarket will be the recipient of the water flow of the new structures. She commends the council for getting a new Christmas Tree.

Tobias motions to table the minutes of November 7 & 15, 2005, Sikorsky seconds;

Ayes: 6
Nays: 0
Absent: 0

Tobias motions to table the purchase of a new police cruiser until the January meeting, Sikorsky seconds;

Noted that the council will make a decision to buy outright or finance a new cruiser at the January 2005 meeting, Sikorsky seconds;

Ayes: 6
Nays: 0
Absent: 0

**Mayor tasks James Naradzay and Bob Weir to handle the possible purchase of the new police cruiser.

Treasurer's Report

Budget Correction: Actual line items do not change, but the bottom number does in our favor.

**Mayor would like figure difference provided next month.

Weir motions to approve the Certificate of Appropriateness for 6776 Jefferson Street, Garcia seconds;

Ayes: 6
Nays: 0
Absent: 0

Motions to approve the COA for sign & fence at 14914 Washington St, Sudley Springs Washington Street, Sikorsky seconds;

Ayes: 6
Nays: 0
Absent: 0

Garcia motions to approve the Architectural Design Guidelines dated November 7, 2005; Jarboe seconds;

Tobias-Yes, Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Haymarket Town Council
Monday, December 05, 2005
15016 Washington Street, Haymarket Virginia 20169
Mayor Pamela E. Stutz

Motions to approve the construction permit application for 15000 Lumber Lane for Tae Kwon Do Use, Garcia seconds;

Ayes: 6
Nays: 0

Cole motions to approve the construction of the piping in the easement contingent upon the town receiving a letter from Mr. Bloom saying he will revise the Payne Lane Approved Site Plan and that the application to amend the site plan be submitted within seven days, submit application prior to commencing any work, also contingent upon the Storm Water Mgmt System being satisfactory, in all respects, to the Town and that the applicant would agree to modify accordingly, and that the necessary proposed easements for both the Payne Lane and Winterham site plans be signed by the applicant this evening, subject to acceptance of the Town council.

The Winterham Storm Water Mgmt plan must be submitted and approved by a third party engineer, The motions was read by the clerk to the applicant and the applicant agreed to all and that the motion is at the request of the applicant to expedite the development of the Winterham site plan, Tobias seconds;

Tobias-Yes, Sikorsky-No, Cole-Yes, Garcia-Yes, Jarboe-Yes, Weir-No

Sikorsky motions to waive the fee for the third party review of engineer, Weir seconds;
Tobias-No, Sikorsky-Yes, Cole-Yes, Garcia-No, Jarboe-Yes, Weir-Yes

Cole motions that applicant pay \$450 per plat plus a \$100 site plan amendment fee, Tobias seconds;

Tobias-Yes, Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-No, Weir-Abstain

Sikorsky motions to approve a third party inspector on an interim basis on a month to month contract, Jarboe seconds; Mayor is authorized to select the third party inspector.

Ayes: 6
Nays: 0
Absent: 0

Jarboe motions to approve the business license application for 12071 Tech Rd, James R. Ballard Plumbing & Heating, Inc, Weir seconds;

Amend motion to include a signature amendment for this application.

Ayes: 6
Nays: 0
Absent: 0

**For the record, Garcia would like the amended application provided in next month's packet.

Tobias motions to approve the business license application for Mullins Plumbing, Jarboe seconds;

Ayes: 6
Nays: 0
Absent: 0

Haymarket Town Council
Monday, December 05, 2005
15016 Washington Street, Haymarket Virginia 20169
Mayor Pamela E. Stutz

Cole motions to approve the Special Use Permit Application for a construction trailer to be located at 15100 Washington Street, Sikorsky seconds;

Ayes: 6
Nays: 0
Absent: 0

Cole motions to send a letter to Kettler Homes regarding fee submissions to the Town with regard to the Greenhill Crossing Addition, Weir seconds;

Ayes: 6
Nays: 0

Mayor comments on the lack of security in the building.

Bryan thanks Tasha for wreaths and Christmas/holiday party.

**Clerk to look into adding outlets to poles where missing (Shoppes at Haymarket)

**Building inspections

Weir-Comprehensive plan review is on agenda for next Monday Planning Commission meeting.

Weir motions to enter into closed session pursuant to VA 2.2-3711 A1, to discuss performance of named town employees, Jarboe seconds;

By a Roll Call Vote: Tobias-Yes, Sikorsky-yes, Cole-Yes, Stutz-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Weir motions certification of closed session, that the only items that were discussed were read in the motion to enter, Weir seconds;

By a Roll Call Vote: Tobias-Yes, Sikorsky-yes, Cole-Yes, Stutz-Yes, Garcia-Yes, Jarboe-Yes, Weir-Yes

Tobias motions to move \$2750 from the salary line item in the budget to the Mayor's discretionary fund line item, Garcia seconds;

Ayes: 6
Nays: 0
Absent: 0

Submitted:

Approved:


Jennifer Preli, Clerk to the Council


Pamela E. Stutz, Mayor

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

CALL FOR A SPECIAL MEETING OF THE HAYMARKET TOWN COUNCIL

Pursuant to Haymarket Town Charter Article III "Administration & Government" Section 1 (10).....

Regular and Special Meetings of the Council

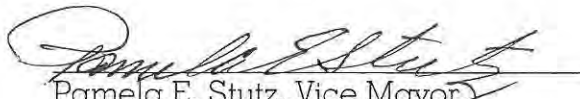
The council shall, by ordinance, fix the time for their regular meetings, which shall be held at least once a month. Special meetings may be called by the clerk of the instance of the Mayor or any two (2) members of the council in writing, and no other business shall be transacted at a special meeting except that stated in the call, unless all members present and consent to the transaction of such other business. The meetings of the council shall be open to the public except when in the judgement of the council, the public welfare shall require executive meetings.

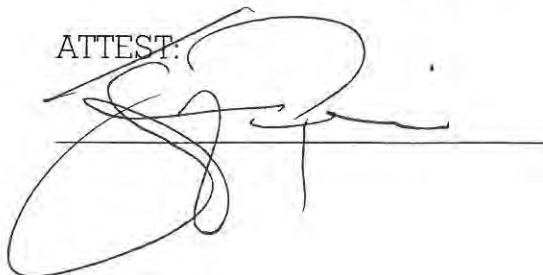
Mayor Pamela E. Stutz calls for a special meeting of the Town Council on Wednesday, December 21, 2005 7:30 pm, for the purpose of the following agenda:

PURPOSE: . To Enter into closed session pursuant to 2.2-3711 A

1. Discussion, consideration or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining or resignation of specific public officers, appointees or employees of any public body; and evaluation of performance of departments or schools of public institutions of higher education where such evaluation will necessarily involve discussion of the performance of specific individuals. Any teacher shall be permitted to be present during a closed meeting in which there is a discussion or consideration of a disciplinary matter that involves the teacher and some student and the student involved in the matter is present, provided the teacher makes a written request to be present to the presiding officer of the appropriate board.

Signed:


 Pamela E. Stutz, Vice Mayor

ATTEST:  , Jennifer Preli/Clerk of the Council

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Town of Haymarket Town Council Meeting
 Special Meeting of December 21, 2005 – 7:30 pm
 Mayor Pamela E. Stutz
 15016 Washington Street, Haymarket, Virginia 20169

Meeting called to order at 7:00 pm

Tobias-Yes, Sikorsky-Yes, Cole-Yes, Mayor-Yes, Garcia-Yes, Jarboe is absent, Weir-Yes

For the Record: John Bennett, the Town's Attorney is not in attendance

Cole motions to enter into closed session pursuant to 2.2-3711 A (1)

Discussion, consideration or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining or resignation of specific public officers, appointees or employees of any public body;

Tobias-yes, Cole-Yes, Weir-Yes, Sikorsky-Yes, Garcia-Yes, Jarboe-Absent

Weir motions certification of executive session that all items discussed in closed session were in accordance with the motion to enter as noted above,

Tobias-Yes, Sikorsky-Yes, Cole-Yes, Garcia-Yes, Weir-Yes, Jarboe-Absent

Cole motions to suspend officer Robert Hoffman for an indefinite time period until the pending criminal charge against him is resolved in a court of law, Weir seconds;

Ayes: Tobias-Yes, Sikorsky-Yes, Cole-Yes, Garcia-Yes, Weir-Yes, Jarboe-Absent

Garcia motions that Officer Hoffman's suspension is to be without pay for first 15 days beginning December 22, 2005 through the 5th of January, at which time pay will resume on the 6th of January 2006, Cole seconds;

Discussion: Sikorsky ask that motion be amended, pay should resume on 1/08/2006;

Motion amended to reflect that Officer Hoffman's pay resume on the 8th Day of January 2005, but the suspension is to remain in effect

Tobias-No, Sikorsky-Yes, Cole-Yes, Garcia-Yes, Jarboe-Absent, Weir-Yes

Tobias motions to continue this special meeting to January 25, 2006, Garcia seconds;

Tobias withdraws motion

Garcia motions to place Reserve Officer Charles T. Proffitt on inactive status, Weir seconds;

Discussion: Sikorsky: regardless of whether how the motion comes out, she would like the Mayor to have discussions with officer Proffitt regarding this matter.

Weir would like an amended motion until such allegations against Officer Proffitt are validated.

