



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ AGENDA ~

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

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, September 14, 2015

7:00 PM

Council Chambers

1. Call to Order

2. Minutes Approval

- a. Planning Commission - Regular Meeting - Aug 10, 2015 7:00 PM

3. Citizens Time

4. Public Hearings

- a. Special Use Permit Application - In-Home Business
- b. Robinson's Paradise Rezoning/SUP

5. Announcements

6. ARB & Town Council Update

7. New Business

8. Old Business

- a. Special Use Permit - In-Home Business
- b. Robinson's Paradise Rezoning/SUP
- c. Review of PC by Laws
- d. Sign Ordinance - Consultant Presentation
- e. Comprehensive Plan
- f. Amendment to the Planned Land Use Map

9. Town Planner Update/1 Mile Notice

- a. 1 Mile Notice - Midwood Rezoning

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, August 10, 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 7:00 PM

Chair Robert B. Weir called the meeting to order.

1. Call to Order

Chair Robert B. Weir: 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 - Jul 16, 2015 7:00 PM
- Move to adopt the minutes of the July 16, 2015 regular meeting of the Haymarket Planning Commission

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

3. Citizens Time

- *No citizens addressed the Planning Commission this evening*

4. Public Hearings

- a. Fiscal Impact of Development Analysis
- Chair Weirs call for all those for or against to speak.
- No one spoke.

5. Announcements

Chairman Weir

He attended the Prince William Board of County Supervisors meeting last week specifically to hear about the 230 kV Transmission Line Resolution. The resolution was adopted and they opposed any route except for except the hybrid route along I-66. They added some language to protect rate payers from special assessments to pay for the hybrid route. They also immediately initiated a Zoning Text Amendment to restrict data center. Weir will forward that information as it comes in, as of yet there is none.

Weir acknowledges that Robinson's Paradise is not on the PC agenda this evening because of some errors in advertising, however, on August 4th, the Fire Marshal's office noted some concerns about the 30' radius reflected on the plans. The pipe stem driveway is a bigger concern to them.

James Carroll

Asks if there is a time frame for Dominion to submit to the State Corporation Commission. Weir responds that there is no commitment. It is anticipated that the submission would take place at the end of August/beginning of September. Maureen Carroll asks for a little bit more information concerning PWC's attempt to restrict data centers in the future. Weir responds that PWC's zoning codes currently define substations as a public use, therefore, they are allowed anywhere in the County in all zoning districts. No other surrounding jurisdictions have that liberal of a use for substations. Data centers are allowed in 15-16 of the 17 commercial districts in PWC, so they are working on text amendments to be more restrictive of both substations & data centers. The proposed Haymarket data center is more than likely already vested.

Minutes Acceptance: Minutes of Aug 10, 2015 7:00 PM (Minutes Approval)

6. ARB & Town Council Update

Councilman Caudle - Town Council update

- The Town Council passed a resolution on July 14th supporting the I-66 Hybrid Route for the 230 kV Transmission Line Were phone calls. 5 routes, unable to find out which was the preferred route.
- The Town Council authorized expenditures for landscaping work to be done on Harrover Property. A lot of debris was cleared away. Councilman Caudle asks for a status update on the drawings for Harrover so that this project can keep moving? Both the ARB & PC positions on the Harrover property will be presented to the Town Council at their August work session.

ARB Update

- No updates provided this evening

7. New Business

a. In-Home Business Special Use Permit Application

Direct the Clerk to advertise a public hearing for a special use permit application for Crave Sweets for 14932 Southern Crossing for the September 14 regular meeting.

8. Old Business

a. Election of Chair

Chairman Weir's position is that because the PC did not act on appointing a chair at the July meeting, he would remain Chair for the next year. His position is that tonight PC needs to appoint a Vice Chair and the ARB Liaison.

Commissioner Leake asks why this matter just wouldn't carry over as unfinished business from July. Chairman Weir's position is that if it didn't happen in July it cannot be taken up again until July 2016. Leake reminds that there was a motion to table the matter to August. Caudle asks where does it infer that "shall" means it can't happen at the next meeting? Caudle suggests that the matter be presented to the Town Attorney for clarification. Leake asks then how can we elect a Vice Chair and ARB Liaison. Those vacancies were created by Mr. Ring's departure from the boards.

b. Election of Vice Chair

Move to nominate James Carroll to serve as Vice Chair.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Josh Mattox
SECONDER:	Maureen Carroll
AYES:	Weir, Caudle, Mattox, Carroll, Carroll, Leake

c. Appointment of ARB Liaison

Chairman Weir calls for nominations for the ARB Liaison.

Move to nominate Connor Leake to serve as ARB Liaison.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Josh Mattox
SECONDER:	Connor Leake, Commissioner
AYES:	Weir, Caudle, Mattox, Carroll, Carroll, Leake

d. Review of PC by Laws

Move to adopt the Planning Commission by-laws as presented this evening with the two noted amendments. (A) Section 1-1 Capitalize P & C for Planning Commission and (B) Article 3 Section 1 The Commission may consist of seven (7) members...

Minutes Acceptance: Minutes of Aug 10, 2015 7:00 PM (Minutes Approval)

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

e. Fiscal Impact of Development Analysis

This document would be presented to developers who have applied for rezoning for greater density residential units that allowed by right. Commission Maureen Carroll suggests that the font and justification be consistent throughout the document. Page 25 she suggests we add the wording "most currently available" to the section referencing US Census data. In addition, Mattox suggests that they define the U.S. Census Bureaus as a complete title instead of U.S. Census.

Weir had a lengthy discussion with the Town's attorney's. It was drastically amended by towns legal staff. Has a concern that Haymarket could be used a test case to test validity of that decision on the Commonwealth. Town couldn't absorb that type of litigation cost if we're made a test case. Weir would prefer the consultant's version and cannot support this amended version.

Move to forward the Fiscal Year 2016 Fiscal Impact of Development Analysis, as amended to the Town Council with a recommendation of adoption

RESULT:	ADOPTED [5 TO 0]
MOVER:	James Carroll
SECONDER:	Josh Mattox
AYES:	Caudle, Mattox, Carroll, Carroll, Leake
ABSTAIN:	Robert B. Weir

f. Sign Ordinance for Process/Discussion

The revised ordinance is in draft format and will be presented at the September 14th meeting. The consultants that were hired to review and amend the Town's Sign Ordinance is comfortable with the language and its relationship to the recent Supreme Court Decision. Weir would like the proposed ordinance amendments reviewed by the Town Attorney before we hold a public hearing. The Town Planner would like to present this as a draft to see if they are on the right track, then we would submit to the Town Attorney.

Schedule presentation for 9/14. Attendees should include legal counsel and planning consultant.

g. Comprehensive Plan

The Town Planner will come back in September with the current revisions and email the text prior to the meeting. Will bring remaining info on the Council initiation of the Land Use Map Amendment. Chairman Weir suggests that the commissioners go back and review the minutes from 2008-2009 when the current plan was adopted.

h. Amendment to the Planned Land Use Map

9. Town Planner Update

a. Developments in Town

- Sheetz will come before the Planning Commission in September or October.
- Chick-Fil-a came back in. Will probably come before the Commission early this Fall.
- Rezoning for the Fairgrounds have jump started again. Possibly early next year.
- Did meet with the owner of five lots between the Animal Hospital and Hunting Path Road. Wanting to do a Commercial/Residential on the backside of it. They intend to move forward quickly.

b. 1 Mile Notice - John Marshall Commons

An email from a Mr. Wilbourne was addressed to the Mayor. Chairman Weir drafted a response

Minutes Acceptance: Minutes of Aug 10, 2015 7:00 PM (Minutes Approval)

and distributed to the Commissioners. Instructs the Clerk to put on Letterhead for his signature.

c. 1 Mile Notice - Haymarket Crossing

This is to decrease units from 316 to 216. Change ranges of types of Multi Family units. The Commission really has no concerns over this project. No objections or comments.

10. Adjournment

Mattox motions to adjourn, no second. The Town Attorney addresses the Commission about the matter of appointing a chair this evening:

The by-laws require the election of a Chair in July of each year and at the July 2015 meeting, they were unable to reach a majority vote. If this mandatory duty cannot be met, that duty continues until such time the duty is discharged. The Planning Commission to elect a Chair is appropriate to be on this evening's agenda, and that the Commission needs to open the floor for nomination tonight and reach a majority. Chairman Weir responds that this is not his interpretation of Roberts Rules of Order and that he has made a procedural determination that the matter of nominations for Chair is not appropriate outside the July meeting. Mr. Crim states that If the chair refuses to acknowledge, any member of body may make a nomination. If the Chair further refuses to hold a vote, that person that made the nomination can call for a vote.

a. Nominate Matt Caudle to Chair the Planning Commission

Since the Chairman does not call for a vote, Commissioner Leake calls for the vote

Discussion: Chairman Weir believes the nomination did not receive a majority vote. He assesses that 3 is not a majority of 6. Mr. Crim disagrees and informs the PC that it is a majority of members present and voting and that abstentions are not considered votes. Mr. Mattox asks why we would elect a chair that has missed more than 4 meetings in a 12 month period. Mr. Weir makes it clear that he will not press the issue. Mr. Mattox elaborates on Mr. Caudle's absences and that he didn't call and inform that he would be absent. Mattox feels his attendance record will slow down the Planning Commission. Mr. Caudle is not concerned how Mr. Mattox feels about his attendance. Mr. Caudle reads the July minutes where the matter of chair would be taken up at the August meeting. Mrs. Carroll is not aware of a procedure for notifying for absences. Mr. Mattox wants to move through meetings. Weir did reschedule the meeting quickly so that matters of the Town got done in a timely fashion. Weir reads aloud Article 4, Section 4.2 of the PC by-lawsA candidate receiving a majority vote of the entire membership shall be declared elected. He reminds that 3 is not a majority of 6.

RESULT: ADOPTED [3 TO 1]
MOVER: Connor Leake, Commissioner
SECONDER: Maureen Carroll
AYES: James Carroll, Maureen Carroll, Connor Leake
NAYS: Josh Mattox
ABSTAIN: Robert B. Weir, Matt Caudle

b. Motion to Adjourn

RESULT: ADOPTED [UNANIMOUS]
MOVER: Matt Caudle, Council Liaison
SECONDER: Maureen Carroll
AYES: Weir, Caudle, Mattox, Carroll, Carroll, Leake

Submitted:

Approved:

Minutes Acceptance: Minutes of Aug 10, 2015 7:00 PM (Minutes Approval)

Sherrie Wilson, Deputy Clerk/Treasurer

Matt Caudle, Chairman

Minutes Acceptance: Minutes of Aug 10, 2015 7:00 PM (Minutes Approval)



TO: Town of Haymarket Planning Commission
SUBJECT: Special Use Permit - In-Home Business
DATE: 09/14/15

This business is located at 14932 Southern Crossing Street. The Commission had a few questions about the frequency and times of deliveries, employees, and parking issues, as this is a shared driveway. The applicant will be present at the September 14th meeting to answer these questions.

ATTACHMENTS:

- In Home Business 14932 Southern Crossing Street (PDF)
- PH Advertisement 09-14-2015 (PDF)



RECEIVED

JUN 11 2015

SUP# 201502611

8.a.a

SPECIAL USE PERMIT APPLICATION

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

NAME OF BUSINESS/APPLICANT: Crave Sweets / Adrinna Harley

SITE ADDRESS: 14932 Southern Crossing St., Haymarket, VA 20169

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1 SITE PLAN PROPOSED: Yes No

PROPOSED USE(S): Home-based baking business CODE SECTION(S) #: _____

BRIEF DESCRIPTION OF ACTIVITY: In the space below or in an attached narrative, please describe in detail the proposed activity including size and type of proposed/existing structures, hours of operation, type of clientele, number of vehicles anticipated to visit the site during an average workday and any other changes that will affect the nature or appearance of the structure(s) or site.

See Attached page

Supporting Documentation (attached): Narrative (addressing criteria of Section 58-9(d)) Plan/Plat

ADDITIONAL INFORMATION FOR HOME OCCUPATIONS (SUBJECT TO SECTION 58-16):

TYPE OF STRUCTURE: SFD TH TOTAL FLOOR AREA OF MAIN STRUCTURE: 3,419 (sq. ft.)

FLOOR AREA DEVOTED TO HOME OCCUPATION: 143 (sq. ft.)

NUMBER / TYPE OF VEHICLES: 3 / 2 cars & 1 SUV

NUMBER / TYPE OF EQUIPMENT AND METHOD OF STORAGE (i.e. garage, accessory storage, etc.):

Kitchen baking tools stored in kitchen

OFF-STREET PARKING SPACES PROVIDED: 1 NO. OF EMPLOYEES WORKING FROM SITE: 0

FEE: \$500 Residential \$200 Residential In-Home Business
 \$350 Commercial (no land disturbance) \$1,500 Commercial (land disturbance)

PAID JUN 11 #2061

APPLICANT/PERMIT HOLDER INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>Adrinna Renee Harley</u>	Name: <u>same as "applicant"</u>
Address: <u>14932 Southern Crossing St.</u>	Address: _____
City: <u>Haymarket</u> State: <u>VA</u> Zip: <u>20169</u>	City: _____ State: _____ Zip: _____
Phone#(s): <u>c. 703-328-2183 / h. 703-743-5907</u>	Phone#(s): _____
Email Address: <u>adrinna.harley@gmail.com</u>	Email Address: _____

Attachment: In Home Business 14932 Southern Crossing Street (2544 : Special Use Permit - In-Home Business)



TOWN OF HAYMARKET
SPECIAL USE PERMIT APPLICATION

SUP# 20150611

APPLICANT / PROPERTY OWNER CONSENT

*****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 or attached hereto is correct and a true representation of the activity and method of operation described. Construction of any improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket, any additional restrictions and/or conditions prescribed by the Planning Commission or the Town Council, and all other applicable laws.

[Signature]
Applicant Signature

[Signature]
Property Owner Signature

June 11, 2015
Date

June 11, 2015
Date

OFFICE USE ONLY

DATE FILED: 6-11-2015 FEE AMOUNT: 200- DATE PAID: 6-11-2015

DATE TO ZONING ADMINISTRATOR: _____ STAFF REVIEW COMPLETE: _____

APPLICABLE ZONING ORDINANCE SECTION(S) / RECOMMENDED CONDITIONS:

ZONING ADMINISTRATOR _____ DATE _____

DATE TO PLANNING COMMISSION: 8-10-2015 PUBLIC HEARING DATE: _____

- RECOMMEND APPROVAL
- RECOMMEND DENIAL
- NO RECOMMENDATION

RECOMMENDED CONDITIONS:

CHAIRMAN _____ DATE _____

DATE TO TOWN COUNCIL: _____ PUBLIC HEARING DATE: _____

- APPROVED
- DENIED

CONDITIONS:

Attachment: In Home Business 14932 Southern Crossing Street (2544 : Special Use Permit - In-Home Business)

Special Use Permit Application Supporting Documentation

Name of Business: Crave Sweets

Applicant/Permit Holder: Adrinna Harley

This will be a home-based baking business creating custom, decorated cookies and cakes. The proposed hours for creating the baked goods will be: Monday through Friday, 9am until 5:30 pm and Saturday, 9am – 12pm. Goods may be delivered by me or picked up by customers, with an estimate of 3 customers picking up their orders per week. The client base will be families ordering cookies or cakes for their celebrations. There will be no changes to the house's structure.



Prince William County, VA Pgs:1
2/11/2015 1:31:42 PM
Michèle B. McOuige, Clerk

CERTIFICATE OF ASSUMED OR FICTITIOUS NAME
Commonwealth of Virginia

This is to certify that the below named person, partnership, limited liability company or corporation intends to conduct or transact business under an assumed or fictitious name in the County of Prince William.

1. The ASSUMED OR FICTITIOUS NAME of business:

NAME: **CRAVE SWEETS**

2. The above business is owned by the following entity type:

- SOLE PROPRIETORSHIP (Complete A below) PARTNERSHIP (Complete B below)
- LIMITED LIABILITY COMPANY (Complete C below) CORPORATION (Complete C below)

A. NAME OF OWNER: **ADRINNA RENEE HARLEY**

RESIDENCE ADDRESS: **14932 SOUTHERN CROSSING ST., HAYMARKET, VA 20169**

POST OFFICE ADDRESS:

B. NAME OF PARTNERSHIP:

OFFICE ADDRESS:

POST OFFICE ADDRESS:

- (1) Is this a domestic general partnership? NO YES. If YES, complete the Statement of Partners.
- (2) Is this a foreign general partnership? NO YES. If YES, complete the Statement of Partners.
- (3) Is this a domestic limited partnership? NO YES. If YES, a certified copy of this certificate must be filed with the State Corporation Commission. § 59.1-70.
- (4) Is this a foreign limited partnership? NO YES. If YES, indicate the date of the certificate of registration to transact business in the Commonwealth of Virginia issued by the State Corporation Commission:

C. NAME OF CORPORATION LIMITED LIABILITY COMPANY:

N/A
OFFICE ADDRESS:

POST OFFICE ADDRESS:

- (1) A corporation or limited liability company must file a certified copy of this certificate with the State Corporation Commission. § 59.1-70.
- (2) Is this a foreign corporation or a foreign limited liability company? NO YES. If YES, indicate the date of the certificate of authority/registration to transact business in the Commonwealth of Virginia issued by the State Corporation Commission:

ACKNOWLEDGEMENT

I certify that the foregoing is true and correct to the best of my knowledge and belief.

