



# TOWN OF HAYMARKET PLANNING COMMISSION

## REGULAR MEETING ~ AGENDA ~

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

15000 Washington Street, Suite 100  
Haymarket, VA 20169

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Monday, August 11, 2014

7:00 PM

Council Chambers

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### 1. Call to Order

### 2. Announcements

### 3. Citizens Time

### 4. Minutes Approval

- a. Planning Commission - Regular Meeting - Jul 14, 2014 7:00 PM
- b. Town Council/Planning Commission Joint PH Minutes

### 5. ARB and Council Update

### 6. New Business

- a. Haymarket Fairgrounds
- b. Dominion 230KV Transmission Line and Substation

### 7. Town Planner Report

### 8. Old Business

- a. John Marshall Commons
- b. Comprehensive Plan

### 9. Discussion Items

### 10. Adjournment



# TOWN OF HAYMARKET PLANNING COMMISSION

## REGULAR MEETING ~ MINUTES ~

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

15000 Washington Street, Suite 100  
Haymarket, VA 20169

Monday, July 14, 2014

7:00 PM

Council Chambers

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

Chair Robert B. Weir called the meeting to order.

### 1. Call to Order

Chair Robert B. Weir: Present, Commissioner Ralph Ring: Present, Commissioner Christopher Johnson: Present, Council Liaison Matt Caudle: Absent, Josh Mattox: Present.

### 2. Public Hearing

a. 6850 Track Court Special Use Permit - In Home Business  
Reopen Public Hearing.  
Any in favor or oppose? None.

CLOSE Public Hearing

<b>RESULT:</b>	<b>CLOSED [UNANIMOUS]</b>
<b>MOVER:</b>	Robert B. Weir, Chair
<b>SECONDER:</b>	Ralph Ring, Commissioner
<b>AYES:</b>	Robert B. Weir, Ralph Ring, Christopher Johnson, Josh Mattox
<b>ABSENT:</b>	Matt Caudle

### 3. Announcements

#### a. FY 2015 Annual Budget

Welcome Josh Mattox new member. The other new Council member, Matt Caudle, not present tonight.

Asked question of Town Attorney as to the validity of the 2015 Budget. Opinion has been rendered. Got the answer we need. Has been told we have a valid budget. Safe to continue with the meeting.

CLERK: forward copy of memo to members for the record.

### 4. Citizens Time

No citizens spoke.

### 5. Minutes Approval

a. Planning Commission - Regular Meeting - Jun 9, 2014 7:00 PM  
Put minutes of Joint Public Hearing on next month.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Christopher Johnson, Commissioner
<b>SECONDER:</b>	Ralph Ring, Commissioner
<b>AYES:</b>	Robert B. Weir, Ralph Ring, Christopher Johnson, Josh Mattox
<b>ABSENT:</b>	Matt Caudle

### 6. Special Use Permit Application

#### a. 6850 Track Court

Minutes Acceptance: Minutes of Jul 14, 2014 7:00 PM (Minutes Approval)

There will be specific conditions regarding renewal with Town Councils approval.

ROLL CALL:

Mattox: Yes

Ring: Yes

Weir: Yes

Johnson: Yes

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Ralph Ring, Commissioner
<b>SECONDER:</b>	Josh Mattox
<b>AYES:</b>	Robert B. Weir, Ralph Ring, Christopher Johnson, Josh Mattox
<b>ABSENT:</b>	Matt Caudle

## 7. ARB and Council Update

Ring: Nothing to report.

Council Member not present to report.

## 8. New Business

### a. Election of Chair and Vice Chair

Ring nominates Weir as Chair of the Planning Commission. Johnson seconds.

Roll Call Vote:

Mattox: Yes

Ring: Yes

Weir: Abstains

Johnson: Yes

Weir nominates Ring as Vice Chair. Johnson seconds.

Roll Call Vote:

Mattox: Yes

Ring: Yes

Weir: Yes

Johnson: Yes

ARB Liaison? Leave as is.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Ralph Ring, Commissioner
<b>SECONDER:</b>	Christopher Johnson, Commissioner
<b>AYES:</b>	Robert B. Weir, Ralph Ring, Christopher Johnson, Josh Mattox
<b>ABSENT:</b>	Matt Caudle

## 9. Town Planner Report

Marchant, will lead into the Comprehensive Plan with this report.

Busy Fall coming up. Lot's on the plate.

Chick Fil A under review.

Sheetz site plan still under review.

Ice Rink expansion.

Haymarket Self Storage

Robinsons Paradise.

All of these under review and will be coming to the Planning Commission starting after September.

Parcel A1 - Sportsplex. Land owner was given conditional occupancy for Next Level Fitness. Enclosed the loading bay. Land owner challenged the requirement for a Site Plan associated with expansion by Zoning Determination letter. Town Council said by doing the expansion, a site plan is required. After the right to appeal within 30 days of council issuing determination., owner has appealed to BZA. There will be a hearing in September. BZA is currently fully staffed. Land Owner went to Town Council to ask to extend the temporary occupancy. Council denied the 6 month extension. Improvements to be done by 9/1. They could submit again for extension. Can come back to Council. If BZA finds in favor of applicant, will be relieved of the requirement. If found in favor of the Councils decision, he can go to the Circuit Court.

Robinsons Paradise rezoning. 19 lots. Want to go to 26 lots. Single Family, small lots. Had to update our proffer policies. We expect to have a policy in place when they come forward. Can only suggest proffer policy that is there.

John Marshall commons: Town House and multi family product. They want to do a Traffic circle. Four lanes to the circle, transitioning to 2 lanes in town. Traffic study said it works. Our engineer concerned, as it's design to the streetscape program. Especially later phases towards PACE West. Do we have plans to interact with County staff? Met with District Commissioner, school board members, etc.. Trying to go for a September hearing. Will bring back for recommendation in August. County PC in September. The Town Engineer will take a look at the traffic study. Traffic is going to be an issue. Schools. Using our Police Dept. We're beyond capacity in our schools. None of the plans alleviate overcrowding at Battlefield. Weir concerned with impact of double stack of Multi Family units, single large lots. Van Meter describes as Town House condo unit. Dropped by 50 or 60 units. County staff not happy. They don't feel it's ready. Candland adamant that the Town be involved. Make sure they know our concerns.

Winterham. New tenant. Cigar bar wants to go in. Owners seen spike in demand for residential. People want to live closer to the hospital. There's a current waiting list for people to live in Winterham building above the retail. There is enough demand to warrant 2nd building getting done. Do want to tweak elevations, but same footprint. Talked to our Building Inspector. New owner wants to bring up to current code.

Ring asks about anything on firehouse? Or Payne? Did get a call from Ron Schools. Hired to do the Engineer on the Fire House. Had arrangement with the property owner to release 70% of buildings before moving forward with construction.. Talked to the Engineer. Hoping to see the plan soon. The Towns Building Inspector is not happy with condition of the grey house. The porch is coming off. Fence needs to be moved back. One House on corner included into the plan is deteriorating fast.

Weir asks about the final demo of stonehouse? We would have to submit the application to do it. Don't want to sabotage the deal. Last heard working on phase one. New Building Inspector will help. Not heard anything from firehouse.

Ring wants to make sure the demo permit will come before the ARB for the house? Yes, they were told they would.

Pardo property? Streetscape is going around it. Owner, Pardo talked about small office. But can't use 2nd story. Have to increase the ceiling. She Did not want to do that. Lost interest In maintaining. Next step is to reach out to her. Other option is to Get it boarded up. Hope to have it addressed by Hay Day.

## 10. Old Business

### a. Comprehensive Plan

Still working on edits. Met a month ago. Weir sent out his text. Weir explains.

Updating paragraph 2.

Strike 3.

Trying to analyze what VRE is doing is a task. Information is not easy to find. It conflicts.

Update page not been updated in 6-8 years.

If you Read 2014 system plan summary, it indicates no construction til 2021-2030. Weir Comfortable Leaving short synopsis in there. Haymarket extension probably dead. Marchant will take care of edits.

Will bring in August to move forward. Wont schedule PH til ready.

Parking study ready in August as well.

Restriping intersection, east and west bound on Washington Street will have a turn lane.

Weir - confirm that when bridge construction starts, they're shutting down Old Carolina Road bridge? Yes entire bridge shut down.

Catharpin can rebuild. Letters from VDOT should be coming in. LongStreet Commons HOA asked to give additional land. HOA's will be contacted.

