



# TOWN OF HAYMARKET PLANNING COMMISSION

## REGULAR MEETING ~ AGENDA ~

Rebecca Bare, Councilwoman  
100  
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite  
Haymarket, VA 20169

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Monday, September 10, 2012

7:00 PM

Council Chambers

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### **1. Call to Order**

### **2. Announcements**

### **3. Citizens Time**

### **4. Minutes Approval**

1. Planning Commission - Regular Meeting - Aug 13, 2012 7:00 PM

### **5. Applicatons**

1. 14950 Washington Street - Cafe Bonjour
2. ARM Security Inc.

### **6. ARB and Council Update**

### **7. Town Planner Report**

### **8. New Business**

### **9. Old Business**

### **10. Discussion Items**

1. Council Initiated ZTA's

### **11. Adjournment**

### **12. Agenda Items**



# TOWN OF HAYMARKET PLANNING COMMISSION

## REGULAR MEETING ~ MINUTES ~

Rebecca Bare, Councilwoman  
100  
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite  
Haymarket, VA 20169

Monday, August 13, 2012

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

called the meeting to order.

### 1. Call to Order

Robert Weir: Present, Councilwoman Rebecca Bare: Present, Ellie Ivancic: Present, Ed Robinson: Absent, Commissioner Ralph Ring: Present.

### 2. Announcements

No announcements

### 3. Citizens Time

No one spoke at Citizens Time

### 4. New Business

#### A. Appoint Chair

Bare moves to appoint Weir as Chair of the Planning Commission. Ring seconds.

Weir abstains.

Ring aye.

Bare aye

Ivancic nay

This motion was not accepted.

|                  |                            |
|------------------|----------------------------|
| <b>RESULT:</b>   | <b>DEFEATED [2 TO 1]</b>   |
| <b>MOVER:</b>    | Rebecca Bare, Councilwoman |
| <b>SECONDER:</b> | Ralph Ring, Commissioner   |
| <b>AYES:</b>     | Rebecca Bare, Ralph Ring   |
| <b>NAYS:</b>     | Ellie Ivancic              |
| <b>ABSTAIN:</b>  | Robert Weir                |
| <b>ABSENT:</b>   | Ed Robinson                |

#### B. Appoint Vice Chair

Ring moves to appoint Rebecca Bare as Vice Chair. Weir seconds.

Weir aye.

Ring aye

Bare abstain

Ivancic Aye

This motion is accepted.

Minutes Acceptance: Minutes of Aug 13, 2012 7:00 PM (Minutes Approval)

**RESULT:** ADOPTED [3 TO 0]  
**MOVER:** Ralph Ring, Commissioner  
**SECONDER:** Robert Weir  
**AYES:** Robert Weir, Ellie Ivancic, Ralph Ring  
**ABSTAIN:** Rebecca Bare  
**ABSENT:** Ed Robinson

## 5. Minutes Approval

1. Planning Commission - Regular Meeting - Jul 9, 2012 7:00 PM  
 Bare motions to approve the minutes of July 9, 2012. Ring Seconds.  
 All Ayes.

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

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

A. 6770 Sycamore Park - Deck

Kennedy Deck approved in accordance with Town Code section 58-15 (b) with no exceptions.

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

B. 14950 Washington Street - Sign

Renee Enterprises Zoning Permit Application for a New tenant/use and a hanging sign.  
 In accordance with Town Code sections 58-177 (9) and 58-343 (b) 3.

Approved with no exceptions.

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

C. 6719 Leaberry Way - ATM

SoNa Bank Secondary entrance sign in accordance with Town Code section 58-344 (b) 8.

This was approved with no exceptions.

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

D. 6719 Leaberry Way - Sign

SoNa Bank Individual letter sign in accordance with Town Code section 58 348.  
 This was approved with no exceptions.

Minutes Acceptance: Minutes of Aug 13, 2012 7:00 PM (Minutes Approval)

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Rebecca Bare, Councilwoman                           |
| <b>SECONDER:</b> | Ellie Ivancic  |
| <b>AYES:</b>     | Robert Weir, Rebecca Bare, Ellie Ivancic, Ralph Ring |
| <b>ABSENT:</b>   | Ed Robinson  |

E. 15240 Washington Street - Sign

The Fauquier Bank Individual Letter sign and secondary entrance sign, in accordance with Town Code sections 58-343 (b) 5 and 58 343 (b) 8.