Sole Proprietorship

ADRINNA RENEE HARLEY

NAME OF OWNER

Adrinna R. Harley
SIGNATURE OF OWNER

Partnership

NAME OF GENERAL PARTNER

SIGNATURE OF GENERAL PARTNER

Corporation

NAME OF PRESIDENT

SIGNATURE OF PRESIDENT

Limited Liability Company

NAME OF MEMBER/MANAGER

SIGNATURE OF MEMBER/MANAGER

[] City [x] County of Prince William State of Virginia

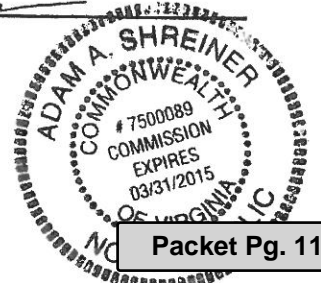
Subscribed and acknowledged before me by ADRINNA RENEE HARLEY, this 9 day of February, 2015

My commission expires March 31, 2015

Adam A. Shreiner
[] CLERK/DEPUTY CLERK [x] NOTARY PUBLIC

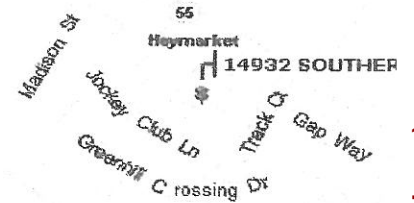
Registration # 7500089

A COPY TESTE
PRINCE WILLIAM COUNTY
CIRCUIT COURT
BY: *Adam A. Shreiner*
Deputy Clerk



Attachment: In Home Business 14932 Southern Crossing Street (2544 : Special Use Permit - In-Home Business)

Status: ACTIVE
List Price: ██████████
Ownership: Fee Simple - Sale
BR/FB/HB: 4/2/1
Lot AC/SF: 0.10 / 4,190.00
Lvls/Fpls: 3 / 1
Tot Fin SF: 3419
Year Built: 2005
Total Tax: \$4,865
Tax Yr: 2008
Ground Rent:
Style: Colonial
Type: Detached



©2009 Microsoft Corp. ©2008 NAVTEQ, and/or Tele Atlas, Inc.

Legal Sub: Haymarket Station
Adv. Sub: Haymarket Station
Model: BROWNING

HOA Fee: \$75.00/ Monthly

C/C Fee: /

Other Fee: /

C/C Proj Name:

Tax Map:

Liber:

Folio:

Parcel:

Block/Square:

Lot: 38

Map Coord: 3J11

Area:

	Total	Main	Upr1	Upr2	Lwr1	Lwr2	Schools:
BR:	4	0	4	0	0	0	ES: TYLER
FB:	2	2	0	0	0	0	MS: BULL RUN
HB:	1	1	0	0	0	0	HS: BATTLEFIELD

Master Bdrm:	16	x	20	Upper 1	Fifth Bdrm:		Rec Rm:	35	x	15	Lower 1			
Master Bdrm 2:					Living Rm:	12	x	12	Main	Den:	12	x	12	Main
First- Bdrm:					Dining Rm:	11	x	7	Main	Library:				
Second Bdrm:	12	x	9	Upper 1	Kitchen:	13	x	11	Main	Sitting:				
Third Bdrm:	10	x	10	Upper 1	Brkfast Rm:	12	x	6	Main	Othr Rm 1:				
Fourth Bdrm:	11	x	11	Upper 1	Family Rm:	15	x	18	Main	Othr Rm 2:				

Othr Rm 3:

Foyer :

Main

Garage:

Main

Carpport:

Unfinished:

Exterior: Fenced-Fully, Fenced-Rear, Patio

Exterior Const: Vinyl Siding

Other Structures: Above Grade, Below Grade

Lot Desc:

Basement: Yes, Fully Finished, Rear Entrance, Walkout Stairs

Parking: Drvwy/Off Str, Garage

Heating System: Forced Air

Water: Public

Cooling System: Ceiling Fan(s), Central A/C

Sewer/Septic: Public Sewer

Appliances: Cooktop, Cooktop-Down Draft, Dishwasher, Disposal, Exhaust

Fan, Ice maker, Microwave, Oven-Wall, Oven/Range-Gas, Refrigerator

Amenities: Auto Gar Dr Opn, Crown Molding, FP Glass Doors, Granite Counters, MBA/Sep Shwr, MBA/Sep Tub, MBR-BA Full, Master Walk-in Closet, Shades/Blinds, Sump Pump, Tub-2 + person, Tub-Soaking, Wood Floors

HOA/C/C Fee Includes: Lawn Maintenance, Management, Snow Removal, Trash Removal

HOA/C/C Amenities: Common Grounds

List Date: 31-Mar-2009

Update Date: 26-Apr-2009

DOM-MLS: 42

DOM-Prop: 42

Remarks: Agents: Relo sale. Not a foreclosure or short sale. Seller bringing cash to settlement. Expect counter offer to any offer below list price. Sellers need settlement on or AFTER June 26. Write offers w/ Prudential Relocation as seller. **Very sick cat in MBR. Do not startle or pet.*** Friendly dogs caged in basement. Please leave card.

Directions: From Route 29 in Gainesville; follow Route 55 (John Marshall Hwy) to Haymarket; Left on Coach; Right on Caboose; Left on Southern Crossing--house on left.

Show Instructions: Call 1st-Owner, Call 1st-Pet, Lockbox-Frnt Dr, Lockbox-Sentrilock, Sign on Property, All Days, 10 AM - 7 PM

Listing Co: LONG & FOSTER REAL ESTATE, INC., LNG222

Listing Agent: CHRIS ANN CLELAND

Office: (571) 261-1400

Owners: Collins

Show Contacts: Sherry Collins, Jason Collins

Sub Comp: 0

Buy Comp: 3

Add'l:

Dual: N

Phone: (571) 261-1400

Home: (703) 402-0037

Pager:

Fax: (571) 261-1511

Fax: (703) 392-1359

Cell: (703) 402-0037

Home:

Home: (703) 753-4867

DesR: Y

VarC: N





Fairfax County Times • Loudoun Times-Mirror
 Fauquier Times-Democrat & Fauquier Times-Democrat Weekend
 Gainesville Times • Culpeper Times • Rappahannock News

I authorize this advertisement to appear in the products on the scheduled dates listed herein. X _____ Date _____

TOWN OF HAYMARKET 15000 WASHINGTON ST STE 100 HAYMARKET VA 20169 (703)753-2600 jpreli@townofhaymarket.org		Account: 309099 Ad Number: 0 Source: EMAIL Size: 3 X 2.5 Sales Rep: JCLG Words: 119 Lines: 51
Cost of Ad	Payments	Total Due
130.00	0.00	130.00
Class: LGS LEGALS		SubClass: 492 PUBLIC NOTICES
Description: SUP 2015-002		
GVTC and PWTC Class	Aug 26	
	Sep 2	
Web Ads Class	Aug 26	
	Sep 2	
Market Place Classified	Aug 26	
	Sep 2	

AD MAKEUP NOTES



NOTICE OF PUBLIC HEARING

KINDLY TAKE NOTICE, that the Planning Commission of the Town of Haymarket will hold a joint public hearing on Monday, September 14, 2015 beginning at 7:00 pm at the Town Hall, 15000 Washington Street, #100, Haymarket, Virginia 20169 regarding a special use permit application, #SUP 2015-002. The application is for an in-home business to be located at 14932 Southern Crossing Street, Haymarket, VA 20169

The hearing is being held in a public facility believed to be accessible to persons with disabilities. Any person with questions on the accessibility to the facility should contact the Town Clerk at the above address or by telephone at (703) 753-2600.

**TOWN COUNCIL & PLANNING COMMISSION,
 TOWN OF HAYMARKET, VIRGINIA**

Attachment: PH Advertisement 09-14-2015 (2544 : Special Use Permit - In-Home Business)



TO: Town of Haymarket Planning Commission
SUBJECT: Robinson's Paradise Rezoning/SUP
DATE: 09/14/15

The Planning Commission will hold a public hearing regarding these applications. A copy of the public hearing notice is enclosed. The Commission also requested additional information regarding the impact of proposed power line routes by Dominion Power as well as an Applicant response to comments by the PWC Fire Marshall. The Applicant has provided a summary response. Also provided is the Applicant's summary sheet, project narratives, proffer statement, and plat.

ATTACHMENTS:

- Ad Proof (PDF)
- 1 - Applicant Summary 09-08-15 (PDF)
- 2 - Fire Marshall Comments_VADOM powerline overlay (PDF)
- 3 - VADOM Proposed Powerline Location_Robinsons Paradise (PDF)
- 4 - Engineer Memo - Robinsons Paradise Prelim Recommend APPROVAL (PDF)
- 5 - Robinsons Paradise Information Sheet (PDF)
- 6 - APPLICANT SOJ_PROFFER STATEMENT (PDF)
- 7 - ROBINSONS PARADISE_REZONING_SUP_PLAT (PDF)



Attachment: Ad Proof (2545 : Robinson's Paradise

NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT CHANGES TO THE ZONING MAP AND PLANNED LAND USE MAP TO REZONE 6.1344 ACRES (AKA "ROBINSON'S PARADISE") FROM RESIDENTIAL DISTRICT R-1 TO RESIDENTIAL R-2, DESIGNATE SAME ACREAGE MODERATE DENSITY RESIDENTIAL, AND TO PERMIT A SHARED ACCESS DRIVEWAY USE IN THE RESIDENTIAL R-2 ZONING DISTRICT BY SPECIAL USE PERMIT

KINDLY TAKE NOTICE that the Planning Commission of Haymarket, Vir hold a public hearing on Monday, September 14, 2015, 7:00 p.m. at the Tov Haymarket, 15000 Washington Street, Suite 100, Haymarket, Virginia to rece input on rezoning and special use permit applications filed by DJB Managem rezone 6.13 acres from Residential District R-1 to the Residential District R-2 up to 26 small lot single family dwelling units and to permit 2 of the 26 lots to by a shared access driveway. The Planning Commission will also receive pu on a comprehensive plan amendment to change the planned land use designa subject property from low density residential to moderate density residential to c with the requested R-2 zoning district. The subject property is described as fo

GPIN	ADDRESS	GPIN	ADDRESS
7298-91-6445	14963 Walter Robinson Lane	7298-82-9505	15032 Walter Robi
7298-91-5551	14967 Walter Robinson Lane	7298-92-0708	15022 Walter Robi
7298-91-4658	14973 Walter Robinson Lane	7298-92-1502	15012 Walter Robi
7298-91-3864	14979 Walter Robinson Lane	7298-91-2197	15008 Walter Robi
7298-91-2475	15001 Walter Robinson Lane	7298-81-9576	15025 Walter Robi
7298-91-1779	15005 Walter Robinson Lane	7298-91-0471	15021 Walter Robi
7298-91-0983	15009 Walter Robinson Lane	7298-91-1267	15017 Walter Robi
7298-91-0286	15013 Walter Robinson Lane	7298-81-8583	15029 Walter Robi
7298-81-9096	15033 Walter Robinson Lane		

A complete copy of the application for rezoning is available for public inspect normal business hours at the Clerk's Office of the Town of Haymarket, 15000 W Street, Suite 100, Haymarket, Virginia 20169 immediately upon the advertis notice.

All are invited to attend the public hearing at the time and place aforesaid and present their views. The hearing is being held in a public facility believed to be accessible to persons with disabilities. Any person with questio should contact the Town Clerk at the above address

From: [MichaelJohnson-PE](#)
To: [Marchant Schneider](#)
Cc: [Holly Montague](#)
Subject: Robinson's Paradise
Date: Tuesday, September 08, 2015 6:09:15 PM

Marchant,

I would like to take this opportunity to address the three outstanding issues I am aware of regrading the Robinson's Paradise project. First is the power line alignment proposed by Dominion Power. This alignment will have a severe impact on our project and we cannot support the line in this location. It appears that there are other possible alignments that would have far less impact on our property. The area where Walter Robinson Lane intersects with Jefferson Street has numerous existing and proposed utilities that will greatly complicate routing of a major power distribution line in this area. Additionally, there appears to be other alignment possibilities that would have far less impact on private property to the west of Jefferson Street in this area.

The second issue is in regard to the Prince William County Fire Marshall's office review of the plan. I was able to meet with Ernie Little today to discuss his comments relating to the small cul-de-sac and pipestem driveway access. The solution we reached was to enlarge the cul-de-sac beyond the currently proposed 30' diameter to a dimension that can be accommodated in the 50' right-of-way dedication currently shown on the plan. The increase in diameter will also alleviate his concerns regarding the pipestem driveway access. I have contacted Holly and we plan to meet tomorrow to discuss the matter and work out a solution that is satisfactory to all parties. Mr. Little did not indicate that he needed to be involved in working out the resolution. If Holly and I can come to an agreement tomorrow then I should be able to have a revised plan in time for the Planning Commission meeting on Monday.

The third, and final, issue I am aware of relates to how the proffer amount will be determined. We would prefer to pay the new proffer amount for the additional ten (10) lots that will be created by rezoning the property. We feel this is an equitable solution for both sides as typically in Prince William County the proffer amount is set at the values in place at the time the rezoning case is accepted for processing.

Please let me know if there are any issues I have not addressed, I sincerely appreciate staff's assistance regarding this case.

Mike Johnson

Attachment: 1 - Applicant Summary 09-08-15 (2545 : Robinson's Paradise Rezoning/SUP)

From: [Sherrie Wilson](#)
To: [Connor Leake](#); [James Carroll](#); [Josh Mattox](#); [Marchant Schneider](#); [Matt Caudle](#); [Maureen Carroll](#); [Robert Weir](#)
Subject: Walter Robinson Road Development
Date: Wednesday, August 19, 2015 12:42:18 PM
Attachments: [RP - Proposed Powerline Location.pdf](#)

PC Members

See below the comments from PW County regarding the cul-de-sac and Fire vehicle turnaround. Also attached is the Map of the development showing the Dom Power line overlay on it. These are just for you to review prior to Septembers meeting, as these items were asked for in Augusts' meeting.

Sherrie Wilson
Treasurer



15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600
Fax: 703-753-2800
Please visit our website at www.townofhaymarket.org

From: Joseph Barbeau [<mailto:jbarbeau.tcs@gmail.com>]
Sent: Wednesday, August 05, 2015 2:46 PM
To: Holly Montague
Subject: Fwd: Walter Robinson Road Development

Here are LT. Little's comments on teh Walter Robinson Road development. I have to agree with his points, and always have a concern about allowing a situation that creates challenges to the safety of Fire and Rescue operations.

----- Forwarded message -----

From: **Little, Ernest** <ELittle@pwcgov.org>
Date: Tue, Aug 4, 2015 at 11:41 AM
Subject: RE: Walter Robinson Road Development
To: Joseph Barbeau <jbarbeau.tcs@gmail.com>

Mr. Barbeau,

I have looked at the attached drawings and offer the following comments.

1. Prince William County utilized the VDOT standards for street design. I have a concern about the 30' radius cul-de-sac shown as it does not allow for our apparatus, in particular pumpers, to turn around easily. In the requirements of the County's transportation department it is generally

required that a 45 foot long truck be able to negotiate easily through a site.

2. The pipe stem driveway off of the smaller cul-de-sac is of even more concern to me due to the lack of ability of our apparatus, including ambulances, to be able to turn around to exit the area. Also access to the homes on the pipe stem could be difficult to access "if" parking took place on the smaller cul-de-sac.

Hope this helps you.

Ernie Little, EFO. CFO, MiFire
 Prince William County Fire Marshals Office
 5 County Complex Court, Suite 160
 Woodbridge, Virginia 22193
 Office: [703-792-8982](tel:703-792-8982)
 Email: ELittle@pwcgov.org

From: Joseph Barbeau [mailto:jbarbeau.tcs@gmail.com]
Sent: Wednesday, July 29, 2015 11:33 PM
To: Little, Ernest
Subject: Walter Robinson Road Development

Mr. Little;

Attached are the Preliminary drawings regarding this proposed project. The primary question is the installation of two Cul de Sacs. One is 44' in diameter, and the other is 30' in diameter. I would like to ensure that this design will be acceptable and within the specifications of the PWC Fire design requirements, and your guidance on this would be most helpful. The developer is relying on VDOT specifications, but I will not approve this unless this also meets the needs of the PWC Fire Marshalls Office to ensure that the responding companies will have sufficient clearance for their equipment. As this is soon to come before our boards, I would appreciate it if you could give it a quick look and call me so that we can remain on the same page. Melinda gave me your email and told me you were th best man to look at this. Thank you in advance for your help and cooperation.