Weir withdraws second, Tobias seconds;

Ayes: Tobias-No, Sikorsky-No, Cole-Yes, Garcia-Yes, Weir-No

Motion fails

Weir motions to place Officer Proffitt on inactive status, pending resolution of the allegations against him, Sikorsky seconds;

Tobias-No, Sikorsky-Yes, Cole-Yes, Garcia-Yes, Weir-Yes

Garcia motions that council take action on returning the chief's hiring firing and disciplining by the adjournment of the regularly scheduled TC meeting of Feb. 6, 2006, Tobias seconds;

Tobias-Yes, Sikorsky-Yes, cole-Yes, Garcia-Yes, Weir-Yes

Town of Haymarket Town Council Meeting
Special Meeting of December 21, 2005 – 7:30 pm
Mayor Pamela E. Stutz
15016 Washington Street, Haymarket, Virginia 20169

Cole would like the record to show that he would like council to meet twice per month

Tobias motions to adjourn, Garcia seconds;

Ayes: 5

Nays: 0

Absent: Jarboe

Submitted:

Approved:



Jennifer Preli, Clerk



Pamela E. Stutz, Mayor

Attachment: 2005 Minutes (2449 : Amendment to Planned Land Use Map)

Findings from 2006 Survey of Haymarket Town Residents

PART I, LIVING IN TOWN IN GENERAL

I.1 HOW LONG HAVE YOU LIVED HERE

- **84% have lived here 10 years or less (11% 1 or less, 54% 5 or less)**
- **16% have lived here more than 10 years**

I.2 TOP REASONS FOR MOVING TO HAYMARKET

- **Small town atmosphere**
- **Reasonable home prices**
- **Quiet, rural area**

I.3 DO YOU ATTEND TOWN COUNCIL MEETINGS

- **33% said yes / sometimes and 67% said no**
- **Most cited family or work conflicts as reason not able to attend**
- **Some said they wanted to see an agenda**
- **A few said it would be a waste of time**

I.4 HAVE YOU EVER WANTED TO SERVE ON A BOARD

- **16% said yes and 84% said no**
- **Most cited lack of time as reason unable to serve**

I.5 DO YOU KNOW HOW BOARD POSITIONS ARE FILLED

- **48% said yes and 52% said no**

I.6 DO YOU FEEL YOU ARE INFORMED ABOUT WHAT IS GOING ON WITHIN THE TOWN

- **60% said yes and 40% said no**
- **Source of information is town newsletter and local newspapers**
- **Publish an agenda ahead of time and meeting minutes afterwards**

I.7 WHAT IS PRIMARY ISSUE FACING THE TOWN

- **Growth, over-development**
- **Traffic**
- **Over-crowding (people, houses, land)**
- **Losing small town charm**

I.8 HOW OFTEN DO YOU GO WALKING WITHIN THE TOWN

- **15% daily, 21% weekly, 22% monthly, 42% never**
- **Walking is difficult or unsafe due to construction**
- **Need sidewalks throughout the town**
- **There isn't much to see or visit**

I.9 WHAT TYPE OF HOUSING DEVELOPMENT WOULD YOU SUPPORT

- **3% for apartments, 8% for condo's, 11% for townhouses, 29% for small lot singles, and 49% for large lot singles**
- **No more houses**
- **Only large lot singles (R1), otherwise too many people and cars**

I.10 OVER THE PAST SEVERAL YEARS DO YOU THINK THE TOWN GOVERNMENT HAS

- **become better 39%**
- **stayed the same 35%**
- **become worse 25%**
- **good that the town is working to bring in more business, handle growth issues, continues to move forward**
- **some feel the town doesn't act in the best interests of its citizens, question town council members' motives, think it takes too long to make decisions, suggest there needs to be more organization**

I.11 OVERALL HOW WOULD YOU RATE THE WAY HAYMARKET IS MANAGED

- **3% excellent, 58% good, 26% fair, 14% poor**
- **Town is managed excellent – Town Center is managed poorly**
- **Police Department problems are an issue**

I.12 GARBAGE COLLECTION

- **93% very satisfied or satisfied and 7% dissatisfied or very dissatisfied**
- **A few mentioned inconsistent pick-up times as an issue**

I.13 RECYCLING PROGRAM

- **92% satisfied and 8% not satisfied**
- **Some asked for more information, containers, wider use of program**

I.14 TRAFFIC CONTROL

- **51% satisfied and 48% not satisfied**
- **Traffic light big improvement, but need turn lanes**
- **Current roads do not support growth and it's way too congested for a small town**
- **people ignore speed limit and fly through town, putting pedestrians in jeopardy**
- **need clearer speed signs and better enforcement**

I.15 ROAD SURFACE MAINTENANCE

- **70% satisfied and 29% not satisfied**
- **Old Carolina Road / Jefferson Street is a mess**
- **Repair brick crosswalks, sidewalks and potholes**
- **Developers should be required to provide safe passage through construction**

I.16 AVAILABILITY AND LOCATION OF PARKS

- **40% satisfied and 60% not satisfied**
- **Some said county parks sufficient**
- **Long Park too crowded and too far away**
- **Need somewhere for children to play**
- **Many blamed developers for loss of Town's green space**

I.17 YOUTH SPORTS ACTIVITIES

- **62% satisfied and 38% not satisfied**
- **Some wondered if this was the town's role and pointed to school and county services as sufficient**
- **Others see need for team sports, recreation center in Haymarket**

I.18 ADULT SPORTS ACTIVITIES

- **48% satisfied and 52% not satisfied**
- **Most said not involved in sports and/or have no time for sports activities**

- Many asked for trails for jogging, biking and walking

I.19 TOWN SPECIAL EVENTS

- 80% satisfied and 20% not satisfied
- Majority pleaded for Haymarket Day to be returned to Haymarket
- Some believe Town of Haymarket is allowing its identity to be swallowed up by the gated communities
- A few asked for more activities

I.20 POLICE PROTECTION IN YOUR NEIGHBORHOOD

- 83% satisfied and 17% not satisfied
- Concern over bad publicity / issues with police department
- Many complimented job being done by police chief and officers
- New developments have resulted in increased vandalism, trespassing and break-ins

I.21 ECONOMIC OUTLOOK FOR HAYMARKET

- 77% satisfied and 23% not satisfied
- Town has potential if we could finish construction and get rid of condemned buildings
- Need to get rid of Town Center property – Town does not need to be a property manager – vision of this site never realized

I.22 REAL ESTATE TAX RATE

- 55% satisfied and 46% not satisfied
- Percent is too high for services rendered
- Taxes have tripled since I moved here seven years ago and I've not seen any increase in services – where does the money go
- Could be lower in light of all the growth and new revenue streams – spread the burden better for residential owners

I.23 PERSONAL PROPERTY TAX RATE

- 67% satisfied and 33% not satisfied
- Not sure why I need to pay town and county taxes
- Being double taxed does not seem fair to residents

I.24 IS MOST IMPORTANT ROAD IMPROVEMENT

- **Widen or improve (turn lanes) Route 55**
- **Put in sidewalks from Sheetz to Tyler, Piedmont to Somerset**
- **Widen / pave Old Carolina Road**

I.25 SHOULD THE ENTIRE TOWN BE INCLUDED IN THE HISTORIC OVERLAY

- **55% yes , 45% no**
- **Many do not understand what this is**
- **Support measures to protect St Paul's Church, museum, Red Rooster, old firehouse, Winterham and older historic buildings**
- **Some said just the downtown area**
- **Historic atmosphere of the Town has been destroyed by development**

I.26 WHAT PUBLIC SERVICE NEEDS TO BE IMPROVED

- **Police department**
- **Parks and playgrounds**
- **Better post office**
- **Bus service to Gainesville, Manassas, Metro, MARC**

I.27 WHAT IS THE MOST IMPORTANT CHANGE NEEDED

- **Less growth / development**
- **Less traffic through Haymarket**
- **Get back the small town feel**

I.28 OVERALL QUALITY OF LIFE IN HAYMARKET

- **92% satisfied and 8% not satisfied**
- **Traffic and growth have detracted from quality of life in last year**
- **Need restaurants and sidewalks throughout the Town**

I.29 ANNEXATION

- **32% in favor and 68% opposed to annexation**
- **Most see no benefit to becoming part of the town**

- don't want to be double-taxed on real estate

PART II, PUBLIC AND COMMUNITY SERVICES

II.1 DO YOU PATRONIZE BUSINESSES IN TOWN

- **88% yes and 12% no**
- **Tops are Food Lion, Sheetz, Fosters, Papa John's and dry cleaners**
- **Nearby Gainesville has everything we need**

II.2 DAY CARE PROVIDER

- **10% use one in Haymarket and 90% do not**
- **Children are too old**
- **Use School After-Care Program (SAC)**

II.3 DO SHOPS IN HAYMARKET SERVE YOUR NEEDS

- **11% said yes and 89% no**
- **Would like coffee shop, drug store, nice restaurants**
- **No town provides services for all your needs**

II.4 WHAT ADDITIONAL SERVICES DO YOU WANT TO SEE IN TOWN

- **Nice, sit-down restaurants**
- **Small drug store with pharmacy**
- **None**

II.5 WHERE DO YOU BUY YOUR GROCERIES

- **Less than 25% of residents buy their groceries in Haymarket**
- **50% of residents buy their groceries in Gainesville**
- **25% buy their groceries in other areas**
- **Many shop at food warehouses**
- **Several complained about quality at Food Lion**

II.6 WHERE DO YOU GO FOR RECREATION

- **area historic attractions**
- **area outdoor activities**

- DC, Manassas, Fairfax

II.7 DO YOU THINK THERE IS A NEED FOR RECREATION IN TOWN

- 73% yes
- 27% no

II.8 WHAT KIND OF RECREATION NEEDED IN TOWN

- Children need someplace to have fun and learn
- Need picnic area and area for youth

II.9 WHAT TYPES OF BUSINESS DEVELOPMENTS NEEDED IN TOWN

- corporate retail 20%
- independent retail 41%
- office space 11%
- professional services 21%
- other 8%
- majority want good restaurants
- local, independent shops that fit in existing / under construction buildings
- many said no more businesses of any kind

II.10 DO YOU FEEL YOUR NEIGHBORHOOD IS

- very safe 34%
- reasonably safe 60%
- not safe 5%
- no opinion 2%
- Haymarket police do a good job patrolling during the day
- Need to stay ahead of the gangs

II.11 DO YOU FEEL FIRE SERVICE IS

- 79% said good and 20% said not good
- Need to expand service in Haymarket area

II.12 DO YOU FEEL THE TOWN POLICE SERVICE IS

- very good 38%
- reasonably good 41%

- not good 16%
- no opinion 6%
- needs to be expanded
- needs work in the ethics department
- need a higher caliber of officer

II.13 WHAT LIBRARY DO YOU USE

- Gainesville Mini-Library 26%
- Bull Run Regional Library 46%

II.14 IF ELIGIBLE DID YOU VOTE IN THE LAST ELECTION

- 50% yes, 50% no
- Couldn't get out of work
- Why bother
- Just moved here

Roll Call: Leake, Ccle, Stutz, Edwards, Weir
Absent: Shuryn & Vazquez

Pledge of Allegiance

Mayor calls the advertised Comprehensive Plan Update public hearing to order
Mayor invites anyone who wishes to speak in favor of Draft 18.0 of the Comprehensive Plan to address the Council

Linda Landwehr

Speaking as a Planning Commissioner

She reads aloud a narrative in support of the Plan (attached). She urges the Town Council support the plan.

2nd Call-None

3rd Call-None

Mayor invites anyone who wishes to speak opposed to the Plan to please address Council

Lesley Salman-Representing Acie Watts

14981 Washington Street. She would like to see the transitional commercial on both sides of Route 55. She sent a letter to the residents in Greenhill Crossing that are in the Town. She asks for the uses that she thinks would be appropriate would be a hair salon, spa, Tea Room. She asks that these uses would blend well with the Town and its future. Acie has lived in his home for 40 years and raised his family here. His house was built in 1901. His front yard is a primary setback highway, his home has been devalued due to the development of the Town. She is asking what buffers and setbacks have been set for this transitional commercial district.

Maria Rafferty

She and her husband own the two properties that are next to Mr. Watts. It is nearly impossible to rent as residential because of the heavy traffic on Route 55. She has had to greatly reduce the rent. One side of her home is commercial

**Shuryn & Vazquez enter meeting at 7:10 p.m.

Rafferty continued....