This was approved with no exceptions.

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Rebecca Bare, Councilwoman                           |
| <b>SECONDER:</b> | Ellie Ivancic  |
| <b>AYES:</b>     | Robert Weir, Rebecca Bare, Ellie Ivancic, Ralph Ring |
| <b>ABSENT:</b>   | Ed Robinson  |

## 7. ARB and Council Update

ARB Ivancic - No meeting in July. Nothing to Report.

Town Council Update - Nothing to report.

## 8. Town Planner Report

The applications that were just looked at tonight will go to Town Council in September. In an effort to move applications further along quickly, such as decks, signs etc, we will ask the Council in September if these items can be done in-house administratively. We have been getting complaints about the length of time applications are taking to get done. They will still go to the ARB if required.

It's going to be a very busy Fall. Bare and Schneider met with Haymarket Self Storage to deal with their unlawful storage of commercial vehicles. We gave a deadline in November to comply. We will continue to monitor this.

Bare and Schneider met with Haymarket Industrial Park last week. Set back from the road. John Lombardoizzi is trying to get signs. Was a sign plan approved but they only chose to implement part of it. There is lots of banners on fences now. Talked options with them.

Sheetz has vetted to rebuild or reconstruct the building. They decided to go with entire reconstruction. Take out storm water pond behind. Move the building back. 3 sided arch. Double pumps. Does meet within our ordinance. Should submit any day now. Would be considered a Site Plan Amendment. The real issue will be signage.

Also was contacted by McDonalds. They are considering refacing the building. And adding a second drive-thru. Now a very large percentage of their business is through the drive-thru. About 75%. It will require interpretation, as it will be stacking of spaces. Maximum is 6 now. There is traffic issues now with the drive-thru getting so full, it backs out onto Washington Street, and causes congestion.

PACE WEST - Schneider has not heard from County. Additional work is needed on the purchasing agreement. Landry staff has reached out to an Engineering firm. We have outlined a process for them. No preliminary plans yet.

Requires rezoning and review of Site Plan.

Haymarket Baptist Church submitted their Final Site Plan. Improvements along 55. Planning Commission will have that plan to review in September or October.

Villages of Haymarket Phase II. A Preliminary plan was approved earlier. They have now submitted a Final plan.

Haymarket Ice Plex. Take a look at the parking area they've completed. The Islands are in. They are holding off on landscaping until Fall. They have a bond for that. They had expansion plans to enclose the front of building. That led to a problem.  
Want to keep bathroom trailers.

Ivancic asks how the Streetscape project is going. Haven't noticed any work. Town Manager explains that utility companies are still doing their part. Relocating gas lines in front of church is just about done. Still a little work for Verizon to do with their utility relocation. Almost complete.  
The power company just finished their work. We are on track for an RFP to go out. There is an advertising date for that which is the end of this month. Our Engineer is working with VDOT. The winner of the RFP could start construction of the sidewalks and widening early as December, weather pending of course.

Ivancic asks about Walmart signage. Have they put it up? It is set back from road. Sign that goes on corner will be wrap around. Also approved. Are 2 pylon signs, that are up.

## 9. Discussion Items

Induction lighting. Nothing to report currently. Keeping it on Agenda.

66 widening. Nothing has changed.

Comp plan amendments. Will pickup again next month again and get going.

- A. Induction Lighting
- B. 66 Widening/Sound Walls
- C. Comprehensive Plan/Amendments/Review

## 10. 1-Mile Developments

Approved for a 3 story office building. Lots behind that submitted plans for a 6 story office building. We submitted comments saying our plan envisions low intensity.  
We agree to disagree with the massing of the size.

2nd round of review in process.

- A. Heathcote Development

## 11. Adjournment

Bare motions to adjourn the Planning Commission Meeting.

Ring seconds.

Ayes: 4

Absent: 1

Meeting adjourned at 7:43pm



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TO: Town of Haymarket Planning Commission

SUBJECT: 14950 Washington Street - Cafe Bonjour

DATE: 09/10/12

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Cafe Bonjour is a bakery cafe, doing items such as sandwiches, muffins, salads, coffee and smoothie's. This is a new tenant at 14950 Washington Street.