## 11. Discussion Items

No more items to discuss.

## 12. Adjournment

Ring motions to adjourn.

Mattox second.

Ayes: 4

Absent: 1



TO: Town of Haymarket Planning Commission  
SUBJECT: Town Council/Planning Commission Joint PH Minutes  
DATE: 08/11/14

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Attached are the minutes from the Town Council/Planning Commission Joint Public Hearing on July 7, 2014, for the Special Use Permit for the In Home Business. These minutes on are page one.

**ATTACHMENTS:**

- Town Council Minutes 7-7-2014 (PDF)



# TOWN OF HAYMARKET TOWN COUNCIL

## REGULAR MEETING ~ MINUTES ~

David Leake, Mayor  
<http://www.townofhaymarket.org/>

15000 Washington St  
Haymarket, VA 20169

Monday, July 7, 2014

7:00 PM

Council Chambers

A Regular Meeting of the Mayor and 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

Councilwoman Pam Swinford: Present, Councilman Matt Caudle: Present, Councilman Chris Morris: Present, Councilman Kurt Woods: Present, Councilman Joe Pasanello: Present, Councilman Steve Aitken: Present, Mayor David Leake: Present.

### 2. Invocation - Rev. David Jones

### 3. Pledge of Allegiance

### 4. Public Hearing

#### A. Planning Commission Public Hearing

Chairman Weir calls the Planning Commission public hearing to order:

Roll Call: Ring, Mattox, Weir (Johnson absent)

Ring moves to hold the public hearing open for action at the regular meeting of the Planning Commission on July 14, 2014. This is being continued until such time it is confirmed that the Town is operating under a valid budget, Mattox seconds;

**Roll Call Vote:** Ayes: Ring, Mattox, Weir      Nays: 0      Absent: Johnson

Ring Moves to adjourn, Mattox seconds;

Ayes: Ring, Mattox, Weir      Nays: 0      Absent: Johnson

#### B. Special Use Permit - 6850 Track Court - In home business

The Town Council will not hold the public hearing until such time a recommendation is made by the Planning Commission

### 5. Minutes Acceptance

#### A. Mayor and Council - Regular Meeting - Jun 2, 2014 7:00 PM

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Aitken, Councilman
<b>SECONDER:</b>	Kurt Woods, Councilman
<b>AYES:</b>	Swinford, Caudle, Morris, Woods, Pasanello, Aitken

#### B. Mayor and Council - Continuation Meeting - Jun 5, 2014 7:00 PM

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Aitken, Councilman
<b>SECONDER:</b>	Kurt Woods, Councilman
<b>AYES:</b>	Swinford, Caudle, Morris, Woods, Pasanello, Aitken

#### C. Mayor and Council - Special Meeting - Jun 19, 2014 7:00 PM

Attachment: Town Council Minutes 7-7-2014 (2002 : Town Council/Planning Commission Joint PH Minutes)

**RESULT:** ACCEPTED [UNANIMOUS]  
**MOVER:** Steve Aitken, Councilman  
**SECONDER:** Kurt Woods, Councilman  
**AYES:** Swinford, Caudle, Morris, Woods, Pasanello, Aitken

D. Mayor and Council - Special Meeting - Jun 23, 2014 7:00 PM

**RESULT:** ACCEPTED [UNANIMOUS]  
**MOVER:** Steve Aitken, Councilman  
**SECONDER:** Kurt Woods, Councilman  
**AYES:** Swinford, Caudle, Morris, Woods, Pasanello, Aitken

E. Mayor and Council - Special Meeting - Jun 27, 2014 6:30 PM

**RESULT:** ACCEPTED [UNANIMOUS]  
**MOVER:** Steve Aitken, Councilman  
**SECONDER:** Kurt Woods, Councilman  
**AYES:** Swinford, Caudle, Morris, Woods, Pasanello, Aitken

F. Mayor and Council - Special Meeting - Jun 30, 2014 7:00 PM

**RESULT:** ACCEPTED [UNANIMOUS]  
**MOVER:** Steve Aitken, Councilman  
**SECONDER:** Kurt Woods, Councilman  
**AYES:** Swinford, Caudle, Morris, Woods, Pasanello, Aitken

## 6. Citizen's Time

### A. Citizen's Time Procedures

*No public comment*

## 7. Agenda Items

### A. Special Use Permit - 6850 Track Court

### B. Request to Council - Haymarket Quilters - Pat Widner

Move that the Town Council allow the Haymarket Quilters to use the Town Hall facilities at no charge for six dates, to be determined.

**Discussion:** *Aitken would like it noted that even though the Town ordinarily allows the use of the facility, at no charge, only four times throughout a one year period, the Haymarket Quilters have done extra work for the Town and it is more than worth the two extra days.*

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Kurt Woods, Councilman  
**SECONDER:** Matt Caudle, Councilman  
**AYES:** Swinford, Caudle, Morris, Woods, Pasanello, Aitken

### C. Appropriations Policy - Renee DuBiel

Move that the budget be appropriated annually, and that the Town Council approve discontinuing the current practice of quarterly appropriations.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Pam Swinford, Councilwoman  
**SECONDER:** Chris Morris, Councilman  
**AYES:** Swinford, Caudle, Morris, Woods, Pasanello, Aitken

### D. Spending Policy - Brian Henshaw

Move to adopt the draft amendment to the Town of Haymarket's Policies on Expenditures of Town Funds this July 7, 2014 as amended



**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Steve Aitken, Councilman  
**SECONDER:** Chris Morris, Councilman  
**AYES:** Swinford, Caudle, Morris, Woods, Pasanello, Aitken

#### E. Haymarket Code 42-2 - Martin Crim

Move to adopt the changes, as recommended by the Town Attorney, to section 42-2 Tax Collection and Section 42-3.

Sec. 42-2. Tax collection.

(a) All taxes levied for town purposes shall be due and payable in a single installment.

Sec. 42-3. Delinquencies; penalties; interest

License applications and annual returns of taxable tangible personal property, machinery and tools and merchants' capital, and payments of taxes or levies on real estate and tangible personal property, machinery and tools and merchants' capital, shall be delinquent on the day next after they are due, at which time a penalty of five percent of the amount due shall be additionally assessed. Interest on delinquent amounts due under this section shall accrue at eight percent per year, beginning on the first day following the day such taxes are due.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Steve Aitken, Councilman  
**SECONDER:** Kurt Woods, Councilman  
**AYES:** Swinford, Caudle, Morris, Woods, Pasanello, Aitken

#### F. Vice Mayor Appointment - Mayor David Leake

The Mayor opens up the floor for nominations for Vice Mayor

Pasanello nominates Steve Aitken & Pam Swinford. He feels they are both worthy candidates and they both have experience with service to the Town.

Mayor closes the floor for nominations

**Discussion:** *Swinford is caught unaware, she will let the vote decide. Aitken thanks the Council for the opportunity*

**RESULT:** ADOPTED [UNANIMOUS]  
**AYES:** Swinford, Caudle, Morris, Woods, Pasanello, Aitken

#### G. Harrover Master Plan Committee - Mayor David Leake

The Mayor feels the committee should be composed of two Council members, a couple of staff members, ARB member, PC member.

#### H. Planning Commission Liaison

Move to appointment Matt Caudle as Council liaison to the Planning Commission. Mr. Crim reminds that this would be a voting member of PC and the term would coincide with the Council term.

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Steve Aitken, Councilman  
**SECONDER:** Chris Morris, Councilman  
**AYES:** Swinford, Caudle, Morris, Woods, Pasanello, Aitken

#### I. Architectural Review Board Liaison

Move to appoint Pam Swinford to the Architectural Review Board as the Council liaison. Term to run with her Council term.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Aitken, Councilman
<b>SECONDER:</b>	Chris Morris, Councilman
<b>AYES:</b>	Swinford, Caudle, Morris, Woods, Pasanello, Aitken

**J. Mobile Data Computers Service Fees**

Move to authorize the Town staff to process the invoice from the Prince William County Government for the FY 2014 Technology Charges as identified within this report and agreed upon by the Town within the attached MOU dated April 4, 2007 with the County.