She has never talked to anyone about 7-11 coming and has heard rumors that is what she wants. She would be happy to discuss very low commercial uses. She would also like to have her property conform to the architectural guidelines adopted by the Town, since the property in its current state, does not comply.

Dottie Leonard

14801 Washington Street

She is adamantly against Draft 18.0. She is seeing the same handful of property owners being treated arbitrarily and capriciously. First, that is illegal. Arbitrary means making decisions capriciously-Unsteady, fickle, fanciful, crotchety and inconsistent. That's how she feels about this decision. She knows it came from the planning Commission. This isn't consistent with the plan of the Town. Gas stations and 7-11's are not going to come to the downtown area. She bought her property already zoned B-1. She asks that these 4 properties be considered.

Attachment: 2008 Minutes (2449 : Amendment to Planned Land Use Map)

Mayor closes Public Hearing.

Citizen's Time

Linda Landwehr

Regarding Teaching the Basics Special Use Permit:

- The information the PC requested is still not available.
- Waiver of the Site Plan needs complete review
- Parking Lot buffers and paving are a concern
- Traffic-200 additional vehicles per day is a concern

On behalf of the Planning Commission, they were surprised that the Town Council removed Weir from the Commission. She reminds council that the commission is made up of citizen volunteers. In order to do their job they need Councilman Weir's expertise. She needs to know how the council will fulfill this need now that he is gone. She reads aloud a prepared note from the Planning Commission members.

David Jones, Pastor
Saint Paul's Church

He is surprised at Ms. Landwehr's comments. They feel they have all met and he understands the conclusions differently. He recalls that the Planning Commission has already approved the Special Use Permit and forwarded to the Town Council.

VDOT Detours-Ken Connors

Addresses detours

VDOT is conducting a project on Route 29 South on the Buckland Bridge. Closures will last weekends from 9pm on Friday and by noon on Monday. There are many contingencies in place

Weir asks about the potential of 55,000 cars at the intersection of 15 & 55, Mr. Connors confirms that is potentially correct. Aug 8, 22 & Sept 5.

Minutes

Weir motions to defer the minutes of June 16 and July 7, 2008 to the September Town Council meeting, Edwards seconds;

Ayes: 6
Nays: 0

Business License

Weir motions to approve the business license application for EC Ernst, Inc. as an out of town contractor, Edwards seconds;

Ayes: 6
Nays: 0

Attachment: 2008 Minutes (2449 : Amendment to Planned Land Use Map)

Town of Haymarket
 15000 Washington Street, Haymarket, Virginia 20169
 Monday, August 04, 2008
 Mayor Pamela E. Stutz

St. Paul's Church SUP

Mayor turns the meeting over to Vice Mayor Cole due to a conflict of interest for her.

Cole asks what information has not yet been provided by the applicant. Landwehr responds that a report from the Town Engineer. She feels there are still unresolved questions. The Attorney comments that the Special Use Permit is not specific to the Church. It is in the Council's best interest to resolve the site specific issues prior to approving the SUP. He thinks to be more prudent from a land use perspective that the site specific issues are resolved. Cole asks if a report from the engineer would satisfy the Planning Commission. Landwehr cannot speculate since the report could point out unresolved issues. There is still a possibility the PC will not require a site plan.

Coke Whitrock asks to address council on this matter. He comments that they sat down with Ms. Landwehr and the Town Engineer and went over every single item on the site plan requirements. He asks that if there is a problem to not go up or down vote, or an affirmative with stipulations. Cole asks if their time table is such that they can wait another 30 days. Coke responds that the rent here has become too expensive. If they are delayed they may not make it by the first of the year. David Jones asks for a list of items outstanding or questionable.

Weir comments that it appears we are exceeding the 2500 square foot. Weir is calculating approximately 2700 square feet. He asks where the assertion comes from that the traffic is not in the peak. He has determined that the peak is the hour that begins at 7:45 a.m. The peak for the afternoon is 4:30pm.

Edwards asks about the waiver for the paving of the parking lot. Father Jones responds that they do have a contractor that plows gravel. She is also concerned about gravel to pave. That gravel will get into the roadway and can potentially cause problems. She would like some kind of transition like a concrete apron. Weir comments that Fayette is 14' wide edge pavement to edge of pavement. He asks how the trailer will get in there when its delivered. Coke responds that a representative has been to the site and foresees no problems. The Attorney comments that while everyone is here please decide when should the PC have the information. Shuryn clarifies JCB's comments that the use of the school is not tied to the C. JCB recommends a sunset provision that if the trailer is not constructed the SUP expire. Cole recommends that this vote be tabled, get the information that the PC needs, then we will forward after the PC looks at the information provided. Weir recommends that it get referred to the PC, instruct the Town Engineer before Wednesday and ask that the building inspector at the next meeting and have the TE present at that meeting as well.

Weir motions to refer Case #SUP20080513 back to the PC for review, Discussion: Cole asks if it is referred
 Motion withdrawn.

Town of Haymarket
 15000 Washington Street, Haymarket, Virginia 20169
 Monday, August 04, 2008
 Mayor Pamela E. Stutz

Weir moves to table Case #SUP20080513 for a temporary classroom trailer to be located at 6735 Fayette Street, Leake seconds;

Ayes: 6
 Nays: 0

Weir moves to table Case #SUP20080703 for an in-home business to be located at 144 Washington Street, Edwards seconds;

Ayes: 6
 Nays: 0

Site & Subdivision Plan

The Town Attorney has not fully reviewed the legal documents for Alexandra's Keep, they submitted just days ago on July 29. Mayor asks if the Town Attorney is prepared to be ready August 18, he responds that he can complete the review by that date.

Cole motions to table the Site and Subdivision Plan for Alexandra's Keep, Edwards seconds;

Ayes: 6
 Nays: 0

Street-lights

Two street lights need to be installed in front of Giuseppe's on Washington Street. Request that this come from the street-scape monies in the amount of \$5264

Cole motions to approve the appropriation for the installation of the street lights at Giuseppe's, Edwards seconds; Mayor asks that the spacing of the lights be in conformance with the approved street-scape.

Roll Call Vote: Vazquez-Yes, Leake-Yes, Cole-Yes, Shuryn-Yes, Edwards-Yes, Weir-Yes

Edwards motions to release the Centex cash bond amount of \$49,000 plus interest, Shuryn seconds;

Roll Call Vote: Vazquez-Yes, Leake-Yes, Cole-Yes, Shuryn-Yes, Edwards-Yes, Weir-Yes

Trolley Contract

Deferred

PWSWCD MOU

Weir asks if these changes require adjustments to our fee schedule. The Town Manager responds that yes it will require some changes.

Weir motions to sign the Memo of Understanding with Prince William Soil & Water Conservation District for E&S Plan Review and Inspections, Cole seconds

Roll Call Vote: Vazquez-Yes, Leake-Yes, Cole-Yes, Shuryn-Yes, Edwards-Yes, Weir-Yes

Attachment: 2008 Minutes (2449) : Amendment to Planned Land Use Map

Town of Haymarket
15000 Washington Street, Haymarket, Virginia 20169
Monday, August 04, 2008
Mayor Pamela E. Stutz

Haymarket Crossing

Councilman Leake met with Martha Hendley, PWC Planning Commissioner and he also met with Marshant Schneider. Weir asks what issues Hendley had with Haymarket Crossing. Weir has not received any comments. Weir has some suggestions that should be incorporated into the letter. Mayor asks that they be emailed to Leake.

Town Manager's Report

He and the Town Attorney are working on the Cable franchise agreement with Verizon. They have also been approached by Comcast to renew their franchise agreement. The Town has also been approached by Fiberlite, a third party company. Mayor asks if there is a timeline on negotiations, The Town Attorney responds that they have not yet put us on notice.

Appraisal Services

Letters have gone to the property owners. Properties have been inspected. His report will be prepared and complete in mid-august.

Town Center Property

Been working with the Senator and Congressman regarding the flood expenses. He does not have any further information on that. Colgan has been willing to go to the Governor and possibly introduce new legislation to help fund these kind of expenses.

For the record, the Mayor has not read nor seen this document and she steps down, Vice Mayor Cole Chairs this matter.

St. Paul's Church is asking for their rent to remain the same as June 2008 and not pay the escalation that was effective July 1, 2008. The Town Manager is open to suggestions on that.

Weir moves to defer the reduced rent request from Saint Paul's for Teaching the Basics on 18th, Edwards seconds;

Ayes: 6
Nays: 0

Building Official

Councilman Weir asks Lowery to attend the PC meeting.

Treasurer's Report

We are in the period of our budget cycle that is our leaner months with respect to revenue. Weir asks about this year's personal property tax relief monies. Town Audit-He contacted several firms, all but three couldn't help us this year. Only the current auditor sent back what we were looking for. He came in a bit lower than our budget. Soon after in December we will send out sealed bids. Treasurer's recommends going with Frye & Warriner CPAs for the FY-2008 audit.

**Audit contract deferred to August 18

Trolley

Leake motions to accept the contract with Trolley Tours for Haymarket Day, Edwards seconds; Roll Call Vote: Vazquez-Yes, Leake-Yes, Cole-Yes, Shuryn-Yes, Edwards-Yes, Weir-Abstain

Attachment: 2008 Minutes (2449 : Amendment to Planned Land Use Map)

Town of Haymarket
15000 Washington Street, Haymarket, Virginia 20169
Monday, August 04, 2008
Mayor Pamela E. Stutz

Police Report

Chief is asking to approve up to 40 hours of overtime for the VDOT detour

Leake motions to approve up to 40 hours of overtime for the first weekend, Weir seconds; Edwards asks that if there is nothing to do they will be sent home, Chief responds that they will.

Roll Call: Leake-Yes, Cole-Yes, Edwards-Yes, Weir-Yes
Absent: Vazquez & Shuryn

National Night Out is tomorrow night, here at Town Hall.

Edwards talks about the VML newly elected officials conference. She attended a seminar on conflict of interest. Comments that it was well worth the trip and recommends that the rest of the council attend sometime.

Legislative Update

Cole motions to forward the zoning text amendments from the 2008 general assembly to the Planning Commission for their review and recommendation, Weir seconds;

Ayes: 4
Nays: 0

Absent: Vazquez & Shuryn

VRE

Feasibility meeting with VRE. Study is due in March 2009. The study will show 3 different locations with 3 different scenarios. There will be more discussion after the feasibility study is complete in the spring of 2009.