Sincerely,

--

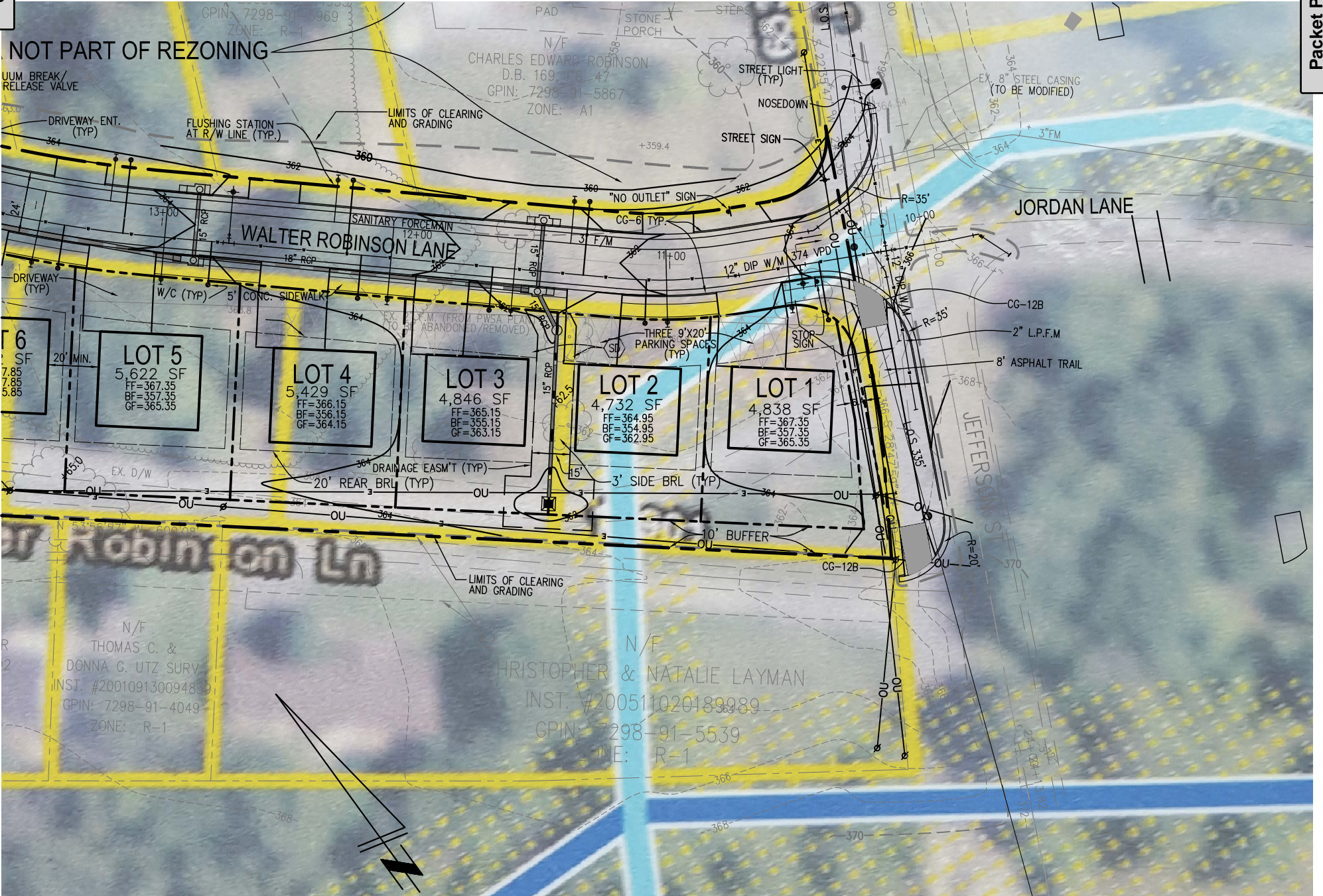
Joseph E. Barbeau, Jr.
 Town of Haymarket Building Official/ Inspector
 9303 Center Street
 Manassas, VA
[\(703\) 597- 8126](tel:7035978126)

--

Joseph E. Barbeau, Jr.
 TCS Building Official/ Inspector
 9303 Center Street

Manassas, VA
(703) 597- 8126

Attachment: 2 - Fire Marshall Comments_VADOM powerline overlay (2545 : Robinson's Paradise Rezoning/SUP)





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

Robinson's Paradise Project Information Sheet

Requested Actions:

- Comprehensive Plan Revision to allow R-2 Zoning Classification on the subject property.
- Rezoning request from R-1 single family use to R-2 single family use.
- Preliminary Plan Approval relating to the R-2 zoning classification use on the subject property.
- Special Use Permit approval to allow two lots to be served by a common driveway access.

Project Justification:

- Requested zoning classification retains the single family dwelling unit building type.
- The proposed density is 4.24 dwelling units per acre and is well below the maximum density of 6 dwelling units per acre allowed under the R-2 zoning.
- Much of the area surrounding the project has seen a substantial increase in the intensity of the Comprehensive Plan designation by Prince William County (from A-1, Agriculture to REC, Regional Employment Center). Additionally, the property directly opposite the project on Jefferson Street is zoned B-1, Commercial and approved for medical office use. The rural character of this area that was in place when the current zoning was established, no longer exists which serves to justify a slightly more intense use on the subject property.
- The proposed zoning of R-2 is in conformance with areas in the Town limits that abuts Interstate 66. Much of this area has developed under the R-2 zoning criteria as small lot single family homes or townhouse units.

Design Components:

- The proposed development incorporates street landscaping and peripheral buffers around the site boundary.
- The General Development Plan (GDP) provides for the extension of the eight foot VDOT trail across the site frontage thus allowing continuation of this trail as further development occurs. This encourages pedestrian access into the Town from the areas East of Interstate 66.
- The proposed roadway alignment honors the alignment previously approved under construction plans for Robinson's Paradise allowing access by surrounding homes and the remaining lots in Robinson's Paradise.
- Previously approved private water and sewer service connections for adjacent properties are provided under the revised GDP.
- The design, as shown, currently is compatible with all VDOT roadway improvements in the area.
- On-lot parking for a minimum of three (3) vehicles has been provided in all driveways exclusive of garage spaces. These spaces are contained completely within the lot boundaries and do not extend into the proposed right-of-way.

Proffer Compliance:

- The applicant is in agreement with payment of the revised proffer amounts as currently proposed. However, the Applicant does request that payment of the proffer amount only apply to the additional lots created under the requested 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.

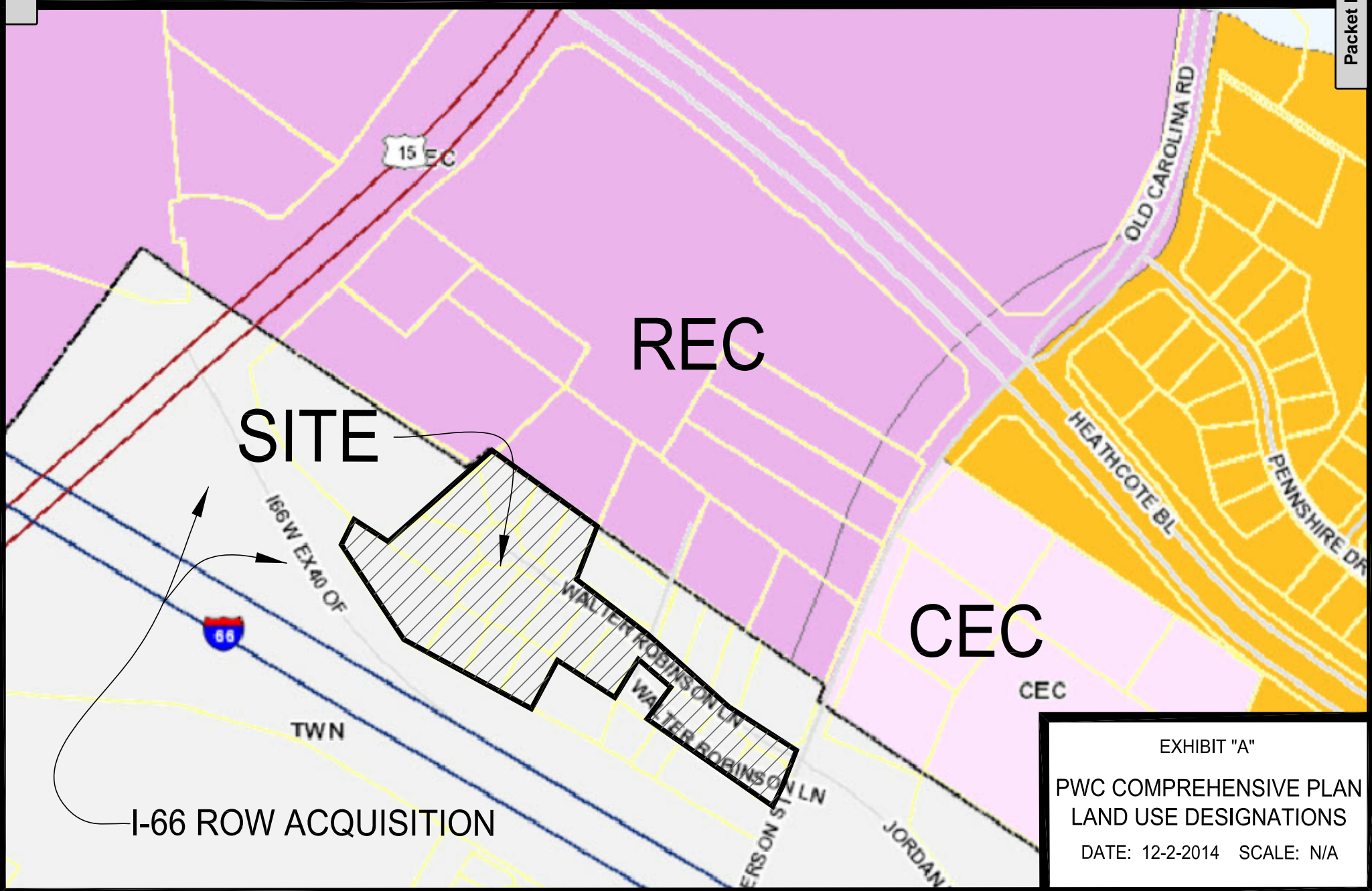


EXHIBIT "A"
 PWC COMPREHENSIVE PLAN
 LAND USE DESIGNATIONS
 DATE: 12-2-2014 SCALE: N/A

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
Page 2 of 4

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
Page 4 of 4

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.

DRAFT PROFFER STATEMENT

Date: December 10, 2014
Rezoning: Robinson's Paradise, Project REZ#20130906
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
Zoning: Town of Haymarket, Prince William County, Virginia
 R-1, Single Family, to R-2, Small Lot Single Family (6.1344 Acres)

The undersigned hereby proffers that the use and development of the subject Properties shall be in strict conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. 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. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

GENERAL

1. The development of the Property shall be in substantial conformance with the Generalized Development Plan (GDP) prepared for the property by Michael Johnson, PE and dated November 12, 2014 subject to minor revisions due to issues arising during final engineering. The monetary proffer amounts referenced herein apply only to the ten (10) additional residential units ("Pertinent Residential Unit") added to the Project by this rezoning request.

TRANSPORTATION/PUBLIC WORKS

2. Access & Street Configuration
 - a. Access will be provided to the subject Property via a street connection to Old Carolina Road. The location of the access point shall be in substantial conformance with that shown on the GDP, subject to minor revisions
 - b. All lots shall have access to an internal street which shall be a public street. No lots shall have direct access to Old Carolina Road.
3. The Applicant shall provide to the Town Council of Haymarket, Virginia ("Council"), on a per unit basis, \$5,000.00 per Pertinent Residential Unit to be used for public works purposes as determined by the Council. Said contribution shall be paid at the time of the issuance of an occupancy permit for the Pertinent Residential Unit.

DRAFT PROFFER STATEMENT

Date: December 10, 2014
Rezoning: Robinson's Paradise, Project REZ#20130906
Owner/ Applicant: DJB Management, Inc.
Applicant: DJB Management, Inc.

HOMEOWNER'S ASSOCIATION AND COVENANTS

4. The Applicant shall create a Homeowner's Association (HOA) which shall be responsible for the maintenance of any common open space.

LAND USE

5. All residential development on the Property shall be for single-family detached dwelling units. The maximum number of residential lots shall not exceed twenty-six (26).

ENVIRONMENTAL

6. The Applicant shall provide two-layer erosion and sediment control devices or their equivalent in the vicinity of the environmentally sensitive areas of the site. Compliance with this proffer shall be demonstrated on the final subdivision plan.
7. Stormwater management/best management practices (SWM/BMP) facility for the property shall be provided in the locations as generally shown on the Generalized Development Plan during final engineering. Stormwater management facilities located on-site shall be located on a separate parcel and ownership conveyed to the home owner's association (HOA) created for the development.
8. If necessary, supplemental plantings will be provided for buffer areas required between adjacent properties to meet the required plant unit count. The existing vegetation, if preserved, maybe applied as credit toward the required plant unit count. Additionally, the full plant unit count will be provided for buffers subject to this proffer independent of the placement of a fence, or berm, in the pertinent buffer areas.

FIRE AND RESCUE

9. The Applicant shall make a monetary contribution to the Council in the amount of \$753.00 per Pertinent Residential Unit to be used for fire and rescue services and facilities in the County. Said contribution shall be paid at the time an occupancy permit is issued for each Pertinent Residential Unit on the Property.

DRAFT PROFFER STATEMENT

Date: December 10, 2014
Rezoning: Robinson’s Paradise, Project REZ#20130906
Owner/ Applicant: DJB Management, Inc.
Applicant: DJB Management, Inc.

SCHOOLS

- 10. The Applicant shall make a monetary contribution to the Council in the amount of \$8,939.00 per Pertinent Residential Unit to be used for school purposes. Said contribution shall be paid at the time an occupancy permit is issued for each Pertinent Residential Unit on the Property.

WATER & SEWER

- 11. This site will be served by public water and sewer services. These services will be provided in conformance with the Prince William County Service Authority's guidelines which includes use of low pressure force main sewer systems. The proposed water system shall be sized on-site to provide fire flow volumes within the proposed Development.

POLICE

- 12. The Applicant shall make a monetary contribution to the Council in the amount of \$602.92 per Pertinent Residential Unit to be used for Police Department purposes. Said contribution shall be paid at the time an occupancy permit is issued for each Pertinent Residential Unit on the Property.

HISTORIC COMMISSION

- 13. The Applicant shall make a monetary contribution to the Council in the amount of \$500.00 per Pertinent Residential Unit to be used for Town history related purposes. Said contribution shall be paid at the time an occupancy permit is issued for each Pertinent Residential Unit on the Property.

Attachment: 6 - APPLICANT SOJ_PROFFER STATEMENT (2545 : Robinson's Paradise Rezoning/SUP)

DRAFT PROFFER STATEMENT

Date: December 10, 2014
Rezoning: Robinson's Paradise, Project REZ#20130906
Owner/ Applicant: DJB Management, Inc.
Applicant: DJB Management, Inc.

ESCALATOR CLAUSE

14. In the event the monetary contributions set forth in the development conditions are paid to the Council within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Council after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six percent (6%) per year, non-compounded.

DRAFT PROFFER STATEMENT

Date: December 10, 2014
Rezoning: Robinson's Paradise, Project REZ#20130906
Owner/ Applicant: DJB Management, Inc.
Applicant: DJB Management, Inc.

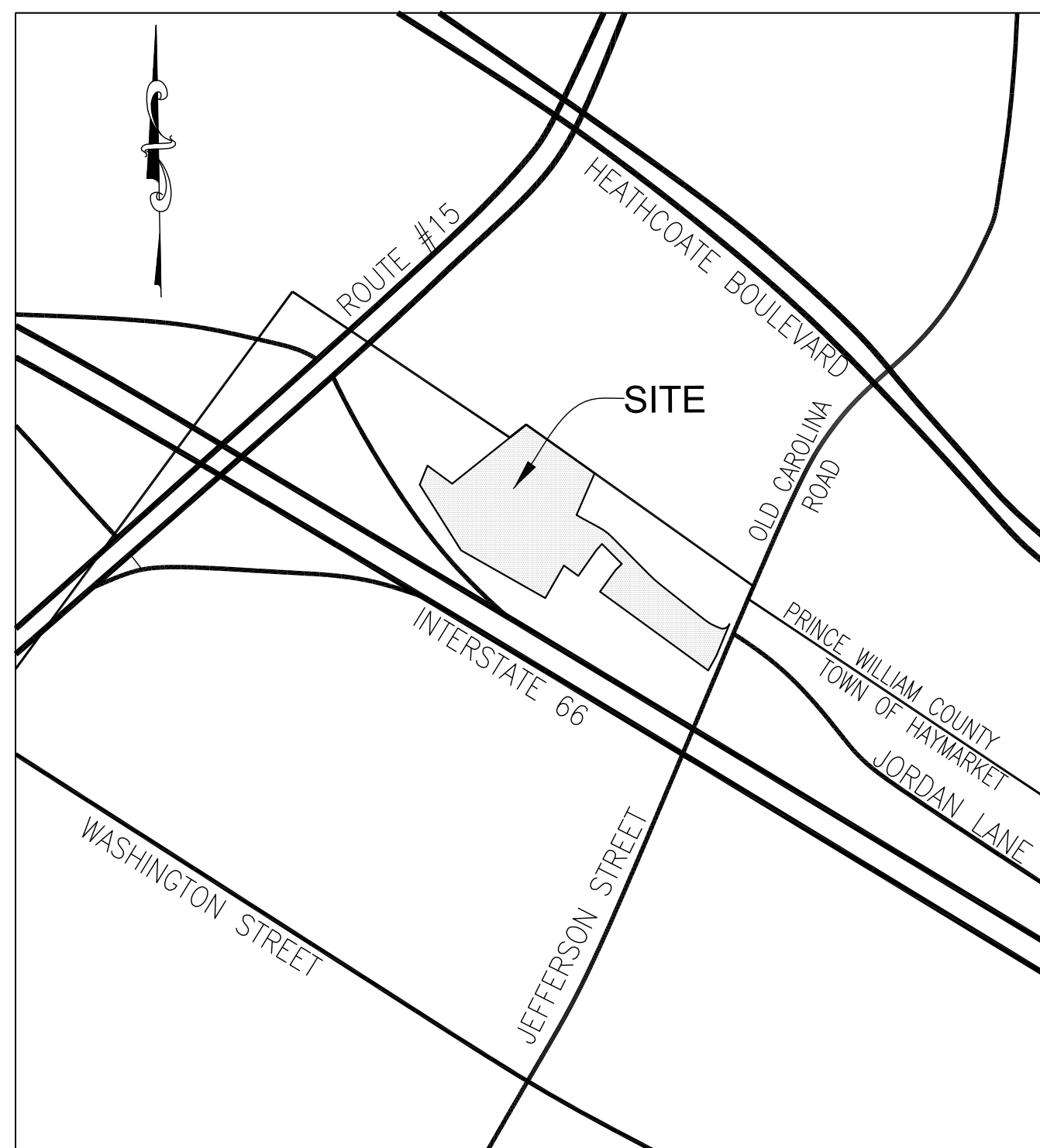
DJB Management, Inc.