**ATTACHMENTS:**

- 14950 Washington Street - Cafe (PDF)





RECEIVED

SEP - 6 2012

TOWN OF HAYMARKE

ZONING PERMIT #: ZP20120906

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

### ZONING PERMIT APPLICATION

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

NAME OF BUSINESS/APPLICANT: Euro Foods Group, LLC

PROPOSED USE: Cafe Bakery Size (Sq. Ft./Length) of Construction: 1330sq ft

SITE ADDRESS: 14950 Washington St Parcel ID #: \_\_\_\_\_

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

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

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

Off-street Parking: Spaces Required: \_\_\_\_\_ Spaces Provided: \_\_\_\_\_

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

Bakery Cafe, Sandwich, Salads, Coffee, Smoothies

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

FEE:  \$25.00 Residential  \$50.00 Commercial

### CERTIFICATE OF APPROPRIATENESS

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

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

#### PERMIT HOLDER INFORMATION

Keith Rinaldi  
Name

10821 Buttercup Pl, Apt 202  
Address

MANASSAS, VA 20109  
City State Zip

703-507-8391 RinKeith@msn.com  
Phone# Email

#### PROPERTY OWNER INFORMATION

Mark [Signature]  
Name

6611 Jefferson St. Suite 100  
Address

Haymarket VA 20169  
City State Zip

301 639 0058  
Phone# Email

Attachment: 14950 Washington Street - Cafe (1147 : 14950 Washington Street - Cafe Bonjour)

**APPLICANT / PROPERTY OWNER SIGNATURE**

**\*\*\*\*\*REQUIRED\*\*\*\*\***

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

[Signature]  
Applicant Signature

[Signature]  
Property Owner Signature

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

ZONING PERMIT #: ZP20120906

Date Filed: 9-6-12 Fee Amount: 50.00 Date Paid: 9-6-12

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

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

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

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

DATE TO PLANNING COMMISSION: \_\_\_\_\_

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

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

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

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

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

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

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

Attachment: 14950 Washington Street - Cafe (1147 : 14950 Washington Street - Cafe Bonjour)

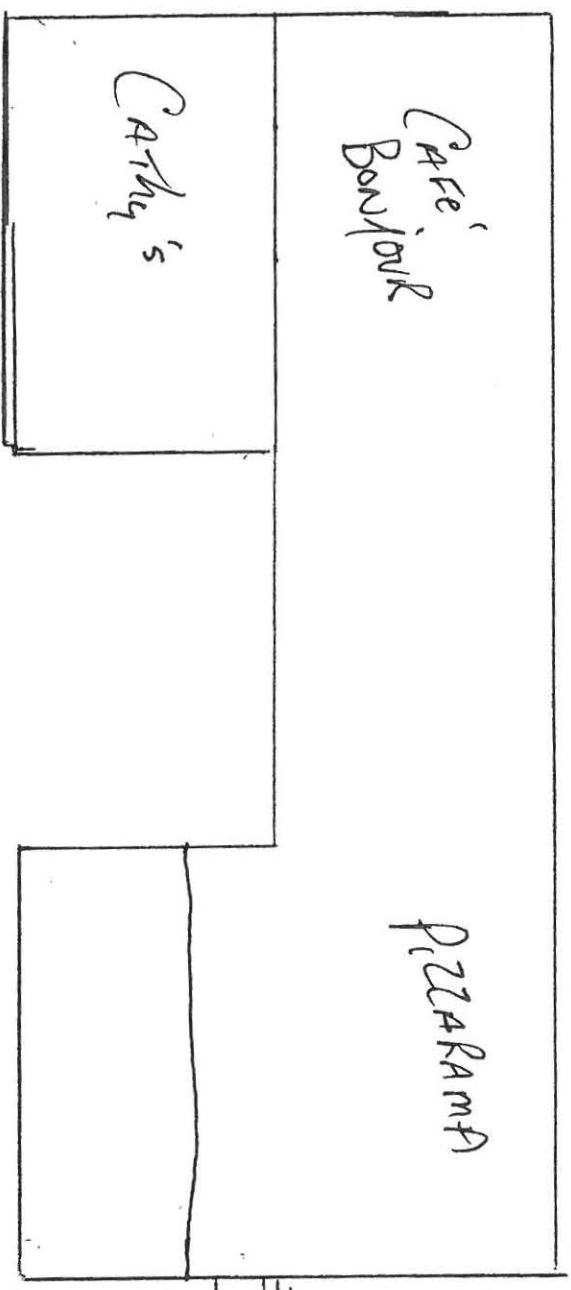


Attachment: 14950 Washington Street - Cafe (1147 : 14950 Washington Street - Cafe Bonjour)