**Discussion:** *Aitken reminds that this is something the Town Police uses on a daily basis. We will continue to work with Supervisor Candland to see if these fees can be off-set. Pasanello clarifies that this fee will be double for FY 2015. The MOU that is signed by the Town and County does address this fee and says it should be paid by the Town annually. The fee is for a service, accessing their network. We do have alternative options, but staff feels the County network is the best option for now. Dumfries operates through a third party provider.*

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Aitken, Councilman
<b>SECONDER:</b>	Pam Swinford, Councilwoman
<b>AYES:</b>	Swinford, Caudle, Morris, Woods, Pasanello, Aitken

**K. 15020 Washington Street - Repairs - Brian Henshaw**

*Action on this item is not necessary now that the new spending policy has been approved*

**L. 15000 Washington - the Very Thing Repairs**

*Action on this item is not necessary now that the new spending policy has been approved*

**M. Building Department Fee Schedule - Brian Henshaw**

Move to approve the amended Fee Schedule as identified in Section 10-5 of the Town Code which identifies "A schedule of fees for permits issued pursuant to this chapter, as adopted and amended by the Council, shall be maintained on file in the office of the Town Clerk and shall be available for public inspection during regular business hours" as amended by the Town Attorney, striking the word "penalty". Mr. Crim asks that it simply say "Note" Permit fees double for work perform to any structure within Town prior to obtaining the proper permits.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Pam Swinford, Councilwoman
<b>SECONDER:</b>	Chris Morris, Councilman
<b>AYES:</b>	Swinford, Caudle, Morris, Woods, Pasanello, Aitken

**8. Department Reports**

- A. Treasurer's Report - Renee DuBiel**
- B. Building Official's Report - Joe Barbeau, Jr.**
- C. Engineer's Report - Holly Montague**
- D. Police Report - Chief James Roop**
- E. Planner's Report - Marchant Schneider**
- F. Museum Report - Denise Hall**
- G. Town Manager's Report - Brian Henshaw**

The Town Manager announces that three grants through VDOT have been approved for the Town. There is no match required from the Town and the funds will be used for safety improvements to three of the four railroad crossings in the Town. These efforts were made possible by volunteers Joe Pasanello, Eric Titleman, and John Cole. Aitken thanks the volunteer committee and Brian Henshaw for their work on these grants and on the Quiet Zone.

The Town Manager is recommending committees for the 2014-2016 Council. The meetings would be open to the public and would advise the Council as needed.

Personnel Committee -	Joe Pasanello & Kurt Woods
Public Safety -	Chris Morris & Steve Aitken

Public Facilities - Chris Morris & David Leake  
 Finance Committee - Pam Swinford & Joe Pasanello

## 9. Closed Session

### A. Enter into Closed Session

Move to enter into closed 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, specifically personnel matters of the police department

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Kurt Woods, Councilman  
**SECONDER:** Steve Aitken, Councilman  
**AYES:** Swinford, Caudle, Morris, Woods, Pasanello, Aitken, Leake

### B. Certification of Closed Session

Move to certify 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:** Joe Pasanello, Councilman  
**AYES:** Swinford, Caudle, Morris, Woods, Pasanello, Aitken, Leake

### C. Direct the Town Attorney

Move to direct the Town Attorney to proceed as discussed in closed session

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Chris Morris, Councilman  
**SECONDER:** Joe Pasanello, Councilman  
**AYES:** Swinford, Caudle, Morris, Woods, Pasanello, Aitken

### D. Council Directives

Council would like to add a continuation meeting for July 10, Thursday @ 6pm

## 10. Councilmember Time

- A. Chris Morris
- B. Pam Swinford
- C. Kurtis Woods
- D. Matthew Caudle
- E. Joe Pasanello
- F. Steve Aitken
- G. David Leake

## 11. Adjournment

### A. Motion to Adjourn

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Kurt Woods, Councilman  
**SECONDER:** Steve Aitken, Councilman  
**AYES:** Swinford, Caudle, Morris, Woods, Pasanello, Aitken

Submitted:

Approved:

\_\_\_\_\_  
Jennifer Preli, Town Clerk

\_\_\_\_\_  
David Leake, Mayor

Attachment: Town Council Minutes 7-7-2014 (2002 : Town Council/Planning Commission Joint PH Minutes)



TO: Town of Haymarket Planning Commission  
SUBJECT: Haymarket Fairgrounds  
DATE: 08/11/14

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The owner of the Haymarket Fairgrounds will be present to make a presentation to the Planning Commission.



TO: Town of Haymarket Planning Commission  
SUBJECT: Dominion 230KV Transmission Line and Substation  
DATE: 08/11/14

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The Town Manager will update the Planning Commission on this item.

**ATTACHMENTS:**

- Dominion Power Report \_August 11 2014\_ (PDF)
- Dominion 230kv Proposal (PDF)



## ***Report on Dominion Power proposed Transmission Line and Substation:***

**AGENDA** Planning Commission **DATE: August 11, 2014**

**SUBJECT:** Dominion Power 230-kV Transmission Line and Substation

**ISSUE:** Preliminary information on the proposed Dominion Power Transmission line and substation for the Haymarket area.

### **BACKGROUND:**

- I was approached by Travis Cutler of Dominion Power back in late May of this year to meet and get to know each other. At that time, Travis told me that the company was looking at some line extension within the Town or surrounding area but did not have the specifics at that time.
- Several weeks later, around mid-June, Mr. Cutler had contacted me asking if we could set up a meeting with the Mayor and me, because the extension project had been given the go ahead to move forward with the project.
- We set up a meeting for late June for the project team to visit with us and discuss the project, in general. A good deal of the specifics had yet to be produced. The Mayor was unable to attend.
- Finally, we set up another meeting for late July so that the project team could present more details about the project to Mayor and I. Once again the Mayor could make the meeting, but I asked that they provide me the materials presented and requested that they come to the Council's regular scheduled meeting on September 1 or to the work session the week prior.
- After a brief discussion, it was determined that we should have the project team come discuss the project with the Council at the work session scheduled for Monday, August 25<sup>th</sup> at 5pm.
- I received the information that you have in your agenda packet on Monday the July 28<sup>th</sup> and distributed the information to the entire Council at the work session held on Tuesday, July 29<sup>th</sup>.
- This is all of the information that I have as of this time.

### **DISCUSSION:**

- To this date, we have only been presented with a proposal of what they are considering to construct, based on the path that presented the fewest obstacles based upon their initial research.
- It has been made clear to them that we are concerned about the impacts to our view shed as well as our Town.

- I have also approached representatives from Dominion about complete restoration of the North Fork creek and potential for recreational possibilities.
- Dominion Power had notified me of their intent to mail out the letter about the Open House on September 10<sup>th</sup>. Furthermore, I directed them to reach out to the HOA's within the view shed of the proposed work and the impact on each subdivision.
- It was my intent to have Dominion Power present the conceptual ideas to the Council and recommend to the Council to forward the task of working with Dominion Power to the appointed boards for further discussion.

**POTENTIAL QUESTIONS:**

- Is this transmission line needed?
- How does this affect the Comp. Plan draft?
- What should be our recommendation to Council?



**Dominion Virginia Power**  
 701 East Cary Street, Richmond, VA 23219  
 Mailing Address: P.O. Box 26666  
 Richmond, VA 23261  
 Web Address: [www.dom.com](http://www.dom.com)



July 24, 2014

RE: **Open House:** Dominion Virginia Power Plans to Add New Electric Transmission Facilities

Dear Neighbor,

You are invited to attend our upcoming Open House to learn more about and provide input on a recently announced project in your area, which includes a new 230kV transmission line and substation.

The rapid growth in the Gainesville/Haymarket areas, including the successful economic development efforts of Prince William County, has resulted in electrical loads that are projected to exceed the capabilities of the electric infrastructure currently in place. The forecasted power increase over the next few years will eventually strain the system, causing issues for the community. Since we can predict this risk, we can take steps now to alleviate any issues from occurring while meeting the immediate needs of the high tech business expansion taking place.

A new 230 kilovolt (kV) double circuit transmission line, approximately six miles long, will need to be constructed, using existing transportation corridors where possible and requiring some new right-of-way. The proposed line would extend from an existing 230 kV transmission line located near Route 66 and Prince William Parkway, through Prince William County and the southern portion of Haymarket to a new substation facility to be located west of Route 15. Please refer to the enclosed fact sheet for additional information.

Community input is an important part of our project planning and development. We hope you can join us at the Open House to learn more about this project and speak directly with the many subject matter experts who will be available.