By: _____
William Blomquist

Title: Managing Member of DJB Management, Inc.

Attachment: 6 - APPLICANT SOJ_PROFFER STATEMENT (2545 : Robinson's Paradise Rezoning/SUP)

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



VICINITY MAP
SCALE: 1"=500'

TABLE OF CONTENTS

- 1 Cover Sheet
- 2 Generalized Development Plan
- 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

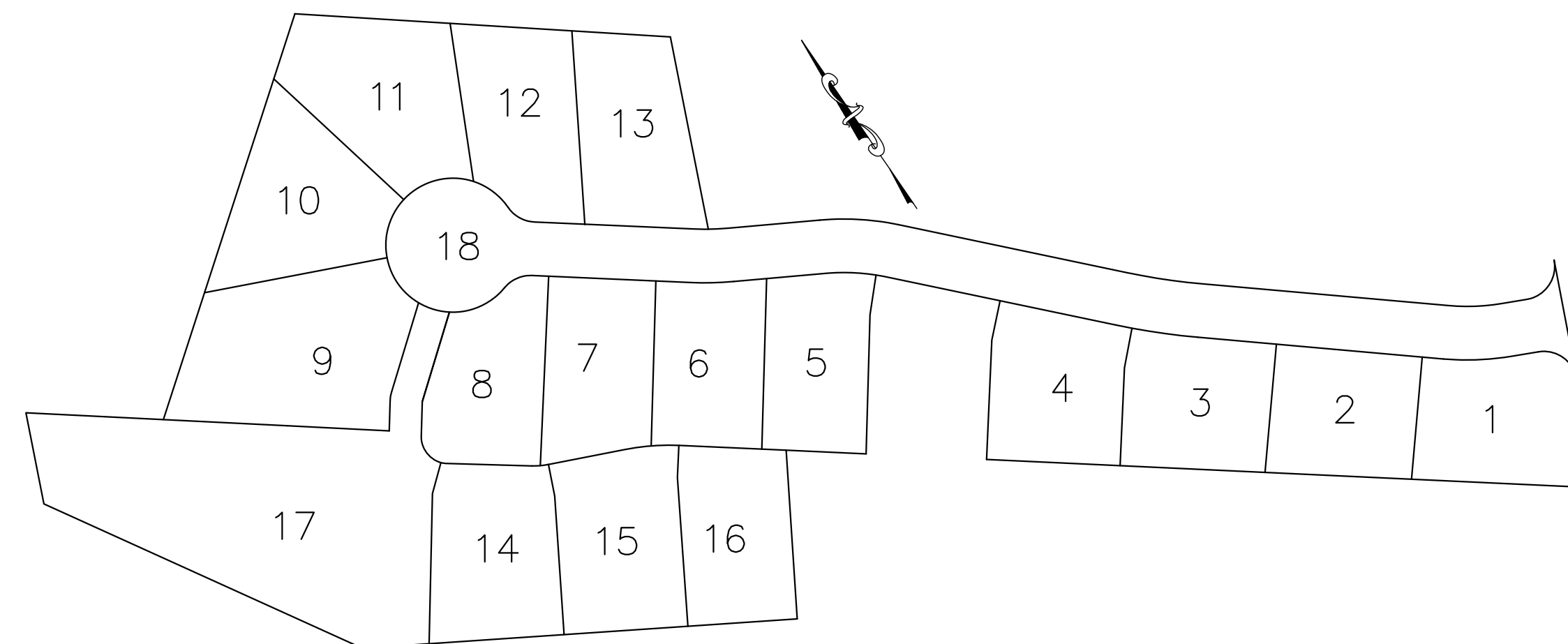
Owner/Developer:
DJB Management Inc.
8009 Herb Farm Road
Bethesda, Maryland 20817

LOT TABLE

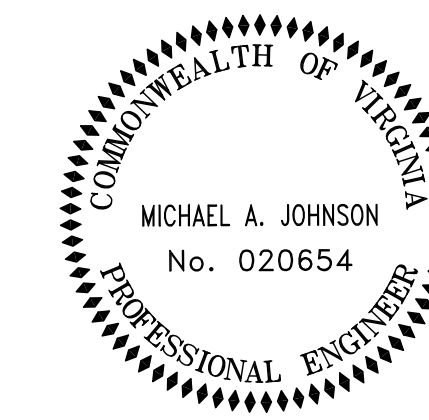
LOT	AREA (SF)	COVERAGE	FRONT	BRL
LOT 1	4838 SQ.FT.	40%	51.8'	
LOT 2	4732 SQ.FT.	40%	60.1'	
LOT 3	4846 SQ.FT.	40%	60.0'	
LOT 4	5429.FT.	40%	65.1'	
LOT 5	5622 SQ.FT.	38.8%	65.1'	
LOT 6	5572 SQ.FT.	40%	60.6'	
LOT 7	5599 SQ.FT.	40%	53.4'	
LOT 8	5130 SQ.FT.	40%	55.2'*	
LOT 9	4919 SQ.FT.	40%	58.3'	
LOT 10	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

NOTES:

- 1. THE AREA SUBJECT TO THE REZONING PROPOSED BY THIS APPLICATION IS LISTED IN THE AREA TABULATIONS. NOT ALL AREA IN THE ORIGINAL SUBDIVISION BOUNDARIES IS INCLUDED IN THIS REZONING REQUEST. SEE SHEET 2 OF 2 FOR DESIGNATION OF AREAS EXCLUDED.
2. THE SUBJECT PROPERTIES ARE LOCATED ON FEMA FLOOD INSURANCE RATE MAP 51153C ANEL 0059 D, WITH AN EFFECTIVE DATE OF JANUARY 5, 1995. THE FOLLOWING FLOOD ZONE DESIGNATIONS APPEAR TO BE ON THE PROPERTY:
- ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
THIS INFORMATION IS DERIVED SOLELY FROM THE FLOOD INSURANCE RATE MAP. IT DOES NOT CONSTITUTE THE RESULTS OF A FLOOD STUDY BY THIS FIRM, NOR IS IT A CERTIFICATION OF FLOOD ZONE.
3. NO TITLE REPORT HAS BEEN SUPPLIED.
4. PROPERTY CURRENTLY ZONED "R-1" ACCORDING TO THE TOWN OF HAYMARKET ZONING MAPS AND OTHER INFORMATION OF RECORD. BUILDING RESTRICTION LINES/SETBACKS AS SHOWN HEREON ARE FROM THE TOWN OF HAYMARKET, VIRGINIA ZONING ORDINANCE AS AMENDED.
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. STREETScape AND LIGHTING IMPROVEMENTS WILL BE ADDRESSED ON THE FINAL PLAN.
12. BOUNDARY CLOSURE NOT LESS THAN 1:2.500.
13. THE FRONT BRL SETBACKS SHALL BE 40' FROM CENTERLINE 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 GDP.
14. A SIGN PERMIT WILL BE OBTAINED AND EASEMENT DEDICATED IF AN ENTRANCE SIGN IS DESIRED AT A FUTURE DATE.
15. AN APPLICATION FOR A SUP (SUP #20140507) HAS BEEN MADE FOR THE SHARED DRIVEWAYS REQUIRED FOR LOT 25 AND LOT 26

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)

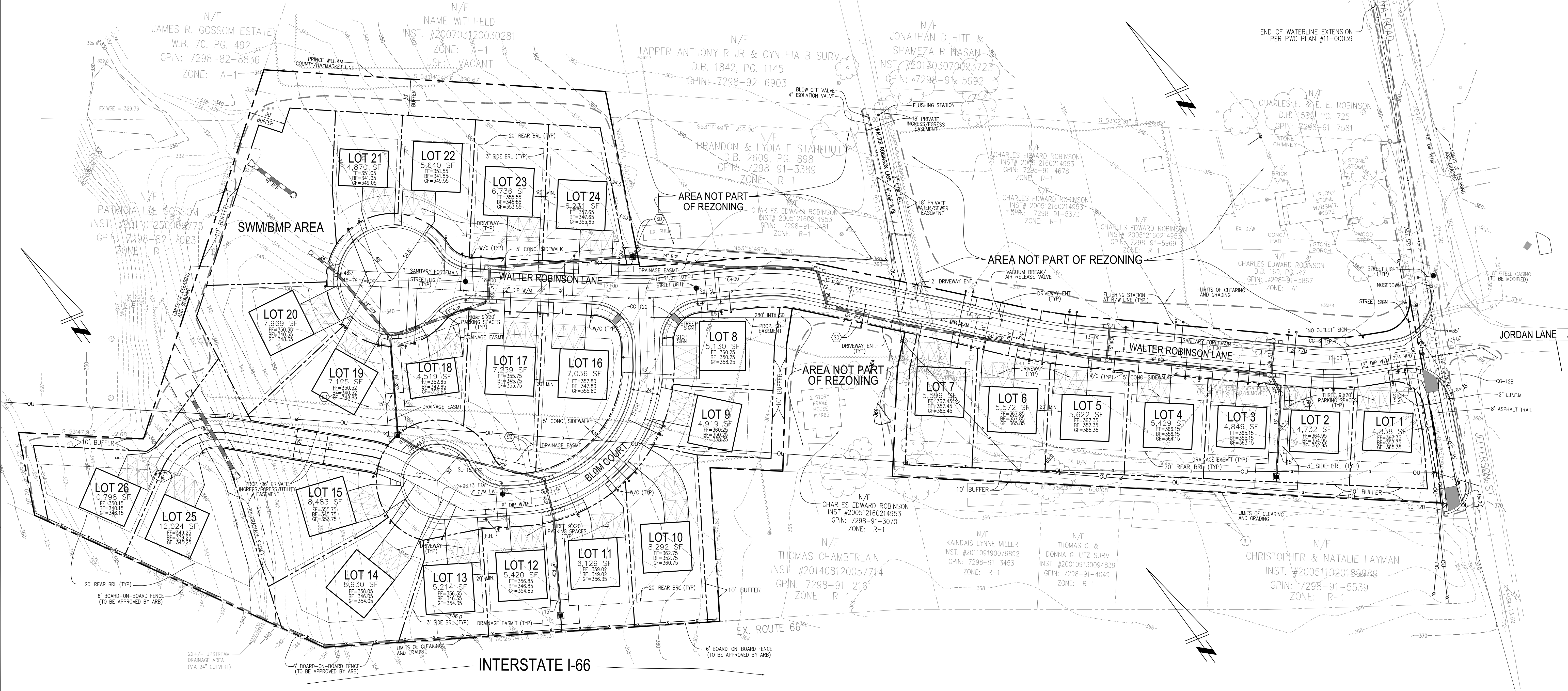
SITE TABULATIONS:

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 3 columns: LOT #, AREA (SQ. FT.), COVERAGE FRONT BRL. Lists lots 1 through 26 with their respective areas and coverage percentages.

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



GENERALIZED DEVELOPMENT PLAN
ROBINSON'S PARADISE
TOWN OF HAYMARKET, VIRGINIA



Revision block table with columns: NO., DATE, DESCRIPTION, REVISION BLOCK. Includes design and drawing information.

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

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

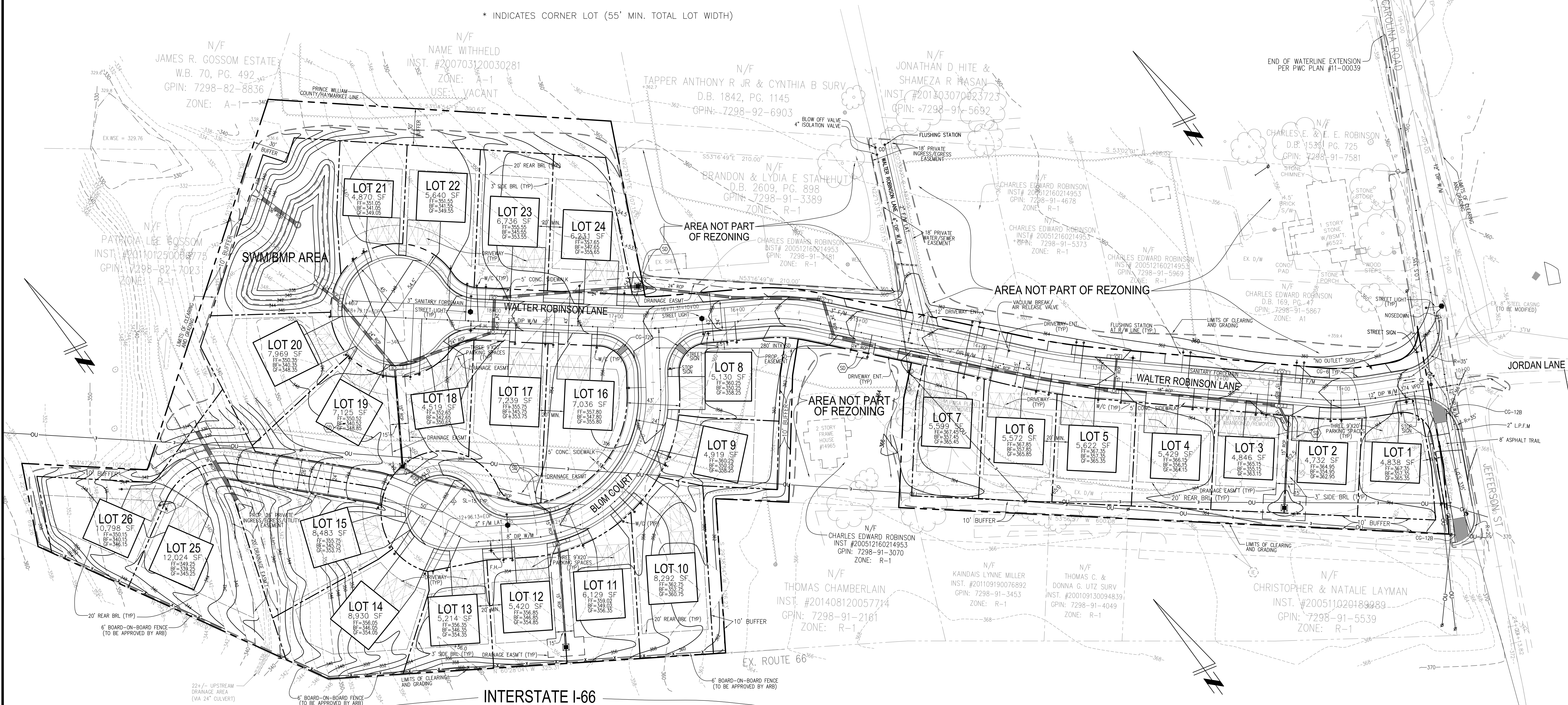
LOT TABLE

Table with 4 columns: LOT, AREA (SF), COVERAGE, FRONT, BRL. Lists lots 1 through 26 with their respective areas and setbacks.

* 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.