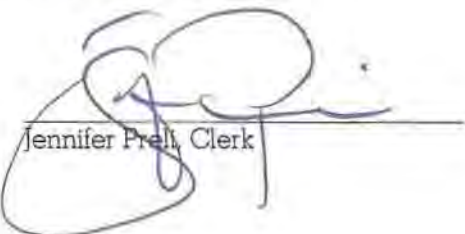
Edwards motions to continue the regularly scheduled meeting of August 4, 2008 to August 18, 2008, Weir seconds;

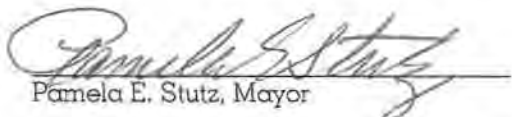
Ayes: 4
Nays: 0

Absent: Vazquez & Shuryn

Submitted:

Approved:


Jennifer Prett, Clerk


Pamela E. Stutz, Mayor

Attachment: 2008 Minutes (2449 : Amendment to Planned Land Use Map)

Mayor Pamela E. Stutz
Monday, September 8, 2008

Meeting called to order at 7:00 p.m.

Roll Call: Vazquez, Leake, Cole, Shuryn, Edwards, Weir, Stutz

Citizens Time

John Lombardozi, owner of Parcel A-1, LLC addresses council regarding a proposed new fitness facility in Signatu Kitchens building. He is seeking direction from the council how that use would be allowed in the I-1 zoning. Landwehr advises him to get with Lowery for all that's needed to change the use of the building. Mayor advises that he may need to apply for rezoning. Overall, Council does feel it is a good use. Cole comments they will need firewalls, because children will be there. Council directs him to coordinate with Lowery. Weir - look at current uses in the I-1, do a ZTA instead of SUP, Make it an allowable use in the I-1.

VRE presentation Christine Heffner, VA Railway Express

VRE Initiated a study this year. It is a 12 month study, ending March 2009. VRE invites all to attend a public feasibility meeting on Oct 22nd at Battlefield High School.

Verizon presentation

Franchise agreement
FIOS is a new program throughout this area. How does this impact the town as far as the design, and what it will look like. Doug Bramer making presentation. Introduces team members present. He hopes to have final proposal ready and to us on our October agenda for public hearing. John Bennett reminds Verizon that the town has a historic district overlay. Doug - try to work with the town when they can. Follow rules and laws of that government in order to be least obtrusive. Bennett - what if town said No, regarding streetscape. They would try to work with town as best they can. Not placed in the sidewalk. Mayor - huge tubs. Where are they going, if there are 3 of them? Weir - curb cuts and road cuts - worried about. Use right-of-way minimum. Verizon reminds the town that there must be full restoration from working in the right-of-way in order to get bond released from the VDOT permit.

Minutes

June 16, July 7, and August 4.
Leake asks if we normally list discussion on the minutes. Weir asked for discussion to be part of the records. That's why the discussion is reflected in the minutes

Weir motions to approve the minutes of June 16, July 7, & August 4 as amended. Cole seconds.
Motion withdrawn.

Weir moves to approve the minutes of June 16, 2008, as amended, Shuryn seconds;
Ayes: 3
Nays: 0
Abstain: Leake, Edwards & Vazquez

Attachment: 2008 Minutes (2449 : Amendment to Planned Land Use Map)

Weir moves to approve the minutes of July 7 & August 4, 2008, Cole seconds;

Ayes: 6
Nays: 0
Abstain: 0

Weir motions to add as an agenda item the Land Use Policy regarding review procedures, Vazquez seconds;

Ayes: 6
Nays: 0
Abstain: 0

Cole motions to approve the Storm Water Management Facilities Agreement Tracking Plan (attached to minutes) prepared by the Town Staff and forwarded to the Virginia Department of Conservation & Recreation as submitted, Edwards seconds;
By a Roll Call Vote: Vazquez-Yes, Leake-Yes, Cole-Yes, Shuryn-Yes, Edwards-Yes, Weir-Yes

Weir moves to recess for 5 minutes @ 8:21 p.m., Cole seconds;

Ayes: 6
Nays: 0
Abstain: 0

Weir motions to accept the Comp Plan Draft 18. Edwards seconds.

Discussion: Comments on the zoning text not being in place for the transitional business zoning. Landwehr comments she sees no reason to not move forward. Cole asks Landwehr how long it would take to draft that text. A public hearing would be necessary, it would require more than 30 days. Cole asks what if someone would like to build before that text is in place. Vazquez does have issue with that missing. Edwards feels the language should be a directive.

Mayor has had two requests for transitional zoning; she asks the Town Attorney if we adopt the current plan that shows transitional zoning, we have no language for that and if someone applies now, how do we move forward if there is no language.

Attorney comments that the comp plan is where you want to go. The next step is to change the laws to get to where the comp plan wants to go. Mayor asks the Town Attorney if someone has a B1 zoning and the comp plan calls for future zoning on the same parcel, I still have my zoning. Town Attorney responds yes, until such time council takes action to modify the B1 zoning.

Vazquez-No, Leake-Yes, Cole-Yes, Shuryn-Yes, Edwards-Yes, Weir-Yes

Weir moves to instruct the PC to draft the language for the zoning text for the newly created transitional commercial zoning category within 90 days.

Roll Call: Vazquez-Yes, Leake-Yes, Cole-Yes, Shuryn-Yes, Edwards-Yes, Weir-Yes

Attachment: 2008 Minutes (2449 : Amendment to Planned Land Use Map)

Town Manager

Cable Franchise Agreement

Town has been approached by Comcast. The agreement in place, is the Comcast agreement, there are parts of the agreement with Verizon that refer to that agreement that are somewhat limiting to us. Town Manager recommends I go ahead and try to work with Verizon then go back to Comcast.

**Vazquez & Shuryr leave meeting at 8:40 pm.

For example Mayor would like to know where the boxes (large ones) will be located. They are exempt from the build code and must only permit and bond with VDOT. Again mayor would like a whole listing of what they are offering the vs. the statutory ordinance.

Weir moves that the council recognize that the existing cable franchise agreement has expired and to the extent that not, terminate all remaining provisions of the cable franchise agreement with the existing service provider, Comcast holder of any cable franchise rights within the Town, Edwards seconds;

Vazquez-Absent, Leake-Yes, Cole-Yes, Shuryr-Absent, Edwards-Yes, Weir-Yes

Town Manager announces that we have received notification that the museum has been approved as an official poll place. Mayor has asked that they educate the public on what absentee voting is.

Street-Lights

They are getting ready to install the lighting in front of Bloom and Winterham

**notice to Bloom and place on October agenda

↳ it this evening then again in October

Edwards motions to approve a minor site plan amendment to reduce the number of lights in front of the Bloom Winterham

Ayes: 4

Nays: 0

Absent: Vazquez & Shuryr

Building Department

Winterham engineer is working on the connection of sidewalk on Fayette and Winterham

The 12" pipe on Fayette has got to come out. Lowery has been working with the Town Manager, they will need an inspection from Lowery if they want to use the building again. He will give her a written list. Weir asks for a list from so that we can forward to

Mayor asks that BO makes sure that he has checked with the TM or Clerk in the future with allowable uses

Treasurer's Report

Weir asks about costs for the flag poles, Mayor responds that it came out of Haymarket Day revenue. Edwards asks there is a plan if and when this goes to settlement for the money.

**Send JCB a list of bidders and amounts

Police Department

Detours were not quite as bad as they thought. National Night out went well.

Attachment: 2008 Minutes (2449 : Amendment to Planned Land Use Map)

Town of Haymarket
15000 Washington Street~Haymarket, Virginia 20169
Mayor Pamela E. Stutz
Monday, September 8, 2008

7.d.h

Land Use Policy

Coles suggested changes: He understands the reason for the 20 days, he would like to say 10 business days. 6:
No item shall be added to the published agenda. He asks if it should be TC or/and PC. Questions over unanimous
super majority. Cole proposes that to change to 2/3s of the members present. Once a quorum is established it is a
majority of those present.

Weir moves to forward the land use policy memo to the Planning Commission for the review and comments, Edw is
seconds; **JCB to draft "U" Preliminary site plan requirements

Ayes: 5
Nays: 0
Absent: Vazquez

Newsletter is coming out with all Haymarket Day details

Town Attorney

Comments on contract for sale of the Town Center Property. There is a necessity for extensions to the contract as n be
necessary through September 29, 2008. Site plan is undergoing additional reviews and there

Leake motions to adopt a resolution to authorize the mayor to extend the date of settlement as may be necessary no
later than November 4, 2008, Edwards
Vazquez-Absent, Leake-Yes, Cole-Yes, Shuryn-Yes, Edwards-Yes, Weir-Yes

Leake-Nothing

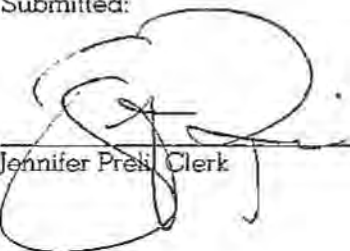
Leake-lamentations everyone has submitted except Vazquez and Mayor
Shuryn-Cash flow and Budget-Want to start working on the budget

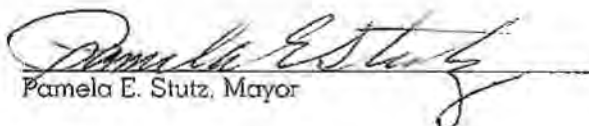
Edwards motions to adjourn the regularly scheduled meeting of September 8, 2008, Weir seconds;

Ayes: 5
Nays: 0
Absent: Vazquez

Submitted:

Approved:


Jennifer Preis, Clerk


Pamela E. Stutz, Mayor

Attachment: 2008 Minutes (2449 : Amendment to Planned Land Use Map)

PREPARED BY TOWN OF HAYMARKET
UNDER SUPERVISION OF THE
TOWN ATTORNEY

State Highway Plat Book 19
Pages 189-190


201111180095717
Prince William County, VA Pgs: 7
11/18/2011 3:30:41PM
Nichèle B. McQuigg, Clerk

Attached to this document

Tax Map No.: Portion of 7297-99-4363

Exempted from recordation taxes
and fees under Va. Code Section 58.1-811.3

THIS DEED made this 12 day of November, 2011, by and between MARIKA PARDO EVANS, Grantor, and the **TOWN OF HAYMARKET, VIRGINIA**, Grantee, whose address is P. O. Box 1230, Haymarket, Virginia 20168;

WITNESSETH: THAT WHEREAS, it is proposed by the Town of Haymarket to widen or improve State Highway Route 55, (Washington Street) Project EN96-233-128, C502, Madison Street to 0.093 miles east of St. Paul Drive, in the Town of Haymarket, Prince William County Virginia; and

WHEREAS, in the improvement it is necessary that the Grantee enter upon the lands of the Grantor located in the Town of Haymarket, in the aforesaid County to construct certain Streetscape improvements and/or other construction onto the lands as shown on the plans for the aforesaid project;

NOW, THEREFORE, for and in consideration of Nine Thousand Six Hundred Twenty and 00/100 Dollars (\$9,620.00) cash in hand paid to the Grantor, receipt of which is hereby acknowledged, the Grantor doth hereby grant and convey unto the Grantee, with General Warranty, in fee simple, the following:

Being as shown on Sheet 1C and Sheet 3 of the plans for Route 55, State Highway Project EN96-233-128, RW201, C502, the land in fee simple beginning on the southwest (right) side of Washington Street (State Route 55) from the lands of the Commonwealth opposite approximate Washington Street Station 38+01 to opposite approximate Washington Street Station 39+01, and containing 316 square feet, more or less, land; and being part of the same land acquired by John R. Evans and Marika Pardo Evans as tenants by the entirety with common law rights of survivorship from Linda Anne LeRoy, Mark A LeRoy, Macon C Piercy Jr., and Carolyn H Piercy, by Deed dated December 14, 1984, and recorded in Deed Book 1295, Page 86 in the Office of the Clerk of the Circuit Court of said County. With the passing of John R. Evans on January 2, 2010, the fee simple title was vested in his spouse, Marika Pardo Evans.