**Open House**  
 September 10  
 5:00 – 7:30 p.m.  
**Battlefield High School**  
 15000 Graduation Drive  
 Haymarket, Virginia 20169

In the meantime, please visit [www.dom.com](http://www.dom.com), keyword: *Haymarket* to learn more. You may also contact us by sending an email to [powerline@dom.com](mailto:powerline@dom.com) or calling 1-888-291-0190, Monday – Friday, 7:00a.m. to 5:00p.m. I hope to see you at the Open House.

Sincerely,

Carla Y. Picard  
 Electric Transmission Project Communications Manager

Enclosures

Attachment: Dominion 230kv Proposal (2001 : Dominion 230KV Transmission Line and Substation)


**Dominion®**

# INFORMATIONAL OPEN HOUSE

## Haymarket Project

*Dominion is seeking input on a new electric transmission project to serve Prince William County*

Dominion Virginia Power is committed to providing safe and reliable service to customers. As the demand for electricity is growing rapidly in the area, it has become necessary for Dominion to add facilities that transport and deliver power to local homes and businesses.

Dominion has been working to identify options for a new 230 kilovolt transmission line to serve a new, local substation that will support economic development and improve reliability for the community. To do this, Dominion must file an application with the Virginia State Corporation Commission.

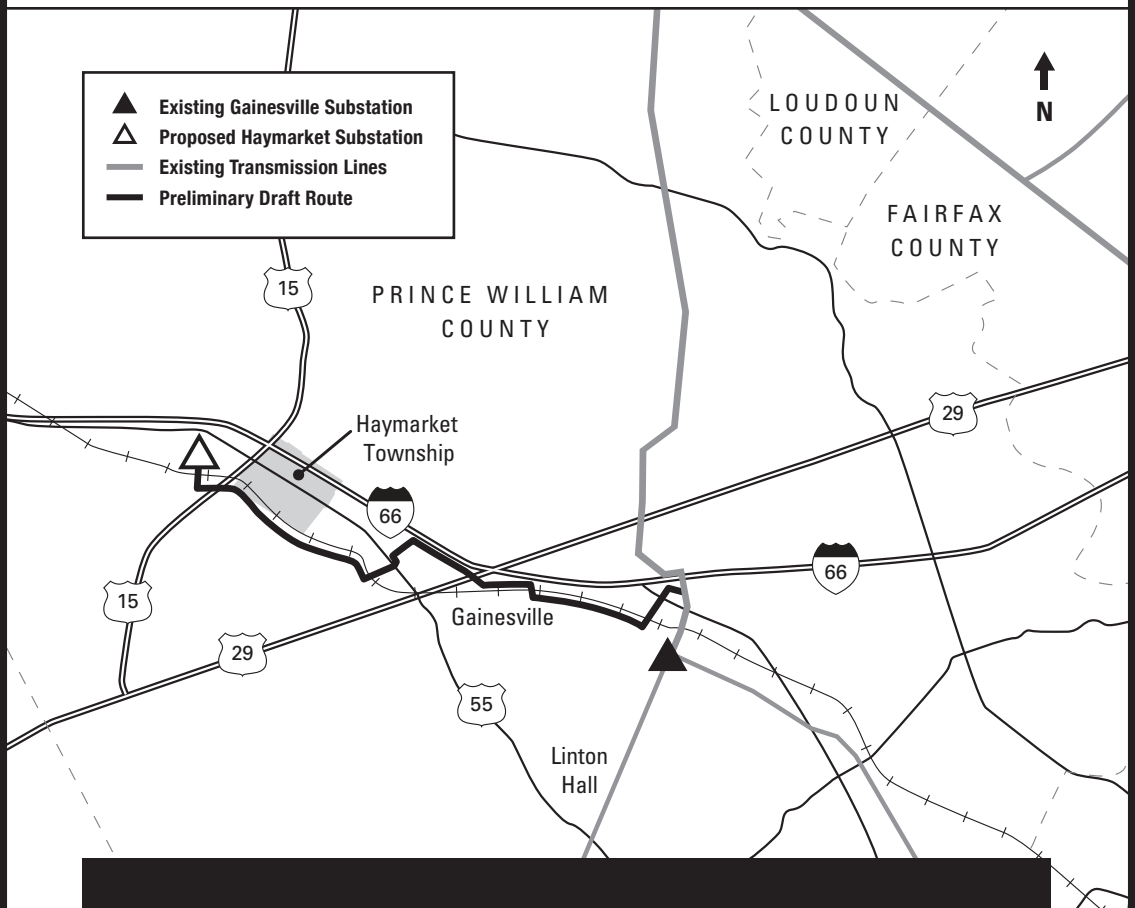
We want to share our plans and hear your views prior to developing the project application. Stop by our open house event to learn more about what this project will mean for you and your community. We welcome your ideas.

For more information regarding the Haymarket project, please visit our website at [www.dom.com](http://www.dom.com), keyword: **Haymarket**. Or call 888-291-0190 Monday - Friday, 7:00 a.m. - 5:00 p.m. For routine business or reporting an outage, please call 1-866-DOM-HELP (1-866-366-4357).

## OPEN HOUSE

**WEDNESDAY,  
SEPTEMBER 10, 2014  
5:00 to 7:30 p.m.**

**Battlefield High School  
15000 Graduation Drive  
Haymarket, Virginia 20169**



# HAYMARKET 230 kV TRANSMISSION LINE AND SUBSTATION

Dominion Virginia Power is planning to add facilities to meet the growing demand for electricity in Prince William County.

Rapid growth in electrical demand, particularly in the commercial/high-tech sector in the Haymarket area, has resulted in the need to build a new substation and associated transmission facilities in western Prince William County and southern portions of Haymarket.

A new 230 kilovolt (kV) double circuit transmission line, approximately six miles long, will need to be constructed using existing transportation corridors where possible and requiring new right-of-way. The new line will connect into the existing Gainesville to Loudoun transmission line and extend to a new substation west of the Haymarket town limits (see map on reverse). This new transmission infrastructure addresses forecasted increases in energy demand that exceed the capabilities of our current distribution system beginning in 2017.

#### **Dominion's project will:**

- provide needed capacity to serve the rapid commercial/high tech sector growth in the area
- help strengthen the electrical grid and improve overall reliability for the community, and
- enable continued economic development in the area

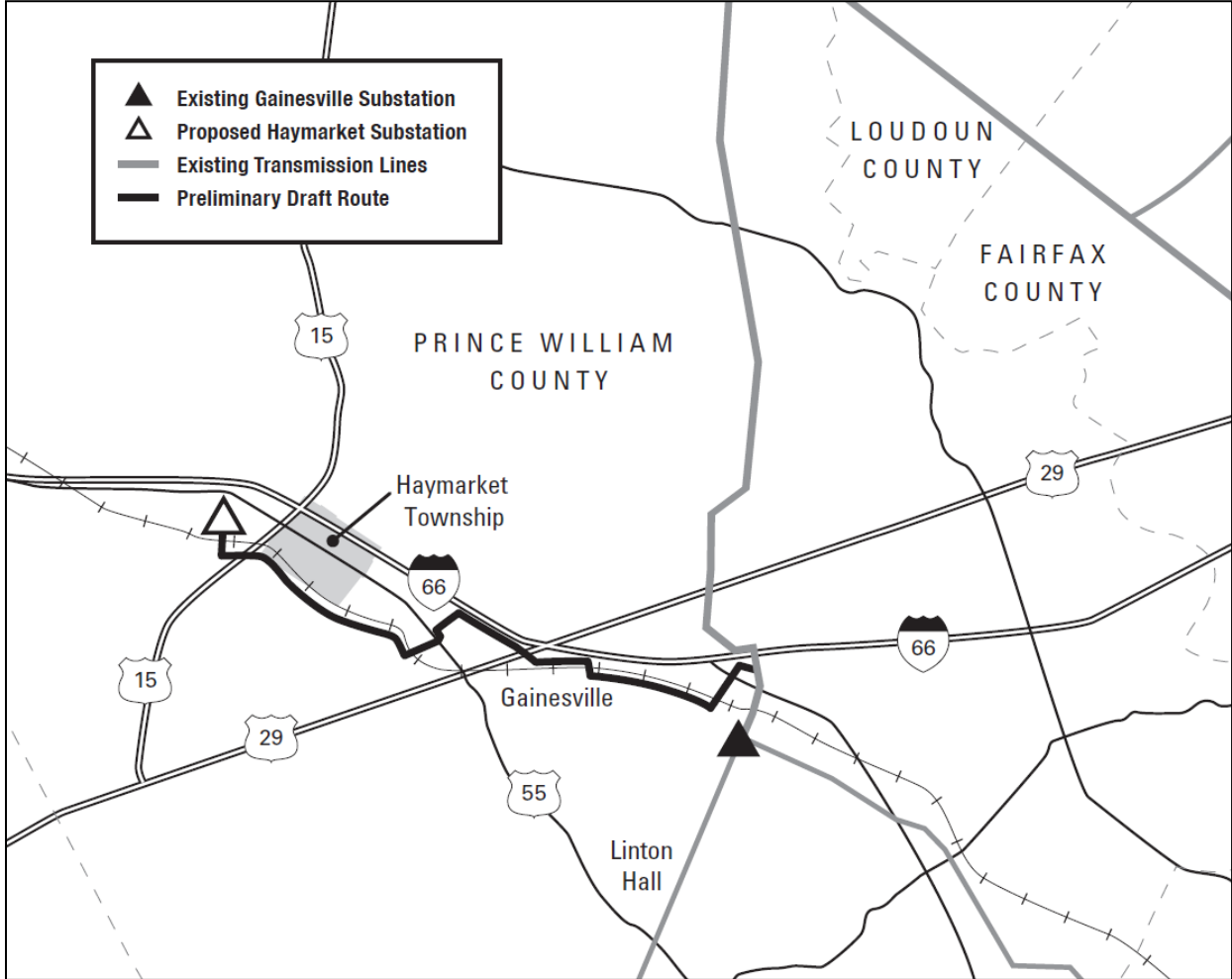
Dominion will also be reinforcing the existing distribution system to help meet the immediate demand for electricity. The new substation, to be built on a shared commercial property, will accommodate future area growth. The combined efforts will provide Dominion, and eventually NOVEC, additional capacity to support continued economic development and improved reliability for the area.