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

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

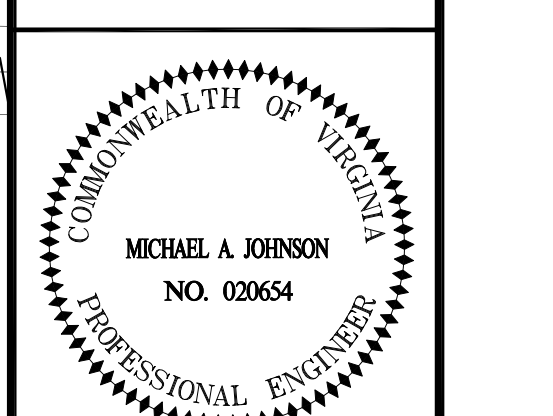
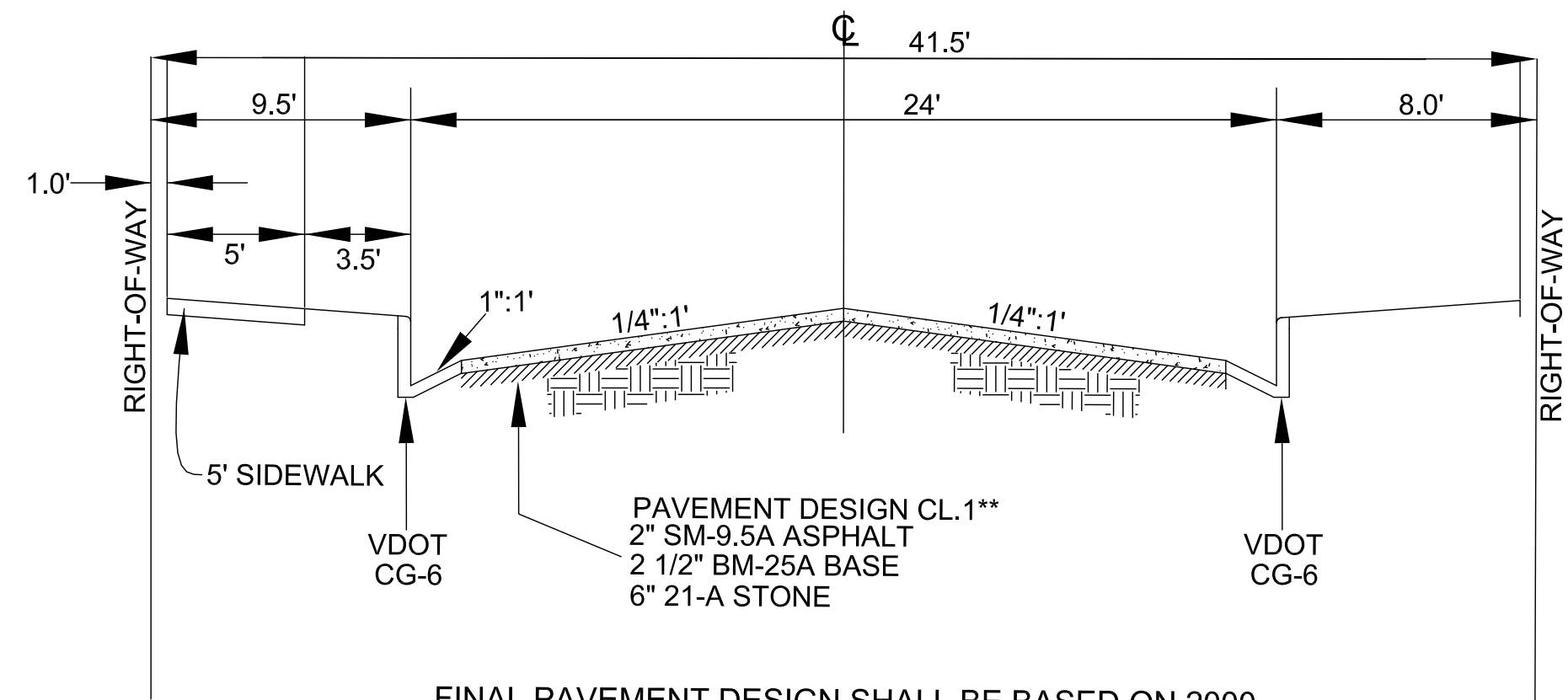
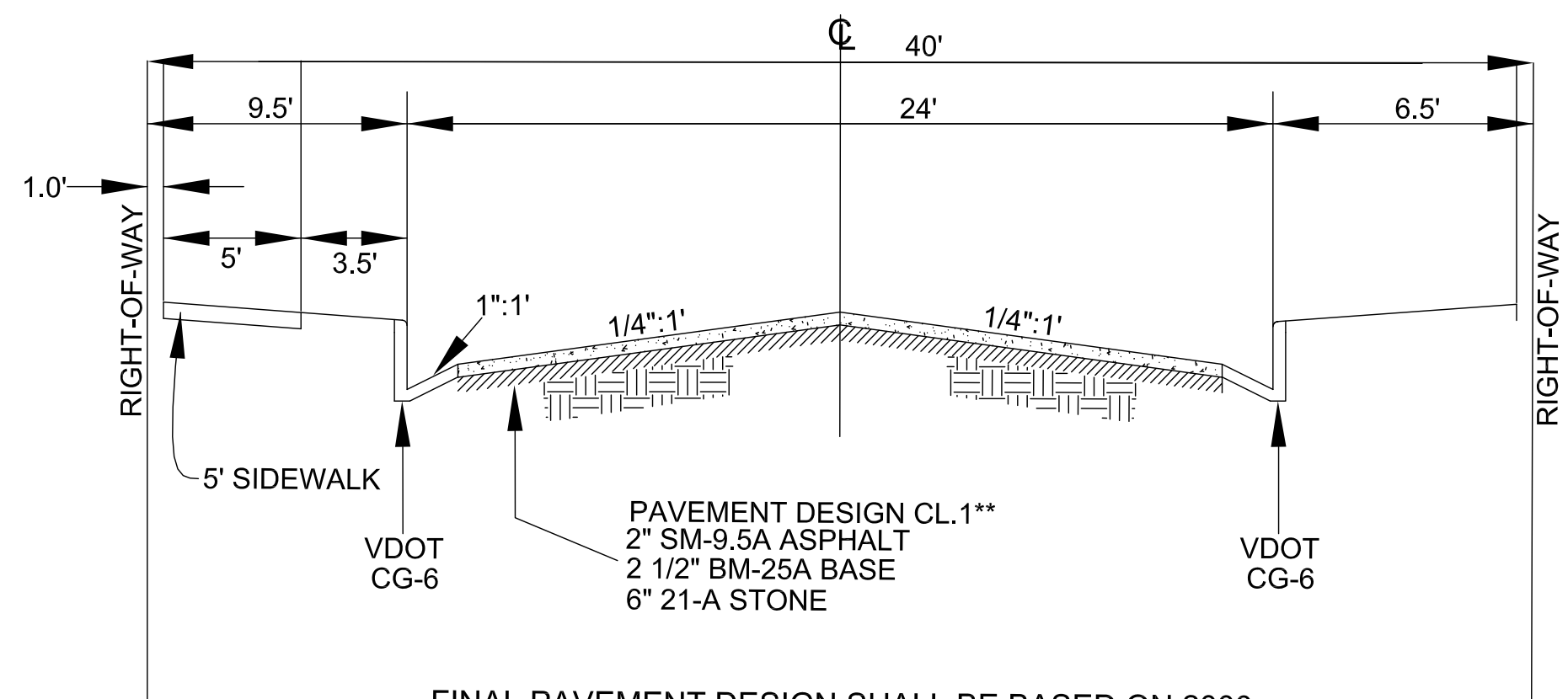


Table with 3 columns: NO., DATE, DESCRIPTION. Includes revision history and design/drawn/checked information.



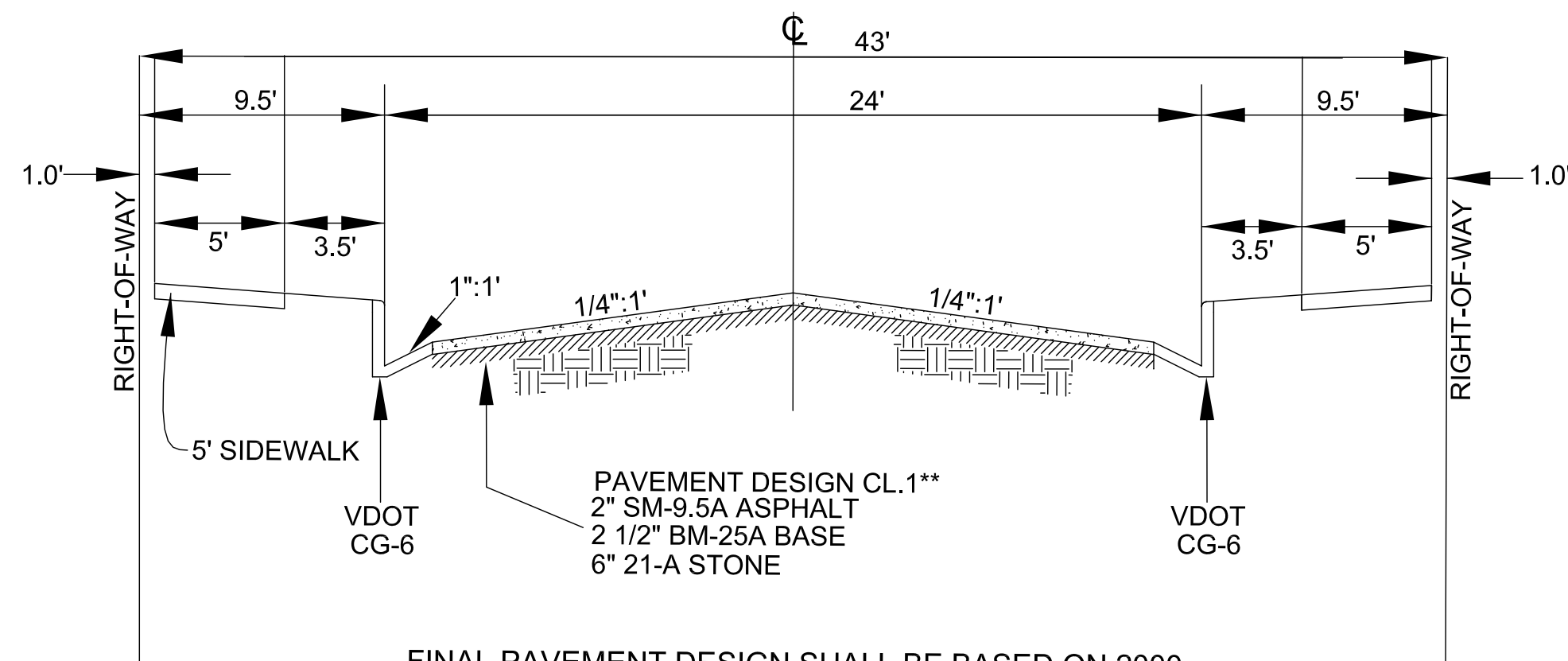
FINAL PAVEMENT DESIGN SHALL BE BASED ON 2000. VDOT PAVEMENT DESIGN GUIDE AND CBR TESTS. SECTION SHOWN APPLIES TO WALTER ROBINSON LANE FROM STATION 10+00.00 TO 13+76.17

STREET TYPICAL SECTION
NOT TO SCALE



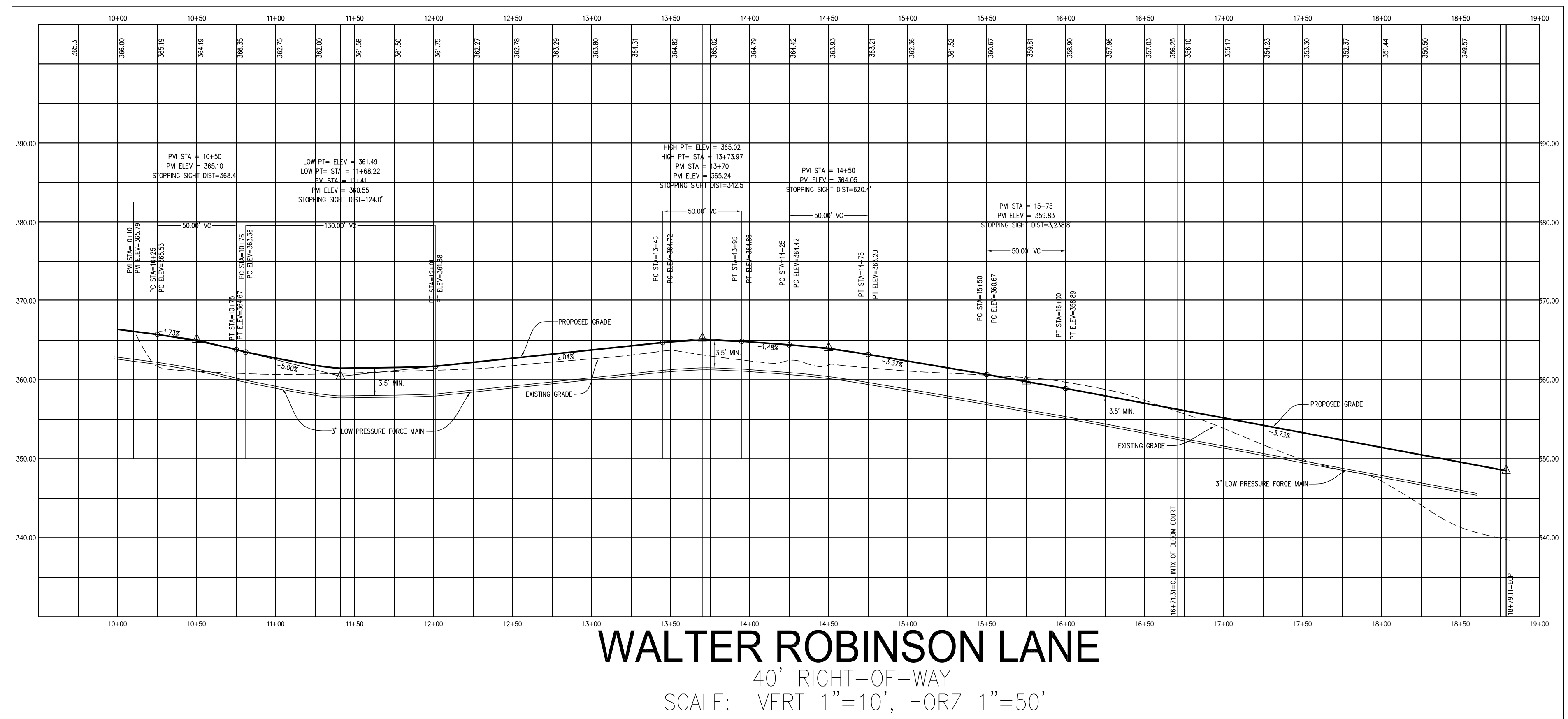
FINAL PAVEMENT DESIGN SHALL BE BASED ON 2000. VDOT PAVEMENT DESIGN GUIDE AND CBR TESTS. SECTION SHOWN APPLIES TO WALTER ROBINSON LANE FROM STATION 13+76.17 TO 16+81.57

STREET TYPICAL SECTION
NOT TO SCALE

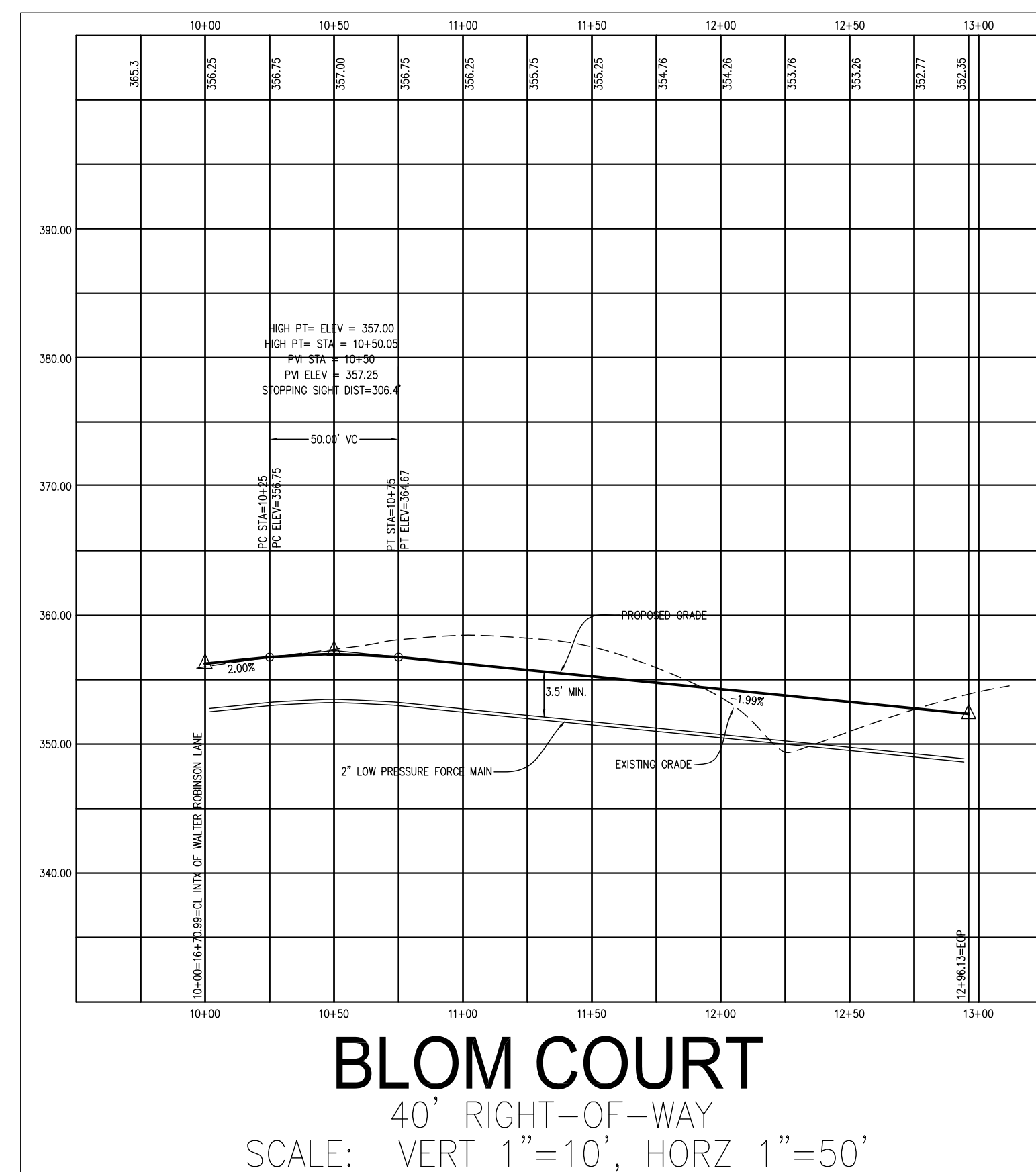


FINAL PAVEMENT DESIGN SHALL BE BASED ON 2000. VDOT PAVEMENT DESIGN GUIDE AND CBR TESTS. SECTION SHOWN APPLIES TO ROBINSON'S PARADISE LANE FROM STATION 16+81.57 TO 18+79.11 AND STREET "A" FROM STATION 10+00 TO 12+96.13