LOCATION OF OFFICE

Parking lot

JEFFERSON ST



WASHINGTON ST  
SIDE WALK

CAFE Bonjour  
 REAL HOUSE ORDINARY  
 14950 WASHINGTON ST  
 HAWAIIAN 1/2 mile



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TO: Town of Haymarket Planning Commission

SUBJECT: ARM Security Inc.

DATE: 09/10/12

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ARM Security, Inc has applied for a Business License to do door-to-door sales for security alarm systems. This is considered an Itinerant Merchant.

**ATTACHMENTS:**

- ARM Security - Business License Application (PDF)



**2012 Business Professional and Occupation License (BPOL) Application and Renewal Form**  
**Renewal Application and payment are due in full on or before April 30, 2012**  
**New businesses beginning on or after January 1, 2012 have 30 days to make application and remit payment**

**All Applicants Complete This Section**

Legal Name of Business ARM Security, Inc.

Trade Name N/A

Sole Proprietor    Partnership    Corporation    LLC  
 Other  
(specify) \_\_\_\_\_

Tax Contact Name Company Licensing Department

Tax Contact Phone 877-479-1670

Business Mailing Address 491 S 1325 W, #3-4  
Orem, UT 84058

Haymarket physical address No physical location within city

(If different from above)  
Email Address compliance@armsecurity.com

Business Phone 877-479-1670

Date Business Began 09/01/2012

Date Business Ended (if final return) N/A

Description of Business Direct dealer company for Vivint, Inc.  
home automation systems. Door to door sales.

All new license applications for in-town businesses must provide a copy of your Certificate of Occupancy or in the case of an in-home business, a copy of your approved Special Use Permit Application.

Brief Description of Business Direct dealer company for Vivint, Inc.  
home automation systems. Door to door sales.

**To Be Completed by Contractors**

To be issued a license for a contractor/home improvement business, you must provide the Registration Number for a valid Class A, B, or C Contractor's License issued in your business name by the Virginia Board for Contractors.

VA Contractors Reg. No. \_\_\_\_\_  
 Class 'A'    Class 'B'    Class 'C'

All Contractors must also complete a Contractor's Certification of Insuring Liability for Worker's Compensation in Virginia Form. Virginia Code 58.1-371 B4(1) prohibits a municipality from issuing or reissuing a business license to a contractor who has not obtained or is not maintaining worker's compensation coverage for his employees, if such coverage is required.

Complete if applicant is a Virginia Contractor located outside of the Town of Haymarket:

Name of Virginia Jurisdiction where principal office is located: \_\_\_\_\_

Does locality impose a local business license tax? \_\_\_\_\_

If so, please provide current license # \_\_\_\_\_

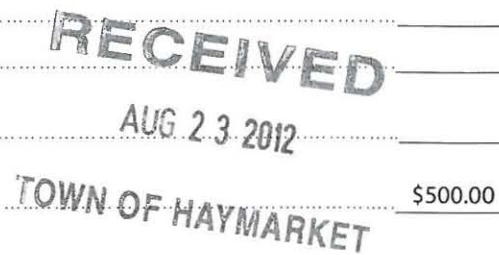
Office Use:  
**PAID**  
**AUG 23 2012**  
**Town of Haymarket**

Account No. \_\_\_\_\_  
Date Filed \_\_\_\_\_  
Code Section \_\_\_\_\_  
PC Approval \_\_\_\_\_  
TC Approval \_\_\_\_\_

Attachment: ARM Security - Business License Application (1145 : ARM Security Inc.)