Dominion will seek community input regarding routing options. Outreach will include letters to neighboring property owners, newspaper ads and public meetings.

#### **Preliminary Schedule**

<b>Summer/Fall 2014</b>	Community Outreach; letters, newspaper ads and public open house and finalize proposed route
<b>Fall 2014</b>	Submit application to the Virginia State Corporation Commission for consideration
<b>Spring 2016</b>	Begin preliminary construction work – forestry, right-of-way clearing ( <i>pending necessary approvals</i> )
<b>Spring 2017</b>	Energize line and substation

# HAYMARKET 230 kV TRANSMISSION LINE AND SUBSTATION



**For more information, please visit our website at [www.dom.com](http://www.dom.com), keyword: *Haymarket***

Contact our dedicated transmission team by sending an email to [powerline@dom.com](mailto:powerline@dom.com), or call 1-888-291-0190, Monday through Friday, 7am to 5pm.



Attachment: Dominion 230kv Proposal (2001 : Dominion 230KV Transmission Line and Substation)

# Haymarket Project: New 230kV Line and Substation

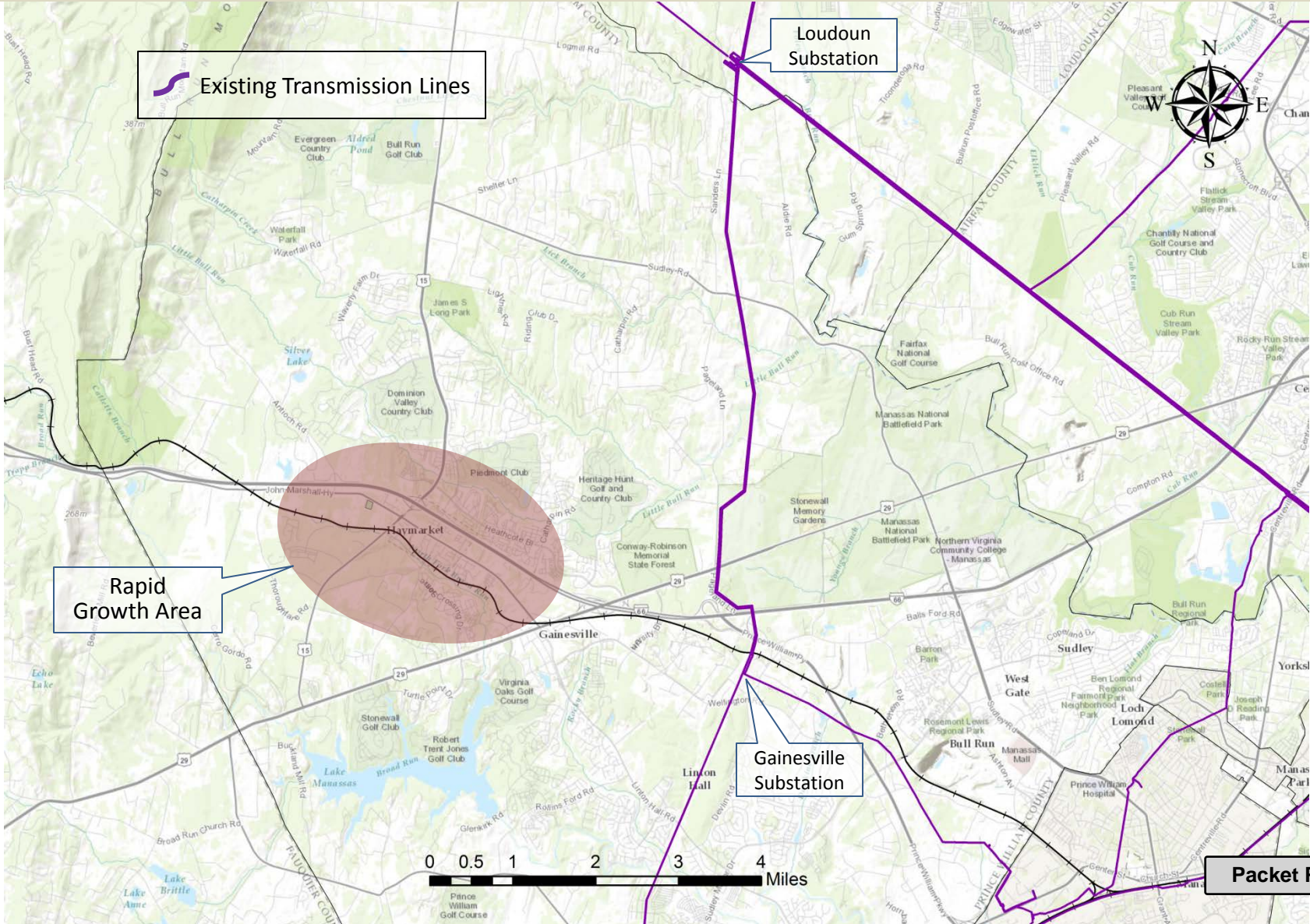
July 2014

# Our Energy Challenge in the Haymarket Area

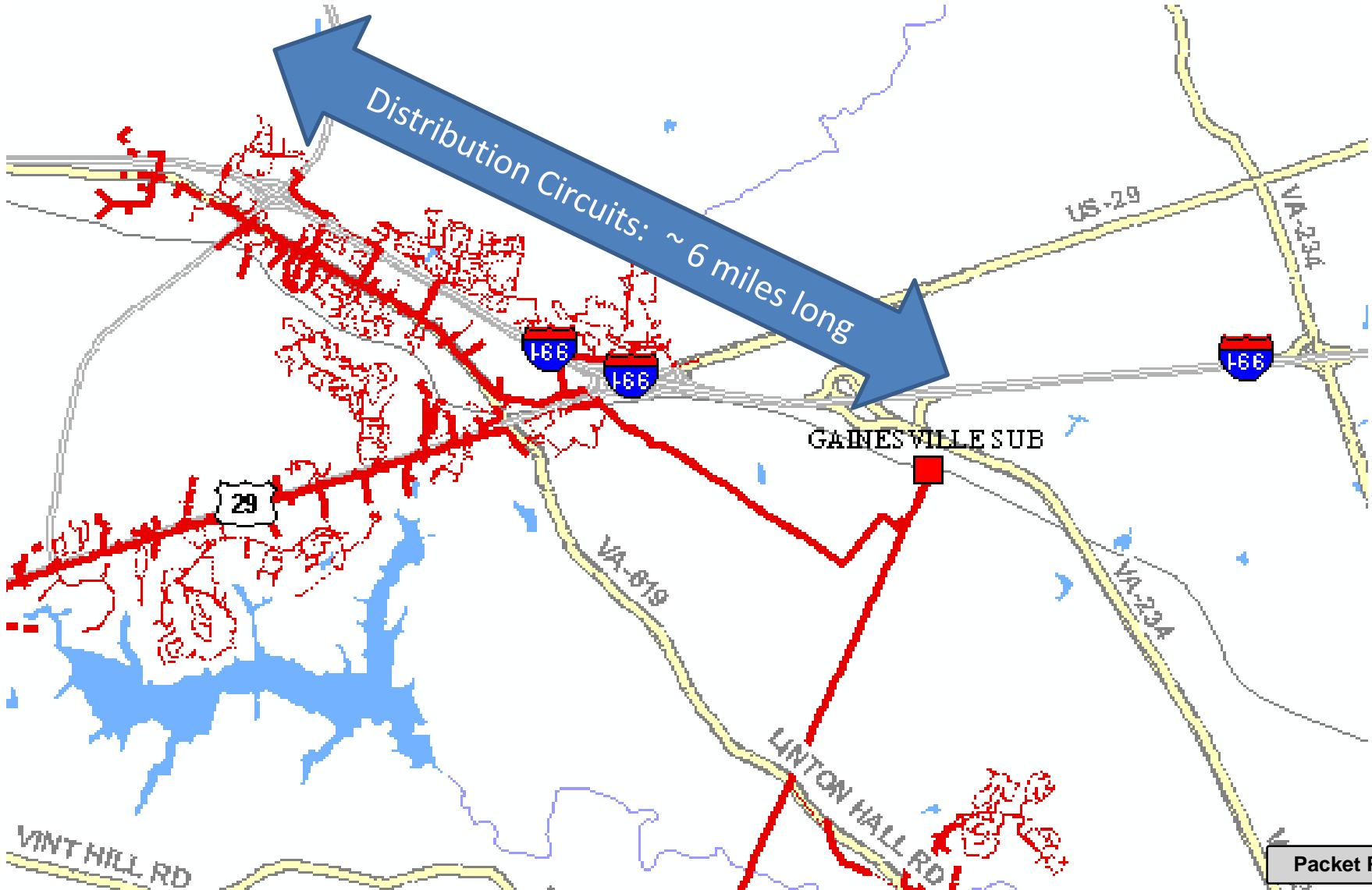