And the Grantor does further grant and convey to the Grantee, with General Warranty, the following rights and easements:

BD
301

Attachment: 11-2011 Plat showing all five parcels (2449 : Amendment to Planned Land Use Map)

The permanent right and easement to use the areas shown as being required for the proper construction and maintenance of landscaping and pedestrian access, from opposite approximate Washington Street Station 38+01 to opposite approximate Washington Street Station 38+24, and from opposite approximate Washington Street Station 38+60 to opposite approximate Washington Street Station 39+01, containing 494 square feet, more or less, land; together with the permanent right and easement to use the areas shown as being required for the proper construction and maintenance of landscaping and pedestrian access and drainage, from opposite approximate Washington Street Station 38+24 to opposite approximate Washington Street Station 38+60 containing 290 square feet, more or less, land; together with the temporary right and easement to use the additional areas shown as being required for the proper construction of cut and/or fill slopes, containing 431 square feet, more or less. Said temporary easement will terminate at such time as the construction of the aforesaid project is completed.

The permanent right and easement to use the areas shown as being required for the proper construction and maintenance of utilities and underground appurtenances to the project and utilities for Verizon or other utility providers, from opposite approximate Washington Street Station 38+75 to opposite approximate Washington Street Station 39+01, containing 299 square feet, more or less.

The consideration paid of \$9,620.00 is in full for all of the above conveyances, both in fee simple and the temporary and permanent rights and easements, including, among other matters, permanent pedestrian access and landscaping easements, landscaping, drive way entrance, utility easements and all appurtenances thereunto pertaining or thereon, including damages, if any.

The Grantor covenants and agrees for herself, her heirs, successors, and assigns that she has been made aware of her right to receive just compensation for the land herein conveyed.

The Grantor by the execution of this instrument acknowledges that the plans for the aforesaid project as they affect her property have been fully explained to her authorized representative.

The Grantor covenants and agrees for herself, her heirs, successors and assigns, that the consideration hereinabove mentioned and paid to her shall be in lieu of any and all claims to compensation for the easements, and for damages, if any, which may result by reason of the easement herein granted or the use to which the Grantee will put the easements conveyed.

The Grantor by the execution of this instrument acknowledges that the Town, in its maintenance of the said landscaping and pedestrian access and other easements may, from time

to time, and in its sole discretion clear the said easement area of any obstructions that would interfere with the public's use and enjoyment of any of the said easements and or, without notice, re-landscape the area.

The Grantor covenants that she is seized of the land in fee simple of the lands and easements hereby conveyed; that she has the right to convey the permanent easement to the Grantee; that she has done no act to encumber the land or easement conveyed hereby; that the Grantee shall have quiet possession of the land and easements hereby conveyed, free from all encumbrances, and that she will execute such further assurances as may be requisite to give this Deed and all covenants and agreements and conveyances herein or necessary by implication, full effect.

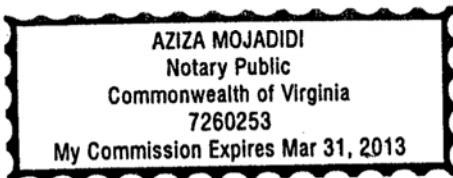
WITNESS the following signature and seal:

Marika Pardo Evans (SEAL)
Marika Pardo Evans

STATE OF VIRGINIA
COUNTY OF PRINCE WILLIAM

The foregoing instrument was acknowledged before me this 12th day of Nov, 2011, by Marika Pardo Evans.

Aziza Mojadidi
Notary Public



Attachment: 11-2011 Plat showing all five parcels (2449 : Amendment to Planned Land Use Map)

Accepted on behalf of the Town of Haymarket by resolution duly authorizing all matters set forth herein.

TOWN OF HAYMARKET, VIRGINIA

BY: *Pamela E. Stutz* (SEAL)
Pamela E. Stutz, Mayor

STATE OF VIRGINIA
COUNTY OF PRINCE WILLIAM, to-wit:

The foregoing instrument was acknowledged before me by Pamela E. Stutz, Mayor of the Town of Haymarket, Virginia this 14 day of NOVEMBER, 2011.

[Signature] #7102476
Notary Public



Attachment: 11-2011 Plat showing all five parcels (2449 : Amendment to Planned Land Use Map)

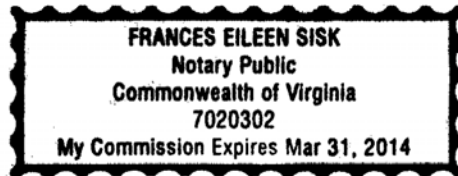
APPROVED AS TO FORM:

John C. Bennett (SEAL)
John C. Bennett, Town Attorney

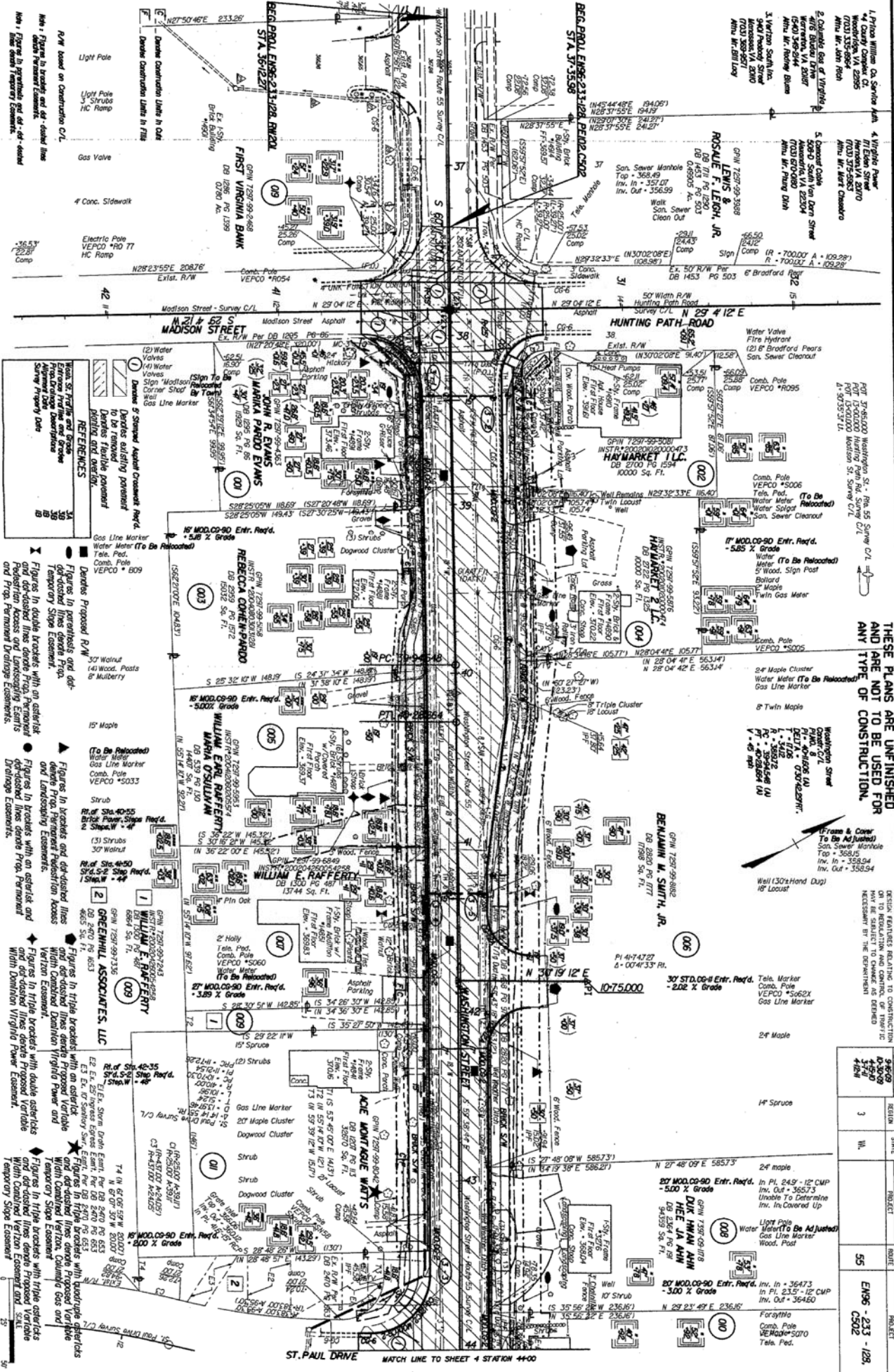
STATE OF VIRGINIA
COUNTY OF CULPEPER, to-wit:

The foregoing instrument was acknowledged before me by John C. Bennett,
Town Attorney this 16th day of November, 2011.

Frances Eileen Sisk
Notary Public



Attachment: 11-2011 Plat showing all five parcels (2449 : Amendment to Planned Land Use Map)



THESE PLANS ARE UNFINISHED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION.