STREET TYPICAL SECTION
NOT TO SCALE



WALTER ROBINSON LANE
40' RIGHT-OF-WAY
SCALE: VERT 1"=10', HORZ 1"=50'



BLOM COURT
40' RIGHT-OF-WAY
SCALE: VERT 1"=10', HORZ 1"=50'

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

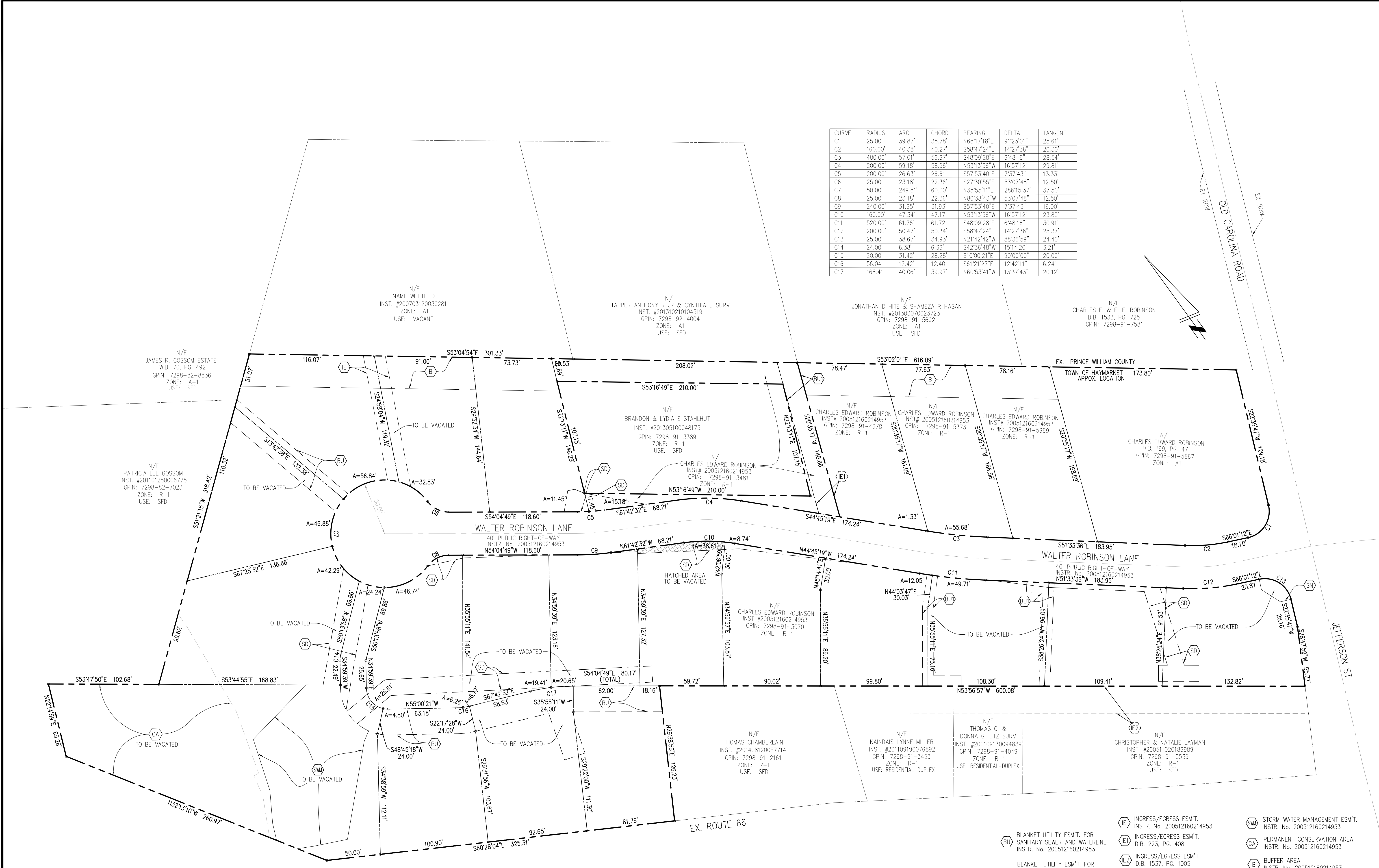
STREET PROFILES
ROBINSON'S PARADISE
TOWN OF HAYMARKET, VIRGINIA



NO.	DATE	DESCRIPTION

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

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"W	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"W	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'

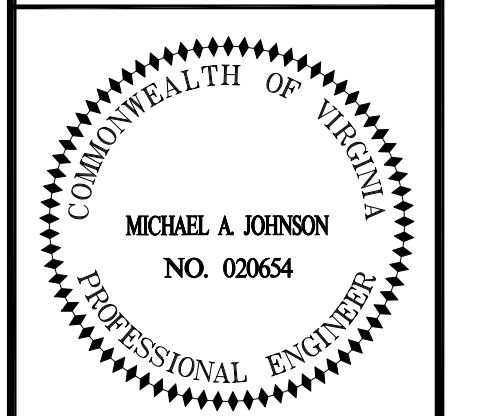


NOTE: BOUNDARY CLOSURE NOT LESS THAN 1:2,500.

- (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 EASM.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

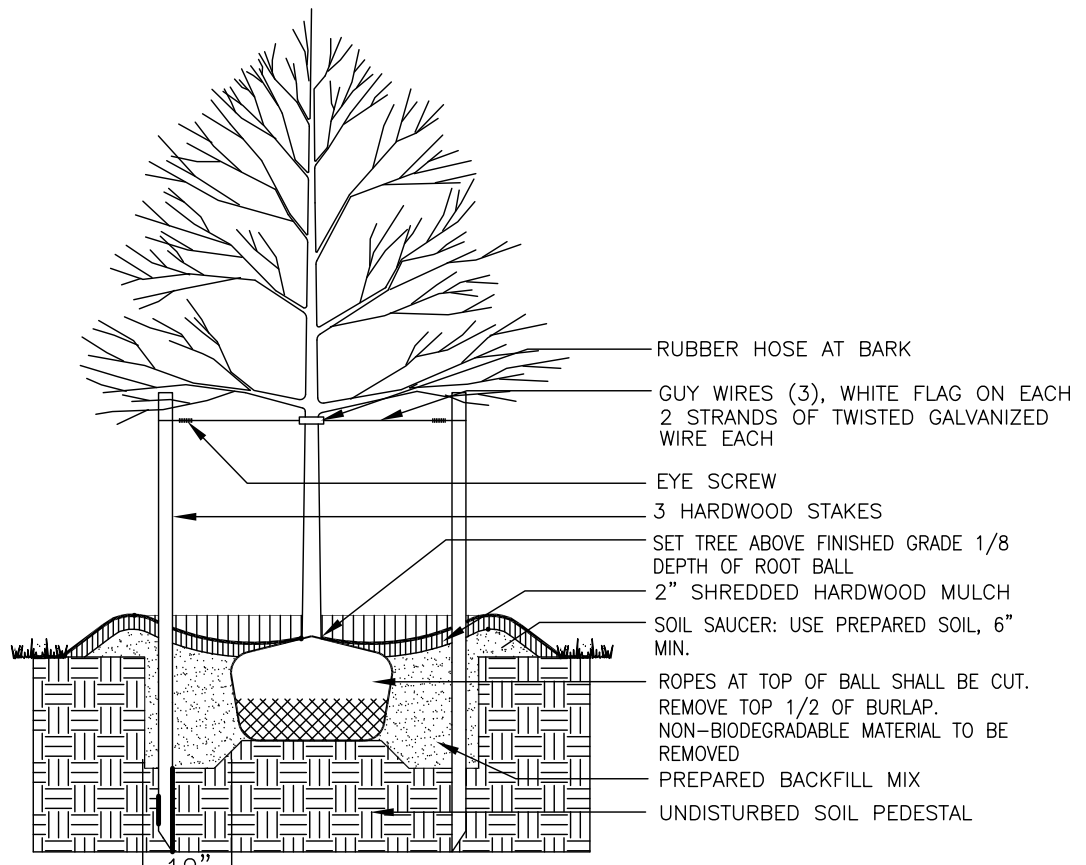
MICHAEL JOHNSON, PE
 14307 BROUGHTON PLACE
 GAINESVILLE, VIRGINIA 20155
 TEL: (703)609-1776 FAX: (571)223-5016

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

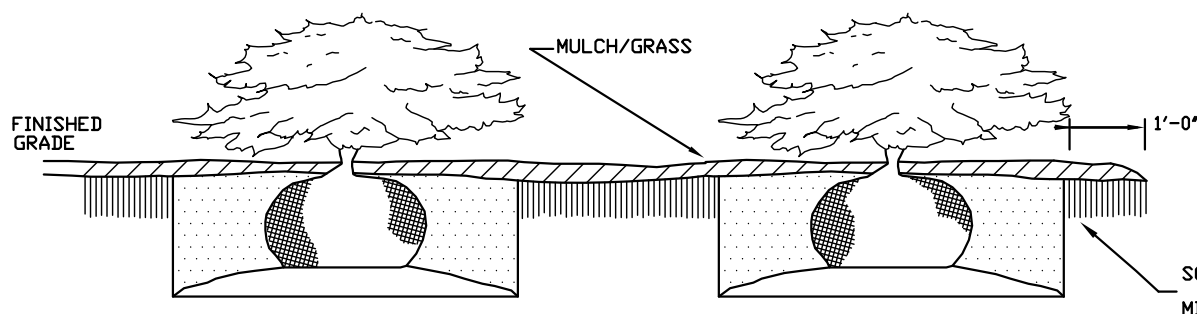


NO.	DATE	DESCRIPTION	REVISION BLOCK

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



DECIDUOUS PLANTING DETAIL
N.T.S.



SHRUBS PLANTING DETAIL

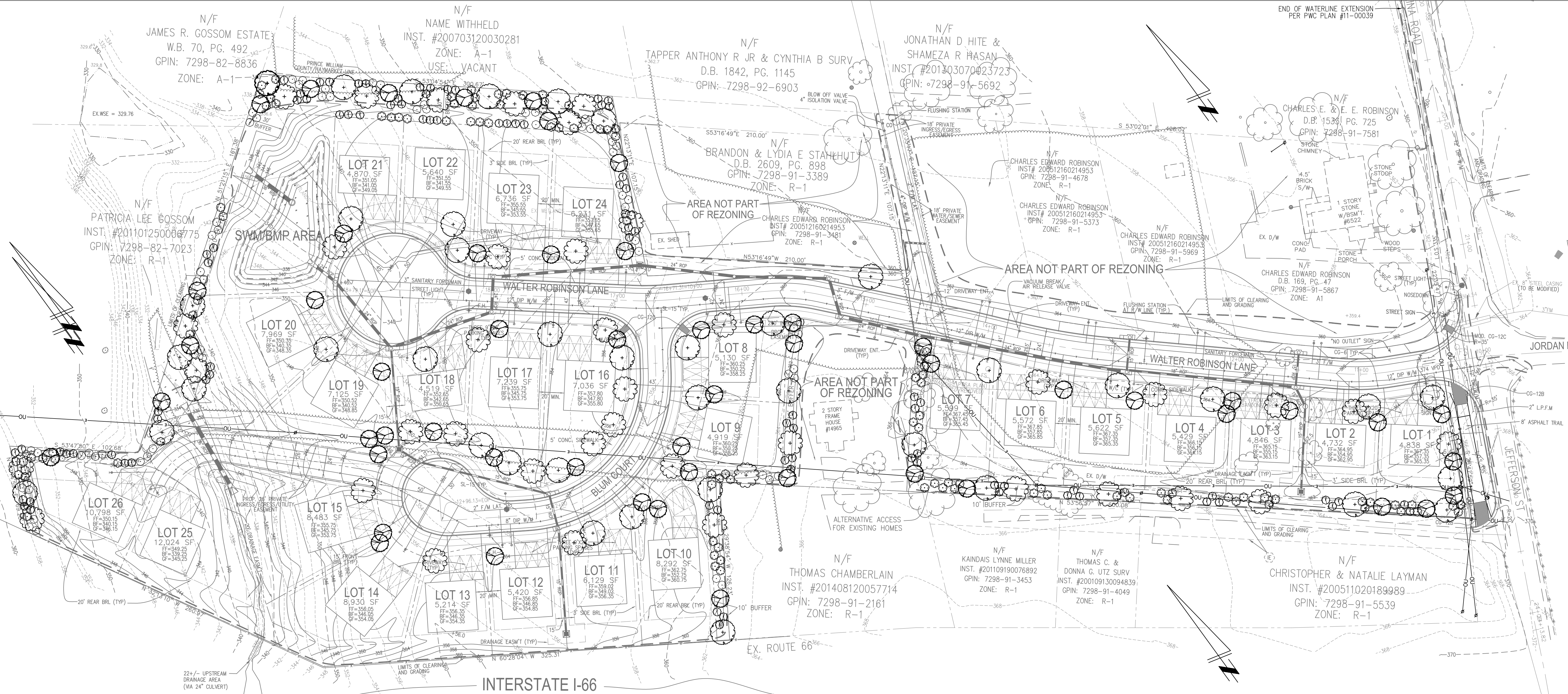
LANDSCAPE PLANTING CALCULATIONS:

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

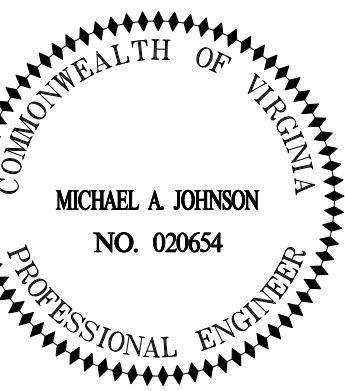
LANDSCAPE SCHEDULE AND TABULATIONS								
Symbol	Botanical Names	Common Name	Caliper	Height	Function	Condition	Quantity	
Deciduous Canopy Trees								
⊙	Fraxinus pennsylvanica	Green Ash	3"	12'-15'	Street & Buffer	B & B	40	
⊙	Platanus acerifolia	London Plane Tree	3"	12'-15'	Street & Buffer	B & B	39	
⊙	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.