- ❑ Haymarket's population has more than doubled since 2000
- ❑ During this same time, demand for electricity has roughly **tripled**
- ❑ Commercial and industrial growth keeping pace with thriving area
  - Local business expansion plans are accelerating the need for a transmission solution, beginning in 2017



# The Existing Transmission Grid



# Haymarket: served by long distribution lines today





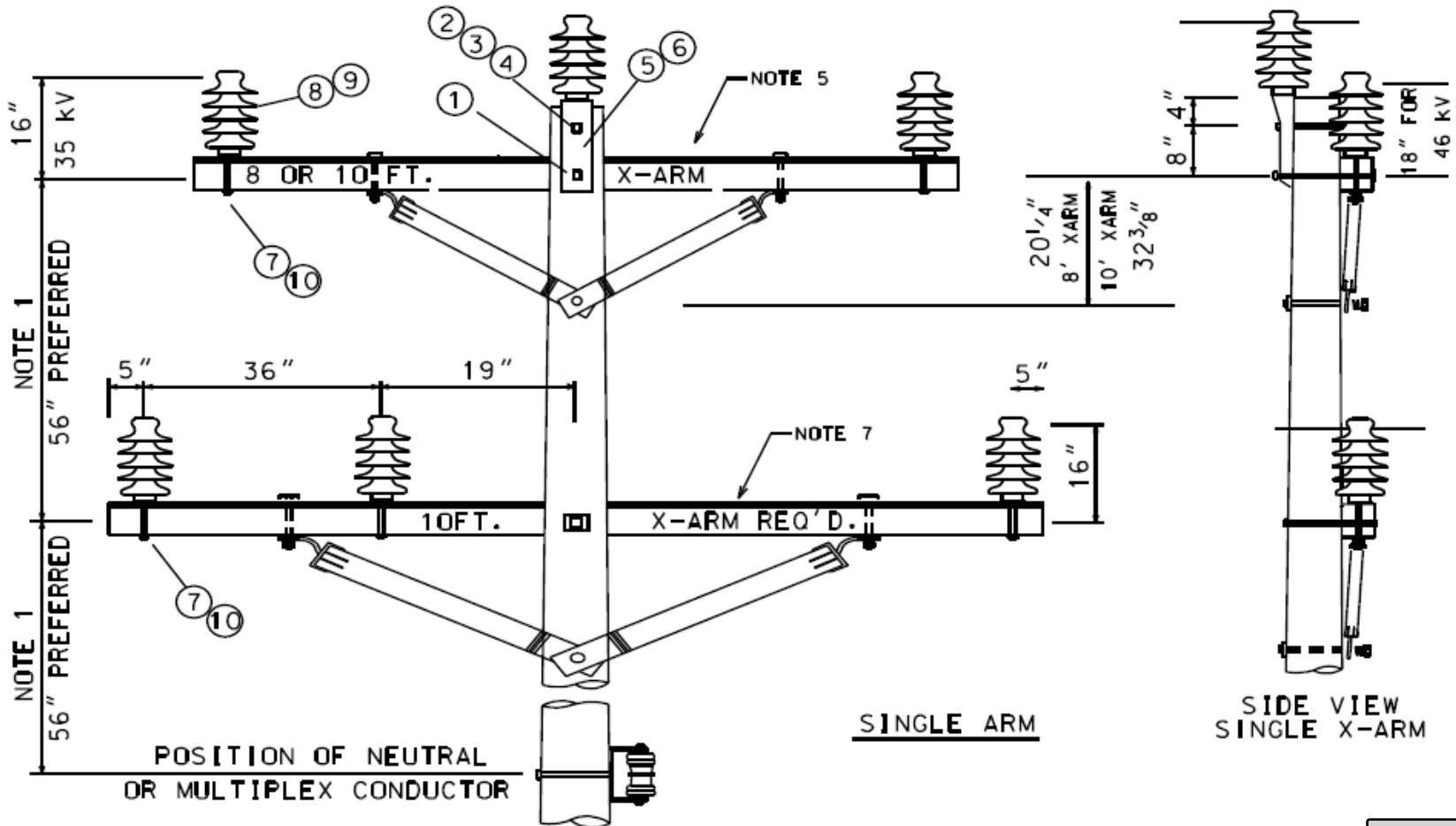
# Haymarket Project

## Improved Reliability and Capacity for the Future

### Two Phased Solution:

- ❑ Short term: Distribution reinforcements will provide “bridging power” until a new transmission line can be built and energized to serve Haymarket
- ❑ Long term: Transmission Solution
  - Locate new substation near load center, but away from residential areas
  - Extend new double-circuit 230 kV transmission line along ~6 miles of new right-of-way
  - New lines must be energized by 2017, when local loads are expected to exceed 100 MW
  - New transmission lines will improve local reliability and provide future capacity for NOVEC to also have a new, local source of power
- ❑ Estimated Total Cost: \$65M