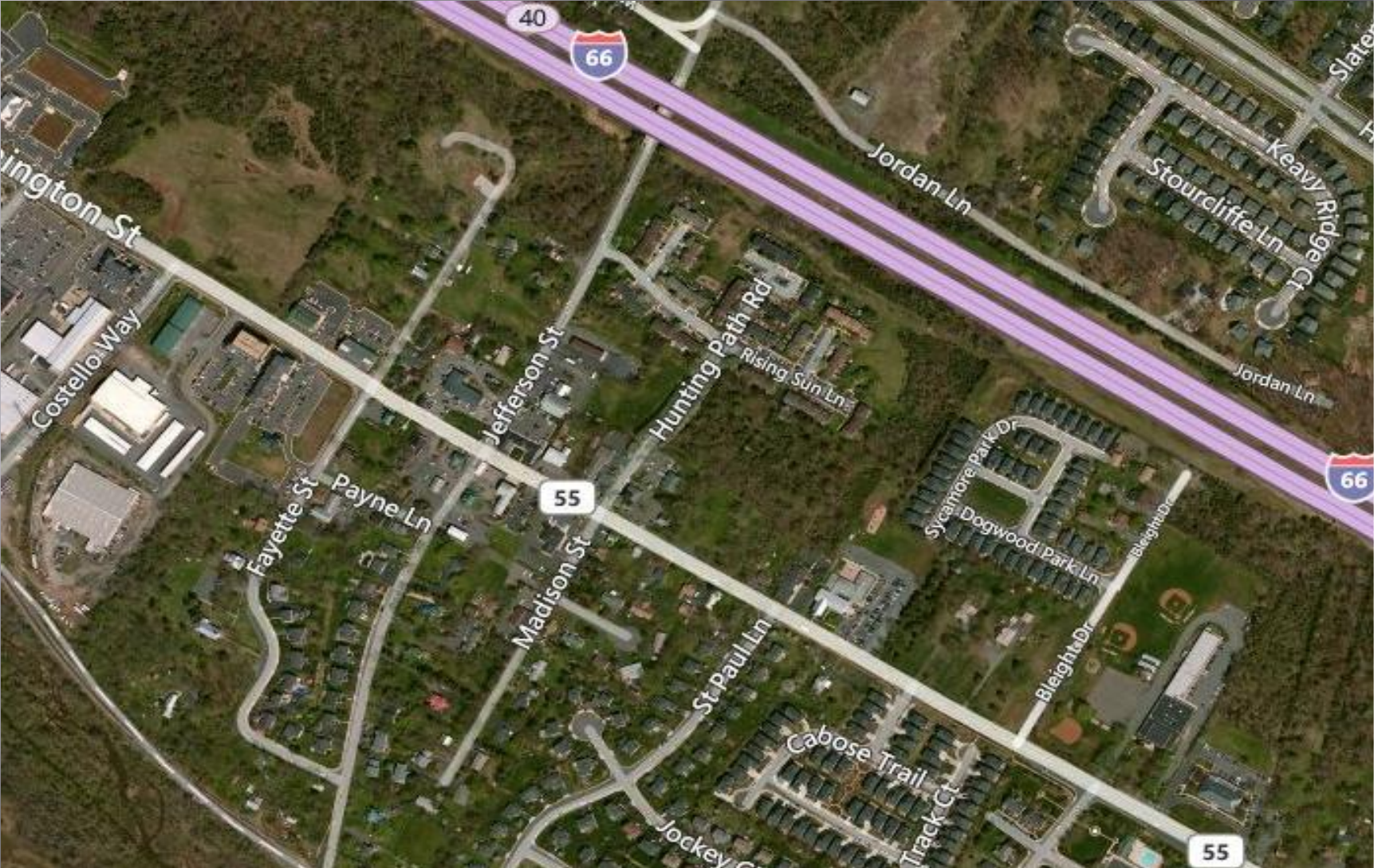
DESIGN FEATURES RELATING TO CONSTRUCTION SHALL BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT.

NO.	DATE	BY	REVISION
1	9-6-09	W.A.	ISSUED
2	9-6-09	W.A.	REVISED
3	9-6-09	W.A.	REVISED
4	9-6-09	W.A.	REVISED
5	9-6-09	W.A.	REVISED

Notes:
 1. Figure in brackets and dot-dashed lines denote Permanent Easement.
 2. Figure in parentheses and dot-dashed lines denote Temporary Easement.
 3. Figure in double brackets with an asterisk and dot-dashed lines denote Proposed Easement.
 4. Figure in triple brackets with an asterisk and dot-dashed lines denote Proposed Easement with Dominion Virginia Power Easement.
 5. Figure in triple brackets with double asterisks and dot-dashed lines denote Proposed Easement with Dominion Virginia Power Easement.
 6. Figure in triple brackets with triple asterisks and dot-dashed lines denote Proposed Easement with Dominion Virginia Power Easement.

ZTA 20121221 PERMIT MORTUARY, FUNERAL HOME USE IN THE B-1 ZONING DISTRICT

Joint Public Hearing
April 1, 2013



Attachment: 4-1-2013 FUNERAL HOME ZTA (2449 : Amendment to Planned Land Use Map)

PROPOSAL

- ▣ Amend the zoning ordinance to permit the mortuary, funeral home by special use permit in the B-1 Zoning District
- ▣ Would permit use anywhere within the commercial districts of the Town (i.e. all b-1 uses are permitted in the b-2 district).

MORTURARY, FUNERAL HOMES

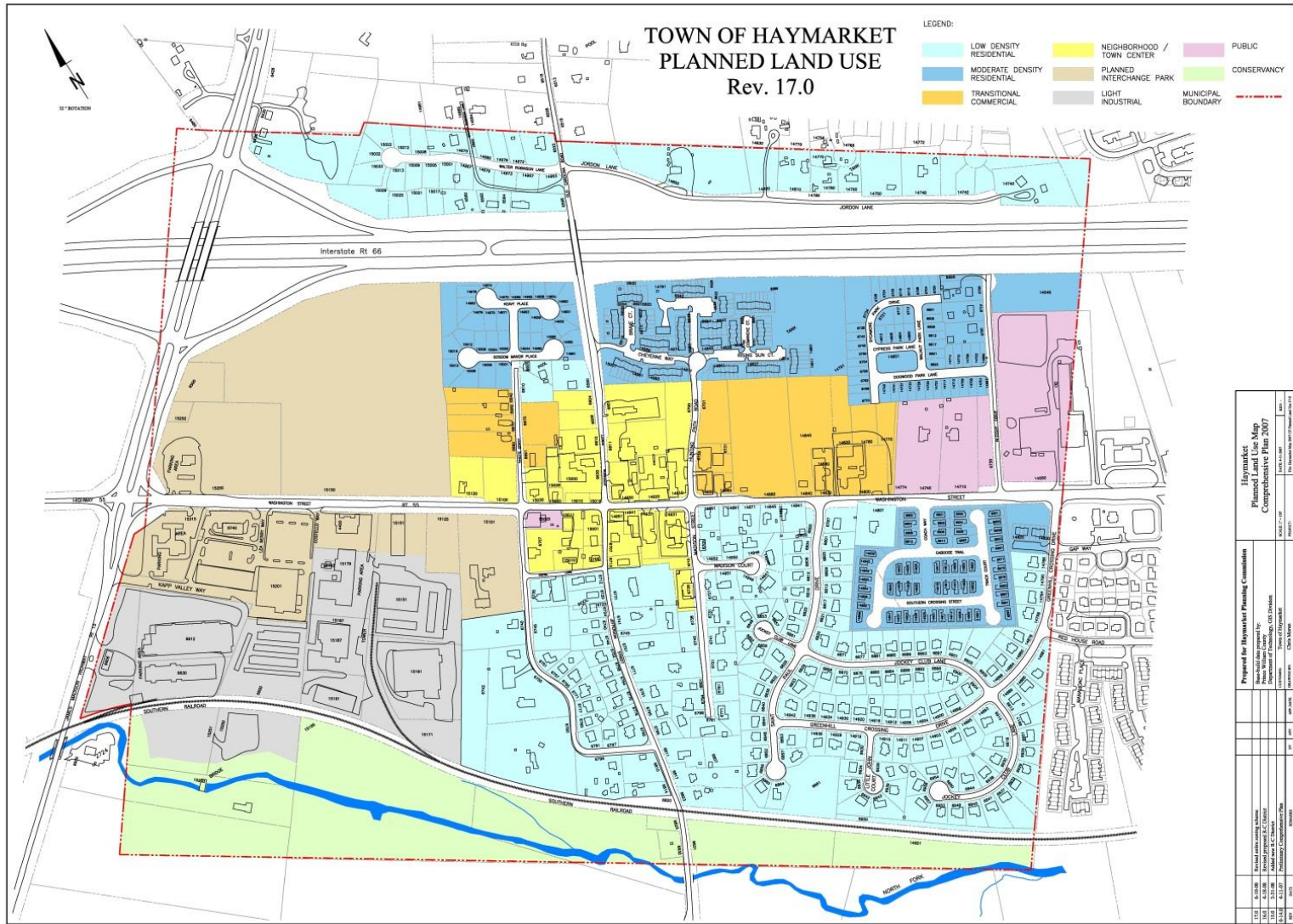
- ▣ Consider the nature and intensity of a funeral home (i.e. transport, delivery, embalming of human remains, frequency of deliveries, waste disposal, M-F / evening operation, frequency and varying size of services and viewings, requirements for overflow parking, staging of funeral processions, etc).

B-1 ZONING DISTRICT INTENT

- ▣ *The town center district B-1 provides primarily for retail shopping and personal services uses to be developed either as a unit or in individual parcels oriented to attracting pedestrian shoppers, tourism and local convenience....The range, size, hours of operation, lighting, signs and other developmental aspects of permitted uses may be limited in order to enhance the general character and historic nature of its compatibility with its residential surroundings.*

COMPREHENSIVE PLAN

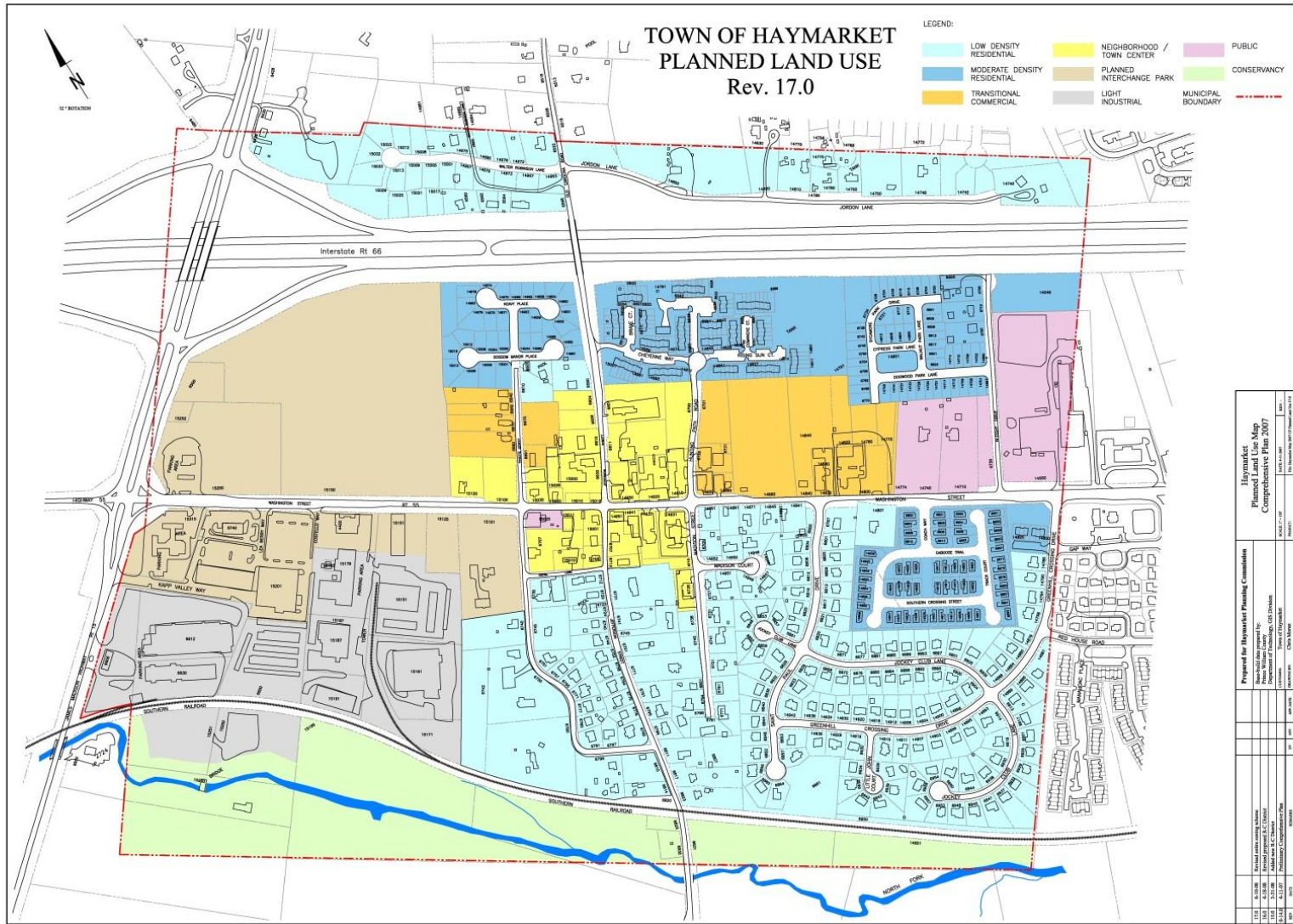
- ▣ *Neighborhood/Town Center – Development of a center within the Town is proposed to provide a convenient focus for community activities and services such as neighborhood stores, offices and restaurants.*
- ▣ *Transitional Commercial – The Plan calls for low-intensity commercial uses to serve as a distinct transition between low and moderate density residential areas and high intensity commercial uses within the neighborhood/Town Center and Planned Interchange Park.*