LANDSCAPE PLAN

ROBINSON'S PARADISE
 TOWN OF HAYMARKET, VIRGINIA

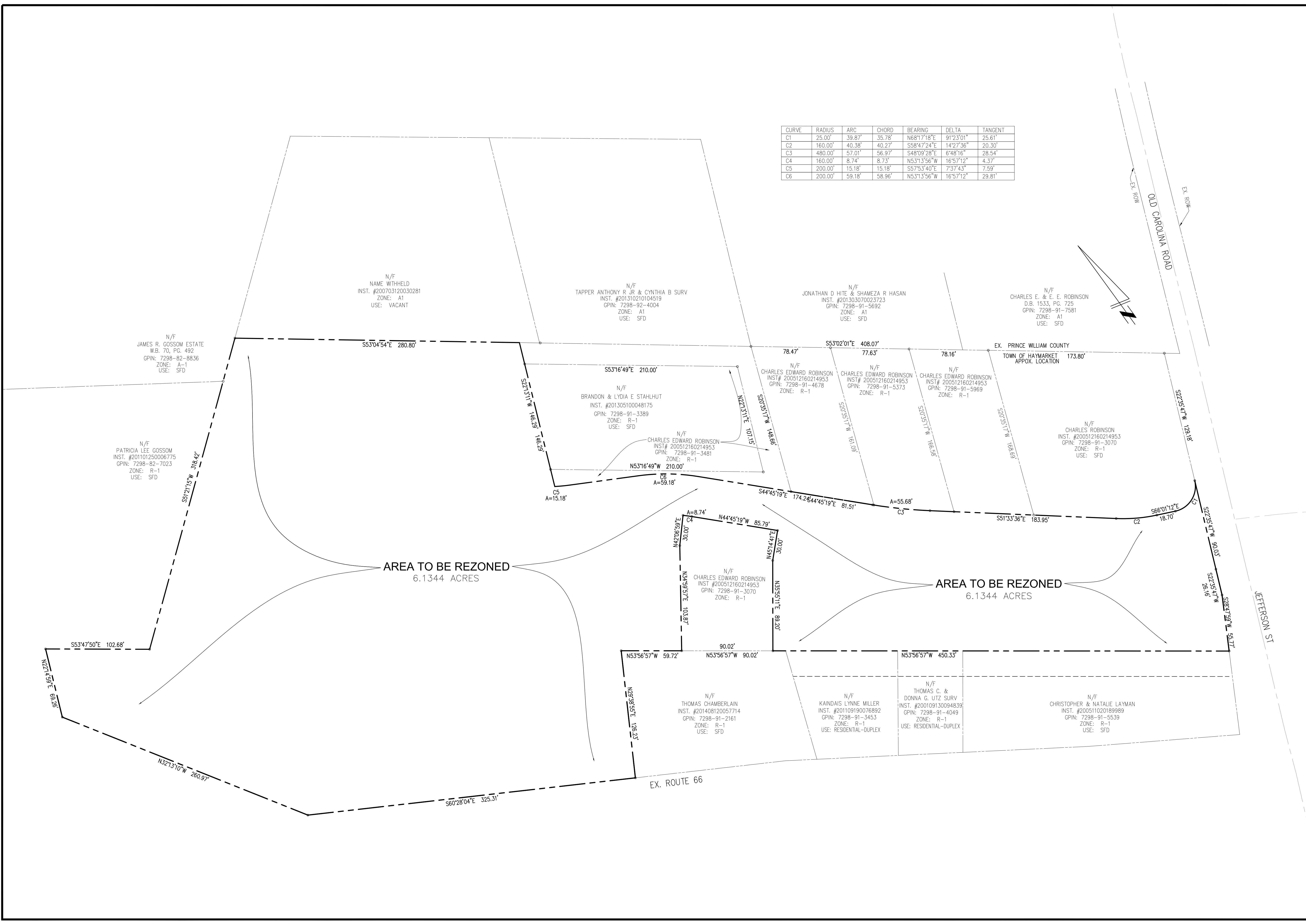


NO.	DATE	DESCRIPTION

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

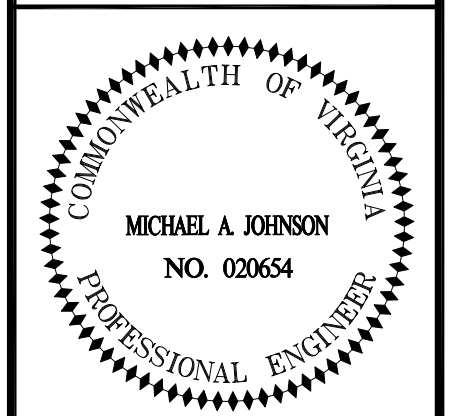
MICHAEL JOHNSON, PE
 14307 BROUGHTON PLACE
 GAINESVILLE, VIRGINIA 20155
 TEL: (703)609-1776 FAX: (571)223-5016

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'



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

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: Review of PC by Laws
DATE: 09/14/15

The Town Attorney has recommendations for the Planning Commission for changes in the By Laws.

ATTACHMENTS:

- PC By Laws Attorney Revision (PDF)

BYLAWS

Formatted: Font: (Default) Arial

Formatted: Justified

Town of Haymarket, Virginia

Planning Commission



Formatted: Font: (Default) Arial

Attachment: PC By Laws Attorney Revision (2546 : Review of PC by Laws)

~~March, 2004~~ ~~November 12, 2013, effective December 15,~~
~~2013~~ ~~September, 2015~~

- Formatted: Font: (Default) Arial, 18 pt
- Formatted: Font: 18 pt
- Formatted: Font: (Default) Arial, 18 pt
- Formatted: Font: (Default) Arial

Attachment: PC By Laws Attorney Revision (2546 : Review of PC by Laws)

ARTICLE I – AUTHORIZATION

- 1-1. This planning commission is established in conformance with a resolution adopted by the Haymarket Town Council on March 2004; and in accord with the provisions of Section 15.2-2210, Code of Virginia (1997), as amended.
- 1-2. The official title of this planning commission shall be the "Town of Haymarket Planning Commission," hereinafter referred to as the "Commission."
- 1-3. ~~These bylaws shall be interpreted to be consistent with state law.~~

Formatted: Font: (Default) Arial, 16 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

ARTICLE II – PURPOSE

- 2-1. The purpose of the Commission is ~~primarily to assist~~ ~~advise~~ the Town Council ~~with respect to anticipateing and~~ ~~guideing~~ future development and change by preparing plans, ordinances, capital improvements programs, studies, reports, and other documents for consideration by the Town Council.

Formatted: Font: (Default) Arial, 16 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 16 pt

Formatted: Justified

ARTICLE III – MEMBERSHIP

- 3-1. The Commission shall consists of five ~~to fifteen~~ members appointed by the Town Council. All members ~~shallare requested to be~~ residents of the Town of Haymarket and qualified by knowledge and experience to make decisions on questions of community growth and development. At least one-half of the members ~~shallare requested to~~ be owners of real property. One member may be a member of the Town Council and one member may be an administrative official of the Town government.
- 3-2. The terms of office for the members of the Town Council and the administrative official ~~shall beare~~ coextensive with their terms of office, unless the Town Council appoints others in their stead. The terms of the other original members ~~shall bewere~~ for one (1), two (2), three (3), and four (4) years. Subsequent members ~~shall beare~~ appointed for terms of four (4) years.

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Attachment: PC By Laws Attorney Revision (2546 : Review of PC by Laws)

Town of Haymarket, Virginia

Planning Commission Bylaws,
Adopted 2004

Formatted: Indent: Left: 0", Hanging: 1",
Line spacing: 1.5 lines

3-3. Any vacancy in membership ~~shall be~~ filled by appointment of the Town Council and shall be for the unexpired portion of the term only.

Formatted: Font: (Default) Arial, 10 pt

Formatted: Justified

3-4. Any member of the Commission ~~shall be~~ eligible for reappointment.

Formatted: Font: (Default) Arial, 10 pt

3-5. Any member of the Commission may be removed by the Town Council for ~~inefficiency, neglect of duty, or malfeasance in office or other grounds permitted by law.~~

3-6. ~~The term of a Commission member shall expire immediately prior to the beginning of the regular June meeting at which meeting his successor's term of office shall begin. The term of a Commission member shall expire upon the swearing-in of the new commission or re-appointment of commissioner. Except for council members or staff appointed to the Commission, Commission members shall serve until their successors are appointed.~~

Comment [mrc1]: Current state law provides, member of a local planning commission may be removed from office by the local governing body without limitation in the event that the commissioner member is absent from any three consecutive meetings of the commission, or is absent from any four meetings of the commission within any 12-month period." Va. Code § 15.2-2212

Formatted: Font: (Default) Arial, 10 pt

3-7. The Town Council may provide for the payment of expenses incurred by Commission members in the performance of their official duties and compensation for services.

Comment [mrc2]: This is a clearer statement of the general rule than the language I struck through.

Formatted: Font: (Default) Arial, 10 pt

Attachment: PC By Laws Attorney Revision (2546 : Review of PC by Laws)

ARTICLE IV – SELECTION OF OFFICERS

4-1. Officers of the Commission shall consist of a chairman, ~~and~~ vice-chairman, ~~and~~ ~~secretary~~. The chairman and vice-chairman shall be elected by the membership. ~~The secretary~~ A clerk shall serve at the request of the Commission and ~~may be a member of the Commission, shall be~~ an employee of the Town government, ~~or a citizen volunteer~~. The clerk shall be deemed "secretary" for the purpose of complying with Virginia Code §15.2-2217.

Formatted: Font: (Default) Arial, 16 pt

Formatted: Font: (Default) Arial, 10 pt

Comment [mrc3]: In order to comply with the Public Records Act and FOIA, the clerk should be town employee.

4-2. ~~Nomination of Election~~ officers shall be made from the floor at the regular ~~June~~ July meeting each year ~~or if no one is elected, then as reasonably close in time as possible to such regularly scheduled meeting~~. ~~Election of officers shall follow immediately~~. A candidate receiving a majority vote ~~of those present and voting of the entire membership~~ shall be declared elected.

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

4-3. The term of office shall be for one (1) year or until a successor takes office.

4-4. Any vacancies in office shall be filled for the unexpired portion of the term in the same manner as the officers are originally chosen.

ARTICLE V – DUTIES OF OFFICERS

5-1. The ~~e~~Chairman shall be a member of the Commission and shall:

Formatted: Font: (Default) Arial, 16 pt

5-1-1. Preside at all meetings.

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt, No underline

Formatted: Font: (Default) Arial, 10 pt, No underline

Formatted: Font: (Default) Arial, 10 pt

Formatted: Indent: Left: 0", Hanging: 1", Line spacing: 1.5 lines

Town of Haymarket, Virginia Planning Commission Bylaws,
Adopted 2004

- 5-1-2. Appoint all committees.
- 5-1-3. Rule on all procedural questions (subject to a reversal by a two thirds (2/3) majority vote by the members present).
- 5-1-4. ~~Be~~When informed immediately of any official communication, ~~and~~ report same at the next regular commission meeting.
- 5-1-5. Certify all official documents involving the authority of the Commission.
- 5-1-6. Certify all minutes as true and correct copies.
- 5-1-7. Carry out other duties as assigned by the Commission.
- 5-2. The vice-chairman shall be a member of the Commission and shall:
 - 5-2-1. Act in the absence or inability of the chairman to act, with the full powers of the chairman.
- 5-3. The ~~secretary~~ clerk shall:
 - 5-3-1. Record attendance at all meetings.
 - 5-3-2. Record the minutes of the Commission meetings.
 - 5-3-3. Notify all members of all meetings.
 - 5-3-4. Maintain a file of all official Commission records and reports.
 - 5-3-5. Certify all maps, records, and reports of the Commission.
 - 5-3-6. Give notice and be responsible for publishing public notices of all Commission public hearings and public meetings.
 - 5-3-7. Attend to the correspondence necessary for the execution of the duties and functions of the Commission.

Formatted: Justified

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: (Default) Arial, 10 pt

Attachment: PC By Laws Attorney Revision (2546 : Review of PC by Laws)

ARTICLE VI – COMMITTEES

6-1. Committees, standing or special, may be appointed by the Chairman, to serve as needed. Such committees shall be subject to the approval of a majority vote of ~~the~~ those Commissioners present and voting.

- Formatted: Font: (Default) Arial, 10 pt
- Formatted: Font: (Default) Arial, 16 pt
- Formatted: Font: (Default) Arial, 10 pt
- Formatted: Font: (Default) Arial, 10 pt
- Formatted: Font: (Default) Arial, 10 pt

-3-

- Formatted: Justified, Tab stops: 1.78", Left
- Formatted: Font: (Default) Arial, 10 pt
- Formatted: Justified

Town of Haymarket, Virginia Planning Commission Bylaws, Adopted 2004

ARTICLE VII – MEETINGS

7-1. Regular meetings of the Commission shall be held at least once a ~~year~~ month. If the Commission has no pending business, the Chair may cancel the meeting by notice through the Clerk; provided, however, that the Commission shall meet at least once every two months. Special meetings shall be called as needed in accordance with § 7-2 of these bylaws. When a meeting date falls on a legal holiday, the meeting shall be held on the day following unless otherwise designated by the Commission.

- Formatted: Font: (Default) Arial, 16 pt
- Formatted: Justified
- Formatted: Font: (Default) Arial, 10 pt

Comment [MC4]: Va. Code § 15.2-2214 requires only annual meetings in localities of population 7,500 and less; however, the PC may in its bylaws provide for more frequent meetings.

7-2. Special meetings may be called by the chairman or by two (2) members upon written request to the ~~secretary~~ clerk. The ~~secretary~~ clerk shall mail ~~and/or email~~ to all members, at least five (5) ~~a reasonable time~~ days before a special meeting, a written notice giving the time, place and purpose of the meeting.

- Formatted: Font: (Default) Arial, 10 pt
- Formatted: Font: (Default) Arial, 10 pt
- Formatted: Font: (Default) Arial, 10 pt

Comment [mrc5]: Va. Code § 2.2-3707 only requires 3 days notice for regular meetings, and reasonable notice for special or emergency meeting

7-3. All meetings of the Commission shall be open to the public ~~unless closed in accordance with the Virginia Freedom of Information Act~~.

- Formatted: Font: (Default) Arial, 10 pt
- Formatted: Font: (Default) Arial, 10 pt

ARTICLE VIII – VOTING

8-1. The presence of a quorum is necessary for a vote on any matter.

- Formatted: Font: (Default) Arial, 16 pt
- Formatted: Font: (Default) Arial, 10 pt

8.2 A majority of the members shall constitute a quorum.

- Formatted: Font: (Default) Arial, 10 pt

8-23. No action of the Commission shall be valid unless authorized by a majority vote of those present and voting ~~in the presence of a quorum~~.

- Formatted: Font: (Default) Arial, 10 pt
- Formatted: Font: (Default) Arial, 10 pt

ARTICLE IX – ORDER OF BUSINESS

- Formatted: Font: (Default) Arial, 16 pt

9-1. The order of business for a regular meeting shall be:

- Formatted: Font: (Default) Arial, 10 pt

9-1-1. Call to order by chairman.

9-1-2. Roll call.

Attachment: PC By Laws Attorney Revision (2546 : Review of PC by Laws)

- 9-1-3. Determination of a quorum.
- 9-1-4. Public expression.
- 9-1-5. Reading of minutes.
- 9-1-6. **Report of secretary.**
- 9-1-7. Report of standing committees.
- 9-1-8. Report of special committees.
- 9-1-9. Unfinished business.

~~4~~

9-1-10. New business.

Formatted: Justified

9-1-11. Adjournment.

9-2. Parliamentary procedure in Commission meetings shall be governed by Robert's Rules of Order as ~~tailored by the Chairperson~~ applicable to small boards.

Formatted: Font: (Default) Arial, 10 pt

9-3. The Commission shall keep a set of minutes of each meeting, and these minutes shall become a public record.

9-4. The ~~secretary-clerk~~ and chairman shall sign all minutes and, at the end of the year, shall certify that the minutes of the preceding year are a true and correct copy.

ARTICLE X – PUBLIC HEARING

Formatted: Font: (Default) Arial, 16 pt

10-1. The procedures normally followed for a public hearing involving a rezoning application, use permit, etc., amendment of the Zoning or Subdivision Ordinance, or matter other than the consideration of the comprehensive plan or part thereof, shall be:

Formatted: Font: (Default) Arial, 10 pt

10-1-1. Call to order; determination of quorum.

10-1-2. Description of properties in issue.

10-1-3. Applicant's presentation including witnesses in support of application (fifteen minutes).

10-1-4. Interested witnesses' presentation in opposition to application (twenty minutes).

10-1-5. Applicant's rebuttal (five minutes).

10-1-6. The normal time limitations are set forth in parentheses, but may be shortened or extended as determined by the Planning Commission.

10-1-7. Planning Commission discussion and action.

10-1-8. An applicant may appear in his own behalf, or be represented by an attorney or agent at the hearing.

10-1-9. In the absence of a personal appearance by the applicant or his agent, the Planning Commission may proceed to ~~dispose of~~ vote on the application on the record before it.

Formatted: Font: (Default) Arial, 10 pt

~~-5-~~

Formatted: Justified

~~10-2. The Planning Commission shall publish a notice of public hearing at least once a week for two consecutive weeks in a newspaper of general circulation prior to conducting the hearing.~~

Attachment: PC By Laws Attorney Revision (2546 : Review of PC by Laws)

- 10-3. The procedures normally followed for a hearing involving consideration of the comprehensive plan or a part thereof shall be:
- 10-3-1. Call to order, determination of a quorum.
- 10-3-2. Description of area under study, together with presentation, by the Planning Commission or its representative of recommendations for development of the area.
- 10-3-3. Call by Chairman for names of interested parties who wish to speak to the proposed plan.
- 10-3-4. Presentation by interested parties to the proposed plan. (Time limitations as announced by the Chairman.)
- 10-3-5. Planning Commission – staff discussion of the proposed plan.
- 10-3-6. Planning Commission discussion and action.
- 10-4. The Planning Commission shall keep a set of minutes of all meetings, including the names and addresses of all witnesses giving testimony before the Planning Commission.

ARTICLE XI – CORRESPONDENCE

Formatted: Font: (Default) Arial, 16 pt

- 11-1. All official papers and plans involving the authority of the Planning Commission shall bear the signature of the Chairman, together with the certification signed by the ~~Security~~ clerk.

Formatted: Font: (Default) Arial, 10 pt

ARTICLE XII – AMENDMENTS

Formatted: Font: (Default) Arial, 16 pt

- 12-1. These Bylaws may be amended by a majority vote of the entire membership after thirty (30) day's prior notice.

Formatted: Font: (Default) Arial, 10 pt

~~Done and adopted this 12th Day of November 2013; to be effective December 15, 2013:~~

Formatted: Superscript

Done and adopted this _____ day of _____, 20____, to be effective _____.