# Phase One: Distribution Reinforcement New Distribution Line Added as "Doublebuild"



# Example of Doublebuild

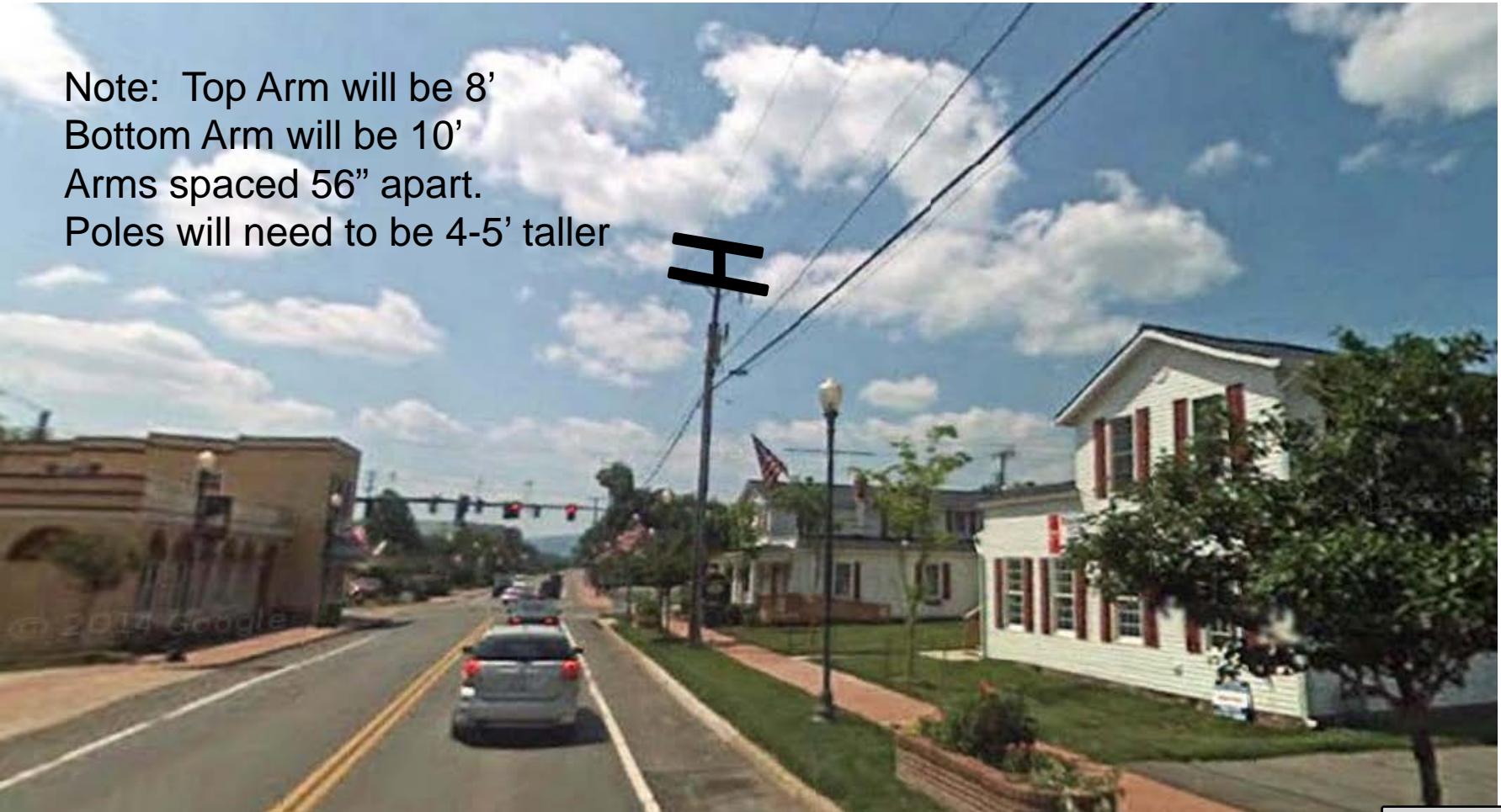


# Example of Doublebuild



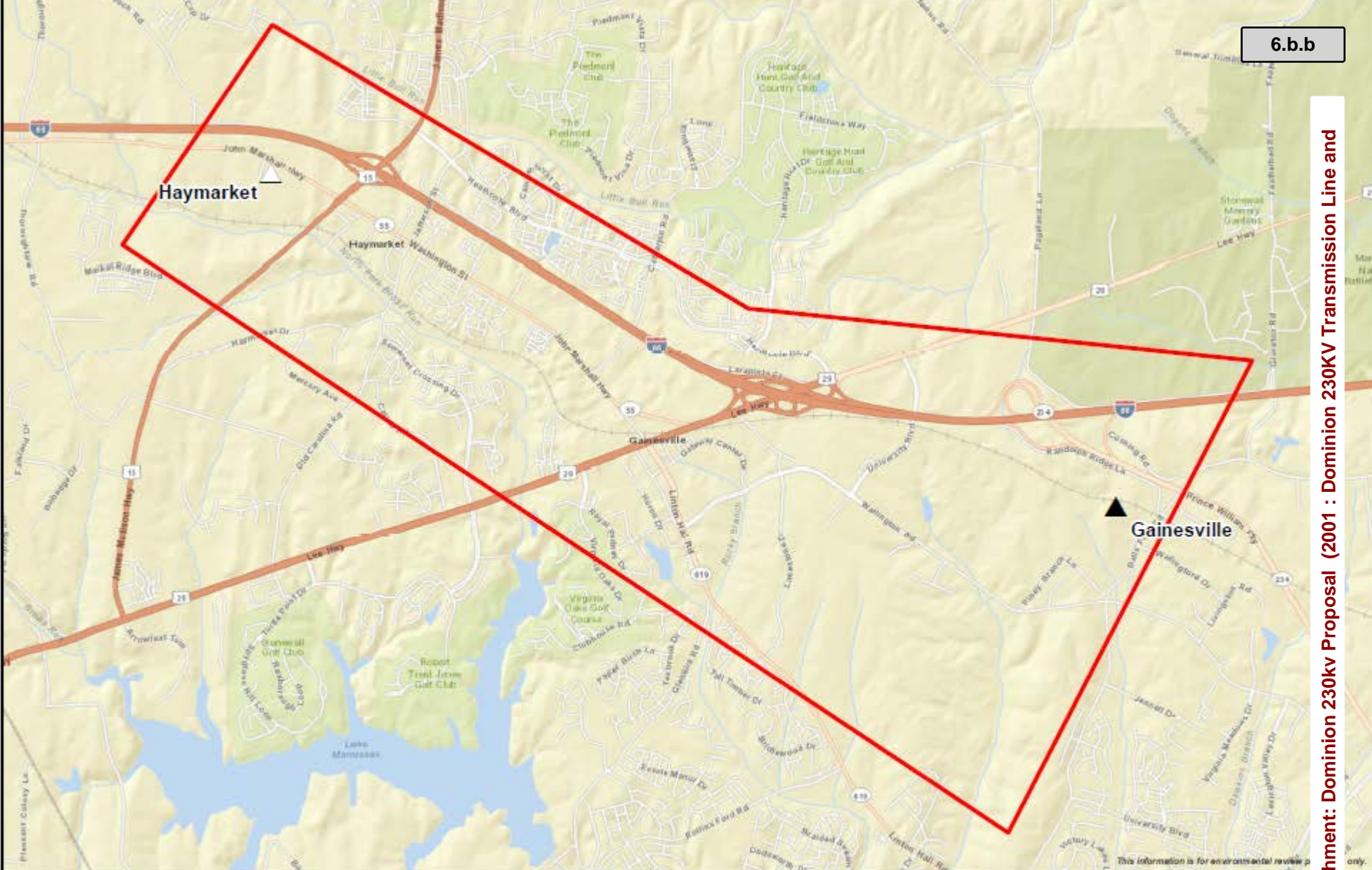
# Doublebuild Rendering in Haymarket





Note: Top Arm will be 8'  
Bottom Arm will be 10'  
Arms spaced 56" apart.  
Poles will need to be 4-5' taller