Prepared for Haymarket Planning Commission Haymarket Planned Land Use Map Comprehensive Plan 2007	
17.0 17.1 17.2 17.3 17.4 17.5 17.6 17.7 17.8 17.9 18.0	17.0 17.1 17.2 17.3 17.4 17.5 17.6 17.7 17.8 17.9 18.0

CRITERIA FOR EVALUATION

- ▣ Existing use and character of the area;
- ▣ Suitability of the property for various uses;
- ▣ Trends of growth or change;
- ▣ Current and future requirements of the town as to land for various purposes as determined by population and economic studies and other studies;
- ▣ 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
- ▣ Conservation of properties and their values and the encouragement of most appropriate use of land throughout the town.



Prepared for Haymarket Planning Commission Haymarket Planned Land Use Map Comprehensive Plan 2007	
Prepared by: Michael Lee Planning Commission Town of Haymarket	Date: 10/1/07 Scale: 1" = 100'
Project No.: 07-001	Date: 10/1/07

SPECIAL USE PERMIT PROCESS

- ▣ The Special use permit process could address the latter part of the intent; although, the challenge of the special use permit is that numerous conditions can impact the viability of the use.
- ▣ A violation of the special use permit conditions becomes an enforcement issue regarding the management of the operation and unlikely would result in a termination of the use.

PLANNING COMMISSION

- Amend Sec. 58-1. – Definitions.

Funeral home means a facility used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial, and may include storage of caskets, funeral urns, and other related funeral supplies and the storage of funeral vehicles, but does not include facilities for cremation.

- Amend Sec. 58-11. - Minimum off-street parking.

(7) For ~~mortuaries~~ and liquor stores, at least ten parking spaces.

- Amend Sec. 58-218. – Special Uses.

The following uses shall be permitted in the B-2 district with a special use permit:

(11) Funeral home subject to the following conditions:

(a) Such use shall be located:

1. Within a parcel comprising at least two acres;
2. Within a freestanding building and be the sole principal use on the lot.
3. On a parcel of land fronting on, and with direct access to, an existing collector or arterial road with dedicated turn lane(s).

(b) Sufficient car stacking space shall be provided on the lot such that a collector or arterial road need not be used for the forming of funeral processions. The area of the lot used for the forming of funeral processions shall have direct, but limited, access to the collector or arterial road.

(c) Off street parking requirements: 1 space / 4 persons in permitted occupancy approved by the Fire Marshall plus 1 space / employee and 1 space / business vehicle and 2 loading spaces.



TOWN OF HAYMARKET TOWN COUNCIL

REGULAR MEETING ~ MINUTES ~

David Leake, Mayor
<http://www.townofhaymarket.org/>

15000 Washington St
Haymarket, VA 20169

Monday, April 1, 2013

7:00 PM

Council Chambers

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

Mayor David Leake called the meeting to order.

1. Call to Order

Councilman Steve Aitken: Present, Councilwoman Rebecca Bare: Present, Councilwoman Katherine Harnest: Present, Councilwoman Mary-Lou Scarbrough: Present, Councilman Milt Kenworthy: Present, Vice Mayor Jay Tobias: Present, Mayor David Leake: Present.

2. Pledge of Allegiance

3. Minutes Acceptance

A. Mayor & Council - Continuation Meeting - Feb 12, 2013 7:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Jay Tobias, Vice Mayor
SECONDER:	Rebecca Bare, Councilwoman
AYES:	Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias

B. Mayor & Council - Work Session - Feb 26, 2013 3:00 PM

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Jay Tobias, Vice Mayor
SECONDER:	Rebecca Bare, Councilwoman
AYES:	Aitken, Bare, Scarbrough, Kenworthy, Tobias
ABSTAIN:	Katherine Harnest

C. Mayor & Council - Work Session - Mar 19, 2013 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Jay Tobias, Vice Mayor
SECONDER:	Rebecca Bare, Councilwoman
AYES:	Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias

4. Citizen's Time

Brent Dubose - 14723 Alexandra's Keep Lane

He has some concerns about his builder; they have been non-responsive to him. He is here tonight to get some direction. The Mayor explains to Mr. Dubose that citizen's time is a forum to make Council aware of issues and that the Council does not typically respond.

A. Mrs. Maria Turner Addressed the Town Council During Citizen's Time

Mrs. Turner is here this evening to talk about the speeding on Fayette Street. She provides the Council with pictures from the last accident that occurred in December on Fayette Street near her home.

She discusses an article she presents to Council tonight. The article addresses a building that is potentially being demolished in the City of Manassas historic district. The building looks very similar to the General's house on Fayette Street. She is wondering why the condition of this building has not been addressed. She would like the article entered into the record.

5. Public Hearings (Joint with Planning Commission)

A. Haymarket Baptist Church - Site Plan Waivers/Exceptions

Mayor opens up the public hearing for the Haymarket Baptist Church Site Plan Waivers
Commissioner Weir call the Planning Commission hearing and special meeting to order
Planning Commission Roll Call: Bare, Ring, Robinson, Weir (Johnson-Absent)

Both the Planning Commission and the Town Council call for any public comment:

Ken Luersen: He asks what the buffer will be reduced to? Will any screening be provided? The Town Planner responds that the buffer will actually be fencing; the plan is to increase the buffer that joins the Harrover properties.

RESULT:	CLOSED [UNANIMOUS]
MOVER:	Katherine Harnest, Councilwoman
SECONDER:	Mary-Lou Scarbrough, Councilwoman
AYES:	Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias

B. Zoning Text Amendment - Funeral Home Use B-1

Mayor opens up the public hearing for the Zoning Text Amendment to allow a Funeral Home as a special use in the B-1 zoning district

Commissioner Weir call the Planning Commission hearing to order
Marchant Schneider - Town Planner provides a presentation

Both the Planning Commission and the Town Council call for any public comment:

Cliff Blasius: What he is asking for is a text amendment to allow a funeral home in the B-1 zone. He notes that all the requirements of the ordinances can be met on this parcel. He feels this business is a personal service. Haymarket would be a convenient place for a funeral home, people are currently traveling over 18 miles for funeral services.

Susan Edwards: 6938 Little John Court. She is not completely opposed to having a funeral home in the Town, however that location is of concern to her. The amount of traffic that already exists. She feels this will be a catastrophe. She feels a funeral home would be an asset, but agrees with the Planning Commission, it would be better in the B-2.

Planning Commission closes this public hearing

RESULT:	CLOSED [UNANIMOUS]
MOVER:	Katherine Harnest, Councilwoman
SECONDER:	Mary-Lou Scarbrough, Councilwoman
AYES:	Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias

C. Historic District Overlay

Mayor opens up the public hearing for the proposed amendments to the Historic District Overlay
Commissioner Weir call the Planning Commission hearing to order
Marchant Schneider - Town Planner provides a presentation

Both the Planning Commission and the Town Council call for any public comment:

Susan Edwards: This town has spent hundreds of thousands of dollars, if not a million, bring the vision of this Town to fruition. We are so close. We have had a Charrette, this is the vision of this Town. Its very frustrating that we are so close to completion and that all the time and effort, over many many years Haymarket won't be any different. Our charm will be gone.

Ken Luersen: He understands what is being reviewed. There are redundancies with respect to the HOA's. He does think we should have some kind of control over the undeveloped properties.

The Planning Commission notes that they are leaving this public hearing open

Ring motions to adjourn the special meeting of the Planning Commission, Robinson Seconds;

Ayes: 4

Nays: 0

Absent: Johnson

RESULT:	CLOSED [UNANIMOUS]
MOVER:	Katherine Harnest, Councilwoman
SECONDER:	Rebecca Bare, Councilwoman
AYES:	Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias

6. Presentations

A. Journey through Hallowed Ground Cate Magennis Wyatt

B. Appropriate Funds

Motion to appropriate \$1,000 to the Journey Through Hallowed Ground as a gesture of appreciation and continued support for their programs, funds to come from the Museum programs line item.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jay Tobias, Vice Mayor
SECONDER:	Rebecca Bare, Councilwoman
AYES:	Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias

7. Department Reports

A. Engineer's Report - Holly Montague

Ms. Montague briefs the Council this evening.

Tobias asks the Town Engineer if it is too late to have a nation design competition for the bridges. She answers that yes, it is probably too late for VDOT to entertain a competition.

B. Town Planner's Report - Marchant Schneider

Town Center Master Plan - Final presentation will probably be scheduled for May Town Council meeting

PACE West - He is trying to get in contact with the County Administrator. Mr. Landry is getting ready to sign the contract for the purchase of PACE West.

Code Enforcement: He has met with Haymarket Self Storage. They will be in front of the Planning Commission either this month or next to initiate the process for the Special Use of boat/motor home storage. Tobias ask if council objects to directing the Town Planner to begin discussions with the owner of the "General's House" on Fayette Street to hopefully find out how long this building will sit in a state of disrepair. Kenworthy adds that it should include the other buildings on the Payne Lane site. Council asks him to report the results back to Council at the May meeting.