**CALCULATE LICENSE TAX AMOUNT DUE – YOU MUST COMPLETE REVERSE BEFORE COMPLETING THIS SECTION**

1. Enter taxable gross receipts from reverse side Table B, line 6.....
  2. Enter tax rate from reverse side Table C, Tax Rate Schedule.....
  3. LICENSE TAX DUE  
Divide line 1 above by \$100, and then multiply by the tax rate entered on line 2 above .....
  4. Flat Rate License Tax Due.  
Enter flat rate from reverse side Table C, Tax Rate Schedule .....
  5. TOTAL LICENSE TAX DUE.  
Payment is due in full on or before April 30, 2012, or within 30 days of beginning business in the Town of Haymarket .....
- Add a 10% late payment penalty and 10% interest (per annum) if paying after April 30, 2012, or if a new business paying more than 30 days of beginning business in the Town of Haymarket .....
- TOTAL..... \$500.00**



**Make check payable to: TOWN OF HAYMARKET, PO BOX 1230, HAYMARKET, VA 20168**



**TABLE A – ALLOWABLE ADJUSTMENTS**

1. Gasoline/Diesel fuel Suppliers/Wholesalers enter 2011 State/Federal excise fuel tax collected.....
2. Contractors located in The Town of Haymarket may subtract 2011 gross receipts from work done in Other Virginia jurisdictions that impose a similar business license tax, but only if the amount Subtracted is reported to the other Virginia jurisdictions. YOU MUST PROVIDE A COPY OF YOUR COMPLETED BUSINESS LICENSE APPLICATION FROM THESE JURISDICTIONS OR THE ADJUSTMENT WILL BE DISALLOWED (Virginia Code 58.1715).....
3. Add lines 1 and 2. This is your total allowable adjustments.....

**TABLE B – TAXABLE GROSS RECEIPTS**

1. Enter total 2011 gross receipts, or if for a new business (business that started on or after January 1, 2012, provide an estimate of your 2012 gross receipts). Wholesale merchants report total gross purchases, Rather than gross receipts.....
  2. Enter allowable adjustments, if any, from Table A, line 3 above.....
  3. Subtract line 2 from line 1. This is your **adjusted gross receipts**.....
- Complete Lines 4 & 5 only if business began on or after January 1, 2011 and prior to January 1, 2012*
4. Enter gross receipts estimate for 2011 from 2011 license application.....
  5. Subtract line 4 from line 3. If the result is less than \$0, enter the negative amount.....
  6. Add line 3 and the amount on line 5, if any. If the result is less than \$0, enter \$0. This is your **taxable gross receipts**. Enter the value here and on line 1 on the reverse side.....

**TABLE C – TAX RATE SCHEDULE**

**PART A: TAX RATES SCHEDULE FOR LICENSE TAX BASED ON GROSS RECEIPTS**

| Business Classification  | Tax Rate Per \$100/Gross Receipt |
|--|----------------------------------|
| Contractor based in the Town of Haymarket (CN)   | \$0.15                           |
| Contractor located in another VA jurisdiction which imposes a BPOL or similar tax (CT) | \$0.15                           |
| Wholesale Merchant (WS)  | \$0.05/purchases                 |
| Retail Merchant (RM)   | \$0.10                           |
| Financial Services (FS)  | \$0.30                           |
| Real Estate Services (RE)  | \$0.30                           |
| Professional Services (PF)   | \$0.30                           |
| Repair Services (RS)   | \$0.10                           |
| Personal Services (PS)   | \$0.10                           |
| Business Services (BN)   | \$0.10                           |
| Restaurants (RT)   | \$0.10                           |
| Public Service Corporations  | \$0.10                           |
| Manufacturer (MN)  | EXEMPT                           |

**PART B: TAX RATE SCHEDULE FOR FLAT FEE LICENSES**

| Business Classification        | Flat Rate Fee (1 year) |
|--------------------------------|------------------------|
| Carnival/Circus/Fortune Teller | \$1,000 per occurrence |
| Itinerant Merchant/Peddler     | \$500/1 year           |

No business license will be issued until all delinquent business license and tangible personal property taxes owed by the applicant to the Town of Haymarket have been paid (VA Code 58.1-3700)

**DECLARATION**

It is a misdemeanor for any person to willfully subscribe an application that he does not believe to be true and correct as to every material matter. Businesses are subject to audit by the Town of Haymarket pursuant to VA Code 58.1-3109. I declare that the statements and figures herein given are true, full and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE



DATE 08/21/2012

Attachment: ARM Security - Business License Application (1145 : ARM Security Inc.)



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TO: Town of Haymarket Planning Commission  
SUBJECT: Council Initiated ZTA's  
DATE: 09/10/12

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Discussion on all the ZTA's forwarded by Town Council.