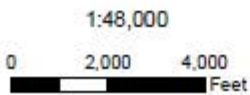


# Doublebuild Rendering in Haymarket





-  Study Area
-  Railroad
-  Proposed Substation
-  Existing Substation



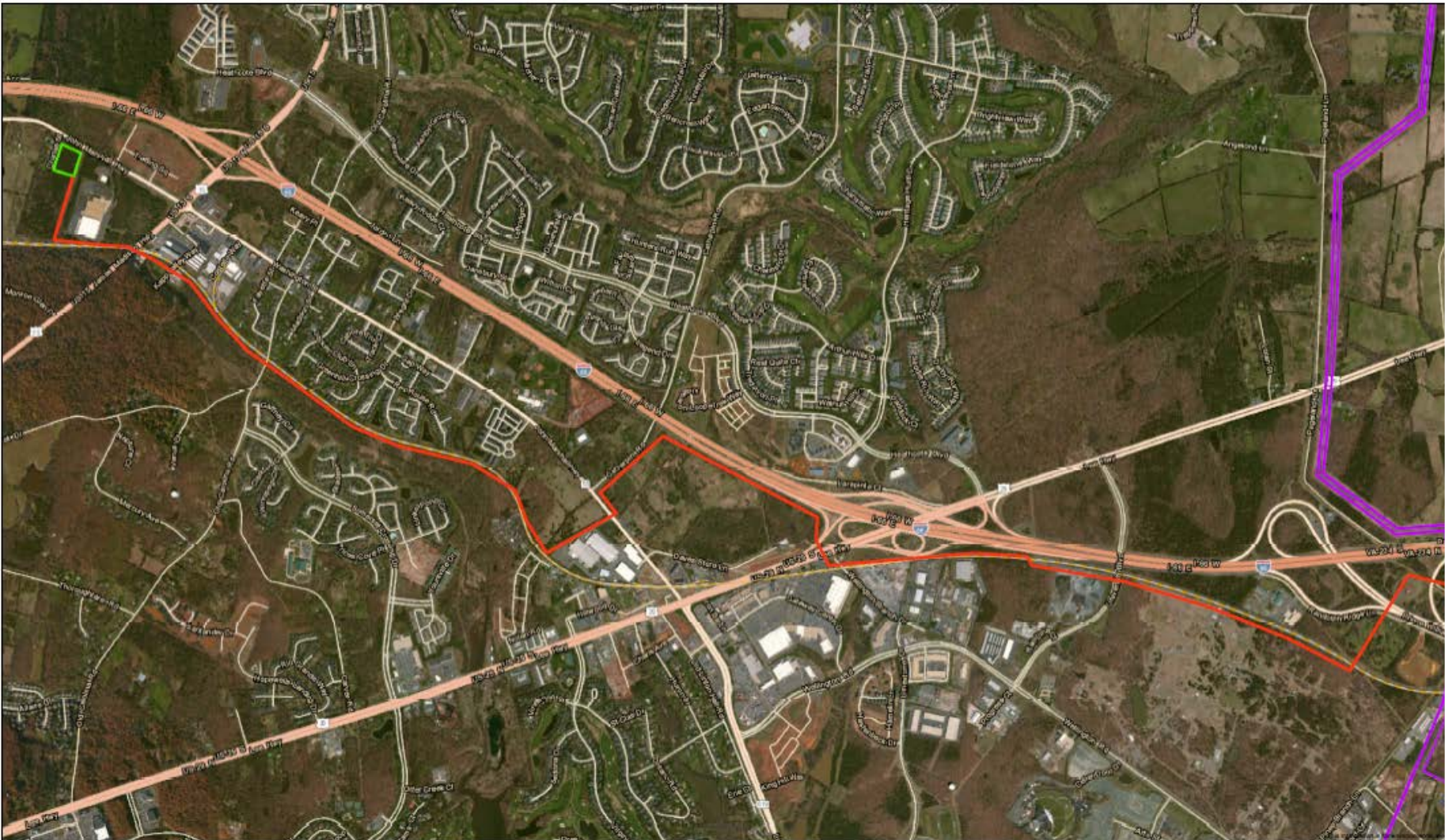
### Gainesville to Haymarket Study Area



**Dominion**  
Packet Pg. 31

Attachment: Dominion 230kv Proposal (2001 : Dominion 230KV Transmission Line and

# Preliminary Route for Community Feedback



Attachment: Dominion 230kV Proposal (2001 : Dominion 230kV Transmission Line and

 Preliminary Proposed Route   
  Proposed Haymarket Substation  
 Existing Dominion Transmission Line   
  Railroad

0 1,600 3,200 Feet  
 1:20,000




Gainesville to Haymarket 230kV  
Line and Substation Project

Packet Pg. 32



# Possible Structure Type



 <b>Dominion</b>	
STRUCTURE TYPE:	Galvanised Steel Pole
APPROX AVERAGE HEIGHT (ft):	110
WIDTH AT CROSSARM (ft):	35
WIDTH AT BASE (ft):	3.3
RIGHT OF WAY WIDTH (ft):	100-120
Photosimulation Provided by	
<b>TRUESCAPE</b>	
CONSULTING & DIGITAL FACILITIES	
<a href="http://www.truescape.com">www.truescape.com</a>	

# Target Schedule

June-July

- Meet with local elected officials, community leaders

June-Oct 2014

- **Community Outreach**
- Open House event – Sept. 10

Fall 2014

- Submit application to SCC

2015

- Distribution work to reinforce and add to existing facilities

2015

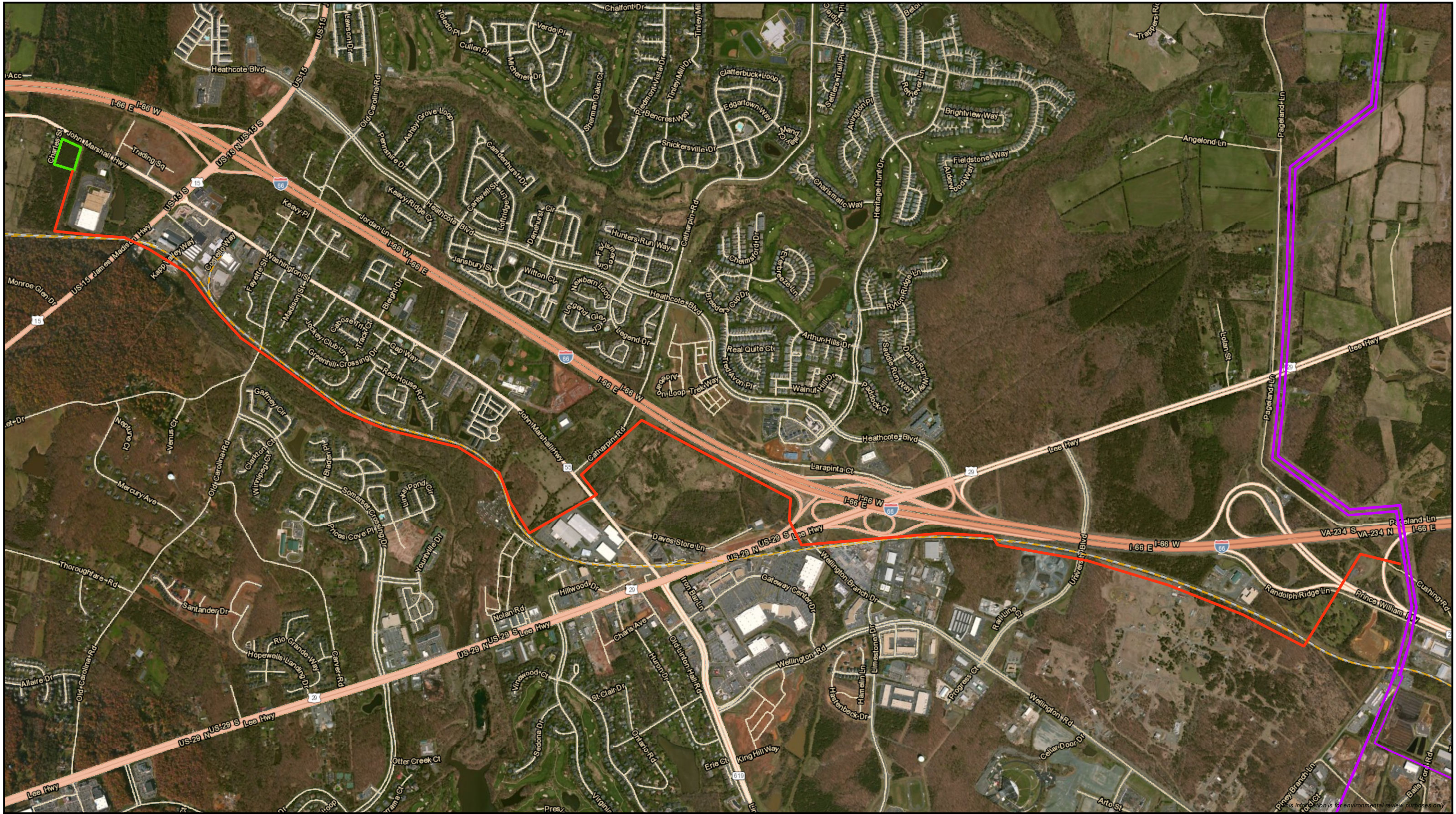
- Substation plans submitted to Prince William County for local approval

Early 2016

- With necessary approvals, begin construction

Spring 2017

- Energize new transmission line and station



 Preliminary Proposed Route
  Proposed Haymarket Substation

 Existing Dominion Transmission Line
  Railroad

1:20,000  
 0 1,600 3,200 Feet



### Gainesville to Haymarket 230kV Line and Substation Project



Attachment: Dominion 230kv Proposal (2001 : Dominion 230KV Transmission Line and Substation)



TO: Town of Haymarket Planning Commission  
SUBJECT: John Marshall Commons  
DATE: 08/11/14

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1 Mile Development. Applicant will present to the Planning Commission tonight.



TO: Town of Haymarket Planning Commission  
SUBJECT: Comprehensive Plan  
DATE: 08/11/14

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The Town Planner will update on the Comprehensive Plan.