C. Police Report Chief James E. Roop

Tobias asks if the residents of a private development have to be notified of potential police enforcement. The Town Attorney responds that the responsibility would lie with the Home Owner's Association

Aitken comments that he spoke with the Chief's Assistant and she plans to beef up the weekly crime report a little bit.

Tobias asks the Deputy Chief if there is anything we can do to help the residents of Fayette Street, who have expressed serious concerns about speeding and accidents. The Deputy Chief said the average speed is 30 mph on Fayette. He plans to perform a speed study and document the speed of 100 vehicles. Bare asks that the police cruiser not be visible when conducting the speed study.

D. Treasurer's Report Staff

Budget work session is scheduled for April 9th @ 7:00 PM. Tobias asks that if you are a liaison to anyone, please bring your final numbers.

8. Appropriations

A. Appropriations

Authorize the appropriation of the 4th quarter expenditures in the following amounts: Events: \$1,875; Museum: \$1,715.71; Operating: \$77,820.80; Public Safety: \$24,448.50; Public Works: \$32,372.25; Staff Wages & Benefits: \$190,744.50; Town Owned Property: \$86,418.50

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jay Tobias, Vice Mayor
SECONDER: Rebecca Bare, Councilwoman
AYES: Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias

B. Budget Amendments

Motion to reallocate funds in the public safety budget by the following:
 From Operating Expenses: Insurance Liability to Public Safety Vehicle Insurance in the amount of \$2,143.75; From Public Safety Uniform Maintenance to Public Safety Uniforms & Accessories in the amount of \$1,000; from the Public Safety Vehicle Fuel to Public Safety Vehicle Maintenance in the amount of \$5,000

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jay Tobias, Vice Mayor
SECONDER: Rebecca Bare, Councilwoman
AYES: Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias

9. Agenda Items

A. Haymarket Baptist Church - Site Plan Waivers/Exceptions Marchant Schneider, Town Planner

Motion that the Town Council send the Haymarket Baptist Church site plan waivers and exceptions and corresponding site plan back to the Planning Commission for their review and final recommendation

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jay Tobias, Vice Mayor
SECONDER: Rebecca Bare, Councilwoman
AYES: Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias

B. Zoning Text Amendment - Amend B1 Zoning Marchant Schneider, Town Planner

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

The Mayor asks if this use was ever in the zoning ordinance.

RESULT: ADOPTED [5 TO 2]
MOVER: Jay Tobias, Vice Mayor
SECONDER: Mary-Lou Scarbrough, Councilwoman
AYES: Aitken, Harnest, Scarbrough, Tobias, Leake
NAYS: Rebecca Bare, Milt Kenworthy

C. Historic District Overlay

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

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jay Tobias, Vice Mayor
SECONDER: Rebecca Bare, Councilwoman
AYES: Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias

D. Haymarket Baptist Church Rezoning - 14820 Washington Street Marchant Schneider - Town Planner

Motion to adopt Ordinance 20130401-1 approving REZ20121106 application to amend the zoning map by the Trustees of Haymarket Baptist Church

RESULT: ADOPTED [UNANIMOUS]
MOVER: Rebecca Bare, Councilwoman
SECONDER: Katherine Harnest, Councilwoman
AYES: Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias

E. Town Maintenance Contract Sherrie Wilson, Deputy Clerk

Direct the Town Attorney to work with Councilman Kenworthy to enter into negotiations of a municipal contract with Old Towne Landscaping from Manassas, Virginia

F. Old Post Office Renovations Award of Bid

Motion to award the contract for the restoration of the Old Post Office building located at 15020 Washington Street to Loudoun Contracting, Inc. Pending final contract negotiations with the Town Attorney

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jay Tobias, Vice Mayor
SECONDER: Rebecca Bare, Councilwoman
AYES: Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias

Appropriate funds for the resoration of the Old Post Office

Motion to appropriate the remaining balance of the original restoration budget of the Old Post Office and the Hulfish house; the amount of \$28,301 to be used first and then appropriate the remaining amount necessary to fulfill the contract in the amount of \$44,845 from the General Reserve line item

DISCUSSION: *While it pains him greatly to exceed the original budget of \$350,000, Tobias thinks that, to answer a citizen's comment from earlier, before the Town can take action upon property owner and advise them to bring their buildings into a better state of repair, the Town needs to take care of its own buildings. The Town needs to lead by example and because of that he is willing to exceed that budget for the restoration projects on the Town Center Property.*

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jay Tobias, Vice Mayor
SECONDER: Katherine Harnest, Councilwoman
AYES: Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias

Appoint Point-of-Contact for Old Post Office Contract

Motion to include in the contract with Loudoun Contracting, Inc. For the Old Post Office renovations that the point-of-contact for the Town for other than permits necessary to do the work will be either Councilwoman Bare or Vice Mayor Jay Tobias

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jay Tobias, Vice Mayor
SECONDER: Rebecca Bare, Councilwoman
AYES: Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias

G. FY 2014 Draft Budget

H. Check Signers

Resolution #20130401-1

WHEREAS, The Town of Haymarket routinely issues checks for payment to various vendors;

WHEREAS, The Town of Haymarket's policy has been to have three (3) signatories available for check signing, where two (2) signers for each payment are then required;

WHEREAS, The Town of Haymarket's policy is to have invoices approved for payment by an authorized party prior to releasing the funds;

WHEREAS, The Town of Haymarket's Mayor, David Leake, appears to have repeatedly violated the above procedures during the month of March 2013;

WHEREAS, The Mayor, David Leake, appears to have violated the Spending Policy adopted by the Town for the hiring of contractors, namely "My Painter of Virginia";

WHEREAS, The Mayor, David Leake, did violate the adopted policy of having invoice's approved prior to payment by issuing payment to "My Painter of Virginia";

WHEREAS, The Mayor, David Leake, did violate the adopted policy of having invoice's approved prior to payment by issuing payment to "David Leake";

WHEREAS, The Mayor, David Leake, may have caused an appearance of impropriety by signing a check made payable to himself for reimbursable expenses, prior to obtaining proper approvals;

Therefore be it resolved, this resolution serves to remove David Leake as an authorized signer for the Town's checking, savings and certificate of deposit accounts; AND

Therefore be it further resolved, that this resolution serves to name Steve Aitken as an authorized signer for the Town's checking, savings and certificate of deposit accounts.

DISCUSSION: *The Mayor finds it odd that this would just be brought up this evening. He feels he should be given the courtesy of knowing about this ahead of time. It is his opinion that this has been made personal. He brings up an invoice that Tobias approved, for \$1,200 without his approval. Bare comments that the Mayor stated that Tobias should have obtained his approval for the January \$1,200 invoice. She reminds that no he did not need the Mayor's approval. Bare reminds that the Mayor violated the adopted spending policy, then made it personal by bringing up something that had nothing to do with the matter, in an email. She states that had the Mayor owned up to it and talked about it openly, this motion would not have been necessary. No one on Council needs the Mayor's approval while everyone is filling in for the vacant Town Manager position unless of course its an emergency that amounts to more than \$15,000. She reads aloud the Council directive that allowed the staff to come to any one Council member for approvals that are procedurally given by the Town Manager. The Mayor asks where did we give the spending authority to the Council? The Mayor does not believe that Council was given this authority, he reminds of the carpet approval at 15026, now we have new carpet with no tenant. Bare responds that it is our building to maintain. Maintenance of our buildings is within the day to day operations of the government. He spent money to renovate for a tenant; paint the back of the building; and make some repairs in the hallway from the earthquake. Tobias feels the directive on January 7 was very clear to the staff that any and all day to day operations could be handled by any Council member. No one is stating that the work did not need to be done. But the contractor himself states that the Mayor told me to submit two separate invoices, even though the work was discussed and hired all at once, for the same building and it exceeded \$2,500. Tobias does not have a problem with what work was done, just the manner in which it was done. Tobias is surprised that the Mayor is saying this is the first he heard about this since he brought it up at last week's work session.*

Tobias motions to call for the vote, Bare seconds; Motion carries all in favor

RESULT:	ADOPTED [3 TO 2]
MOVER:	Jay Tobias, Vice Mayor
SECONDER:	Rebecca Bare, Councilwoman
AYES:	Rebecca Bare, Milt Kenworthy, Jay Tobias
NAYS:	Katherine Harnest, Mary-Lou Scarbrough
ABSTAIN:	Steve Aitken

I. Appropriate funds

Motion to authorize and appropriate two invoices to My Painter of Virginia in the amounts of \$660 and \$2254.80

DISCUSSION: *The Mayor asks the Town Attorney if its her opinion that these two invoices are separate or should be treated as one. She responds that she does not have an opinion on this matter.*

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jay Tobias, Vice Mayor
SECONDER:	Rebecca Bare, Councilwoman
AYES:	Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias

10. Closed Session

A. Closed Session

Motion to enter into closed session pursuant to VA 2.2-3711 A(1) Town Manager position, potential candidates for consideration of the Town Manager position; A(3) disposition of public held real property, namely the Daytime Playtime Lease; A(7) specifically building official and fire marshal; A(29) public contracts, specifically the public works contract and the Old Post Office renovation contract.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Katherine Harnest, Councilwoman
SECONDER:	Rebecca Bare, Councilwoman
AYES:	Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias, Leake

B. Certification of the Closed Session

Motion certification of the closed session that to the best of each member's knowledge (i) only public business matters lawfully exempted from open meeting requirements under this chapter and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the public body.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Aitken, Councilman
SECONDER:	Katherine Harnest, Councilwoman
AYES:	Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias

Council Directives
Council issues the following directives:

Direct the Town Attorney to work with Councilman Kenworthy to enter into negotiations of a municipal contract with Old Towne Landscaping from Manassas, Virginia

Direct the Town Clerk to ask the Building Official to inspect the school building behind Town Hall for a Town government services office

Direct the Town Attorney to work with Councilwoman Harnest to draft a letter of intent to Mr. Brian Henshaw for the Town Manager position

11. Councilmember Time

- A. Steve Aitken
- B. Rebecca Bare
- C. Katherine Harnest
- D. Mary Lou Scarbrough
- E. Milt Kenworthy
- F. James Tobias

Tobias asks the Mayor to please sign the check signers resolution and not waste any more time on this matter.

Fayette Street Safety Concerns

- G. David Leake

12. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jay Tobias, Vice Mayor
SECONDER:	Katherine Harnest, Councilwoman
AYES:	Aitken, Bare, Harnest, Scarbrough, Kenworthy, Tobias

Submitted:

Approved:

Jennifer Preli, Town Clerk

David Leake, Mayor

Attachment: 4-1-2013 - Baptist Church-ZTA Funeral Home TC Minutes (2449 : Amendment to Planned Land Use Map)