BY:

Matthew Caudle Robert B. Weir, Chair

ATTEST:

Sherrie Wilson, Deputy Clerk, 6

Formatted: Font: (Default) Arial, 10 pt

Formatted: Font: 10 pt

Attachment: PC By Laws Attorney Revision (2546 : Review of PC by Laws)



TO: Town of Haymarket Planning Commission
SUBJECT: Sign Ordinance - Consultant Presentation
DATE: 09/14/15

The consultant team (EPR, PC; Herd Planning and Design, Ltd; and Sympoetica) drafting sign ordinance amendments will present their recommendation and draft ordinance to the Planning Commission at the September 14 meeting. At the request of the Commission, the Town Attorney will also be present to discuss the recent Reed v. Town of Gilbert decision. Both the consultant and Town Attorney have provided initial comment regarding the court decision. Those emails, along with the draft ordinance, are attached.

ATTACHMENTS:

- 1 Sign Consultant Email_Gilbert 07-29-15 (PDF)
- 2 Sign Consultant Email_Gilbert_Attachment 1 (PDF)
- 3 Sign Consultant Email_Gilbert_Attachment 2 (PDF)
- 4 Town Attorney Email_Gilbert_07-08-15 (PDF)
- 5 Sign Consultant_Cover Memo 5-23-15 (PDF)
- 6 Sign Consultant_Summary of Issues and Recommendations_5-21-15 (PDF)
- 7 Sign Consultant Amendments DRAFT 5-21-15 (PDF)

From: [Milton Herd](#)
To: [Marchant Schneider](#); [Marchant Schneider](#)
Cc: [Brian Henshaw](#); [Bill Wuensch](#); [Bill Wuensch](#)
Subject: haymarket sign ordinance
Date: Wednesday, July 29, 2015 10:43:54 AM
Attachments: [Gilbert opinion SCOTUS.pdf](#)
[Gilbert interpretation.docx](#)

marchant (et al),

good to see you in Norfolk last week. i have reviewed the Town of Gilbert decision vis-a-vis our draft sign regs, and i believe we are in good shape. (I've attached a copy of the SCOTUS ruling, as well as some excerpts from an analysis by UNC school of gov).

However, in the draft ordinance on page 6, i already noted that we could take a bit more conservative approach on temporary signs, with an option shown, and this is something we could discuss with PC and/or Martin. Regardless, i don't believe we need to make any amendments to the draft prior to meeting with PC. I leave it to you all whether and when you might want to involve Martin, but my sense is that it would be after PC discussion so we could narrow the focus (and maybe other legal issues might emerge).

i will be out of town on vacation for the next two weeks. my currently available dates for an evening meeting in Aug and early Sept are as follows:

Tuesday Aug 25
 Wednes Aug 26
 Thursday Aug 27
 Monday Aug 31
 Tuesday Sept 1
 Wednes Sept 2
 Tuesday Sept 8
 Wednes Sept 9

Let me know your thoughts.

milt

Milton Herd, FAICP
 Herd Planning & Design
milton@herdplanning.com

540-454-3006

www.herdplanning.com

Attachment: 1 Sign Consultant Email_Gilbert 07-29-15 (2547 : Sign Ordinance - Consultant Presentation)

(Slip Opinion)

OCTOBER TERM, 2014

1

Syllabus

NOTE: Where it is feasible, a syllabus (headnote) will be released, as is being done in connection with this case, at the time the opinion is issued. The syllabus constitutes no part of the opinion of the Court but has been prepared by the Reporter of Decisions for the convenience of the reader. See *United States v. Detroit Timber & Lumber Co.*, 200 U. S. 321, 337.

SUPREME COURT OF THE UNITED STATES

Syllabus

REED ET AL. *v.* TOWN OF GILBERT, ARIZONA, ET AL.CERTIORARI TO THE UNITED STATES COURT OF APPEALS FOR
THE NINTH CIRCUIT

No. 13–502. Argued January 12, 2015—Decided June 18, 2015

Gilbert, Arizona (Town), has a comprehensive code (Sign Code or Code) that prohibits the display of outdoor signs without a permit, but exempts 23 categories of signs, including three relevant here. “Ideological Signs,” defined as signs “communicating a message or ideas” that do not fit in any other Sign Code category, may be up to 20 square feet and have no placement or time restrictions. “Political Signs,” defined as signs “designed to influence the outcome of an election,” may be up to 32 square feet and may only be displayed during an election season. “Temporary Directional Signs,” defined as signs directing the public to a church or other “qualifying event,” have even greater restrictions: No more than four of the signs, limited to six square feet, may be on a single property at any time, and signs may be displayed no more than 12 hours before the “qualifying event” and 1 hour after.

Petitioners, Good News Community Church (Church) and its pastor, Clyde Reed, whose Sunday church services are held at various temporary locations in and near the Town, posted signs early each Saturday bearing the Church name and the time and location of the next service and did not remove the signs until around midday Sunday. The Church was cited for exceeding the time limits for displaying temporary directional signs and for failing to include an event date on the signs. Unable to reach an accommodation with the Town, petitioners filed suit, claiming that the Code abridged their freedom of speech. The District Court denied their motion for a preliminary injunction, and the Ninth Circuit affirmed, ultimately concluding that the Code’s sign categories were content neutral, and that the Code satisfied the intermediate scrutiny accorded to content-neutral regulations of speech.

Held: The Sign Code’s provisions are content-based regulations of

Syllabus

speech that do not survive strict scrutiny. Pp. 6–17.

(a) Because content-based laws target speech based on its communicative content, they are presumptively unconstitutional and may be justified only if the government proves that they are narrowly tailored to serve compelling state interests. *E.g.*, *R. A. V. v. St. Paul*, 505 U. S. 377, 395. Speech regulation is content based if a law applies to particular speech because of the topic discussed or the idea or message expressed. *E.g.*, *Sorrell v. IMS Health, Inc.*, 564 U. S. ___, ___–___. And courts are required to consider whether a regulation of speech “on its face” draws distinctions based on the message a speaker conveys. *Id.*, at ___. Whether laws define regulated speech by particular subject matter or by its function or purpose, they are subject to strict scrutiny. The same is true for laws that, though facially content neutral, cannot be “justified without reference to the content of the regulated speech,” or were adopted by the government “because of disagreement with the message” conveyed. *Ward v. Rock Against Racism*, 491 U. S. 781, 791. Pp. 6–7.

(b) The Sign Code is content based on its face. It defines the categories of temporary, political, and ideological signs on the basis of their messages and then subjects each category to different restrictions. The restrictions applied thus depend entirely on the sign’s communicative content. Because the Code, on its face, is a content-based regulation of speech, there is no need to consider the government’s justifications or purposes for enacting the Code to determine whether it is subject to strict scrutiny. Pp. 7.

(c) None of the Ninth Circuit’s theories for its contrary holding is persuasive. Its conclusion that the Town’s regulation was not based on a disagreement with the message conveyed skips the crucial first step in the content-neutrality analysis: determining whether the law is content neutral on its face. A law that is content based on its face is subject to strict scrutiny regardless of the government’s benign motive, content-neutral justification, or lack of “animus toward the ideas contained” in the regulated speech. *Cincinnati v. Discovery Network, Inc.*, 507 U. S. 410, 429. Thus, an innocuous justification cannot transform a facially content-based law into one that is content neutral. A court must evaluate each question—whether a law is content based on its face and whether the purpose and justification for the law are content based—before concluding that a law is content neutral. *Ward* does not require otherwise, for its framework applies only to a content-neutral statute.

The Ninth Circuit’s conclusion that the Sign Code does not single out any idea or viewpoint for discrimination conflates two distinct but related limitations that the First Amendment places on government regulation of speech. Government discrimination among viewpoints

Syllabus

is a “more blatant” and “egregious form of content discrimination,” *Rosenberger v. Rector and Visitors of Univ. of Va.*, 515 U. S. 819, 829, but “[t]he First Amendment’s hostility to content-based regulation [also] extends . . . to prohibition of public discussion of an entire topic,” *Consolidated Edison Co. of N. Y. v. Public Serv. Comm’n of N. Y.*, 447 U. S. 530, 537. The Sign Code, a paradigmatic example of content-based discrimination, singles out specific subject matter for differential treatment, even if it does not target viewpoints within that subject matter.

The Ninth Circuit also erred in concluding that the Sign Code was not content based because it made only speaker-based and event-based distinctions. The Code’s categories are not speaker-based—the restrictions for political, ideological, and temporary event signs apply equally no matter who sponsors them. And even if the sign categories were speaker based, that would not automatically render the law content neutral. Rather, “laws favoring some speakers over others demand strict scrutiny when the legislature’s speaker preference reflects a content preference.” *Turner Broadcasting System, Inc. v. FCC*, 512 U. S. 622, 658. This same analysis applies to event-based distinctions. Pp. 8–14.

(d) The Sign Code’s content-based restrictions do not survive strict scrutiny because the Town has not demonstrated that the Code’s differentiation between temporary directional signs and other types of signs furthers a compelling governmental interest and is narrowly tailored to that end. See *Arizona Free Enterprise Club’s Freedom Club PAC v. Bennett*, 564 U. S. ___, ___. Assuming that the Town has a compelling interest in preserving its aesthetic appeal and traffic safety, the Code’s distinctions are highly underinclusive. The Town cannot claim that placing strict limits on temporary directional signs is necessary to beautify the Town when other types of signs create the same problem. See *Discovery Network, supra*, at 425. Nor has it shown that temporary directional signs pose a greater threat to public safety than ideological or political signs. Pp. 14–15.

(e) This decision will not prevent governments from enacting effective sign laws. The Town has ample content-neutral options available to resolve problems with safety and aesthetics, including regulating size, building materials, lighting, moving parts, and portability. And the Town may be able to forbid postings on public property, so long as it does so in an evenhanded, content-neutral manner. See *Members of City Council of Los Angeles v. Taxpayers for Vincent*, 466 U. S. 789, 817. An ordinance narrowly tailored to the challenges of protecting the safety of pedestrians, drivers, and passengers—*e.g.*, warning signs marking hazards on private property or signs directing traffic—might also survive strict scrutiny. Pp. 16–17.

Syllabus

707 F. 3d 1057, reversed and remanded.

THOMAS, J., delivered the opinion of the Court, in which ROBERTS, C. J., and SCALIA, KENNEDY, ALITO, and SOTOMAYOR, JJ., joined. ALITO, J., filed a concurring opinion, in which KENNEDY and SOTOMAYOR, JJ., joined. BREYER, J., filed an opinion concurring in the judgment. KAGAN, J., filed an opinion concurring in the judgment, in which GINSBURG and BREYER, JJ., joined

Cite as: 576 U. S. ____ (2015)

1

Opinion of the Court

NOTICE: This opinion is subject to formal revision before publication in the preliminary print of the United States Reports. Readers are requested to notify the Reporter of Decisions, Supreme Court of the United States, Washington, D. C. 20543, of any typographical or other formal errors, in order that corrections may be made before the preliminary print goes to press.

SUPREME COURT OF THE UNITED STATES

 No. 13–502

CLYDE REED, ET AL., PETITIONERS *v.* TOWN OF
GILBERT, ARIZONA, ET AL.

ON WRIT OF CERTIORARI TO THE UNITED STATES COURT OF
APPEALS FOR THE NINTH CIRCUIT

[June 18, 2015]

JUSTICE THOMAS delivered the opinion of the Court.

The town of Gilbert, Arizona (or Town), has adopted a comprehensive code governing the manner in which people may display outdoor signs. Gilbert, Ariz., Land Development Code (Sign Code or Code), ch. 1, §4.402 (2005).¹ The Sign Code identifies various categories of signs based on the type of information they convey, then subjects each category to different restrictions. One of the categories is “Temporary Directional Signs Relating to a Qualifying Event,” loosely defined as signs directing the public to a meeting of a nonprofit group. §4.402(P). The Code imposes more stringent restrictions on these signs than it does on signs conveying other messages. We hold that these provisions are content-based regulations of speech that cannot survive strict scrutiny.

¹The Town’s Sign Code is available online at <http://www.gilbertaz.gov/departments/development-service/planning-development/land-development-code> (as visited June 16, 2015, and available in Clerk of Court’s case file).

Opinion of the Court

I
A

The Sign Code prohibits the display of outdoor signs anywhere within the Town without a permit, but it then exempts 23 categories of signs from that requirement. These exemptions include everything from bazaar signs to flying banners. Three categories of exempt signs are particularly relevant here.

The first is “Ideological Sign[s].” This category includes any “sign communicating a message or ideas for noncommercial purposes that is not a Construction Sign, Directional Sign, Temporary Directional Sign Relating to a Qualifying Event, Political Sign, Garage Sale Sign, or a sign owned or required by a governmental agency.” Sign Code, Glossary of General Terms (Glossary), p. 23 (emphasis deleted). Of the three categories discussed here, the Code treats ideological signs most favorably, allowing them to be up to 20 square feet in area and to be placed in all “zoning districts” without time limits. §4.402(J).

The second category is “Political Sign[s].” This includes any “temporary sign designed to influence the outcome of an election called by a public body.” Glossary 23.² The Code treats these signs less favorably than ideological signs. The Code allows the placement of political signs up to 16 square feet on residential property and up to 32 square feet on nonresidential property, undeveloped municipal property, and “rights-of-way.” §4.402(I).³ These signs may be displayed up to 60 days before a primary election and up to 15 days following a general election. *Ibid.*

²A “Temporary Sign” is a “sign not permanently attached to the ground, a wall or a building, and not designed or intended for permanent display.” Glossary 25.

³The Code defines “Right-of-Way” as a “strip of publicly owned land occupied by or planned for a street, utilities, landscaping, sidewalks, trails, and similar facilities.” *Id.*, at 18.

Cite as: 576 U. S. ____ (2015)

3

Opinion of the Court

The third category is “Temporary Directional Signs Relating to a Qualifying Event.” This includes any “Temporary Sign intended to direct pedestrians, motorists, and other passersby to a ‘qualifying event.’” Glossary 25 (emphasis deleted). A “qualifying event” is defined as any “assembly, gathering, activity, or meeting sponsored, arranged, or promoted by a religious, charitable, community service, educational, or other similar non-profit organization.” *Ibid.* The Code treats temporary directional signs even less favorably than political signs.⁴ Temporary directional signs may be no larger than six square feet. §4.402(P). They may be placed on private property or on a public right-of-way, but no more than four signs may be placed on a single property at any time. *Ibid.* And, they may be displayed no more than 12 hours before the “qualifying event” and no more than 1 hour afterward. *Ibid.*

B

Petitioners Good News Community Church (Church) and its pastor, Clyde Reed, wish to advertise the time and location of their Sunday church services. The Church is a small, cash-strapped entity that owns no building, so it holds its services at elementary schools or other locations in or near the Town. In order to inform the public about its services, which are held in a variety of different loca-

⁴The Sign Code has been amended twice during the pendency of this case. When litigation began in 2007, the Code defined the signs at issue as “Religious Assembly Temporary Direction Signs.” App. 75. The Code entirely prohibited placement of those signs in the public right-of-way, and it forbade posting them in any location for more than two hours before the religious assembly or more than one hour afterward. *Id.*, at 75–76. In 2008, the Town redefined the category as “Temporary Directional Signs Related to a Qualifying Event,” and it expanded the time limit to 12 hours before and 1 hour after the “qualifying event.” *Ibid.* In 2011, the Town amended the Code to authorize placement of temporary directional signs in the public right-of-way. *Id.*, at 89.

Opinion of the Court

tions, the Church began placing 15 to 20 temporary signs around the Town, frequently in the public right-of-way abutting the street. The signs typically displayed the Church's name, along with the time and location of the upcoming service. Church members would post the signs early in the day on Saturday and then remove them around midday on Sunday. The display of these signs requires little money and manpower, and thus has proved to be an economical and effective way for the Church to let the community know where its services are being held each week.

This practice caught the attention of the Town's Sign Code compliance manager, who twice cited the Church for violating the Code. The first citation noted that the Church exceeded the time limits for displaying its temporary directional signs. The second citation referred to the same problem, along with the Church's failure to include the date of the event on the signs. Town officials even confiscated one of the Church's signs, which Reed had to retrieve from the municipal offices.

Reed contacted the Sign Code Compliance Department in an attempt to reach an accommodation. His efforts proved unsuccessful. The Town's Code compliance manager informed the Church that there would be "no leniency under the Code" and promised to punish any future violations.

Shortly thereafter, petitioners filed a complaint in the United States District Court for the District of Arizona, arguing that the Sign Code abridged their freedom of speech in violation of the First and Fourteenth Amendments. The District Court denied the petitioners' motion for a preliminary injunction. The Court of Appeals for the Ninth Circuit affirmed, holding that the Sign Code's provision regulating temporary directional signs did not regulate speech on the basis of content. 587 F.3d 966, 979 (2009). It reasoned that, even though an enforcement

Cite as: 576 U. S. ____ (2015)

5

Opinion of the Court

officer would have to read the sign to determine what provisions of the Sign Code applied to it, the “kind of cursory examination” that would be necessary for an officer to classify it as a temporary directional sign was “not akin to an officer synthesizing the expressive content of the sign.” *Id.*, at 978. It then remanded for the District Court to determine in the first instance whether the Sign Code’s distinctions among temporary directional signs, political signs, and ideological signs nevertheless constituted a content-based regulation of speech.

On remand, the District Court granted summary judgment in favor of the Town. The Court of Appeals again affirmed, holding that the Code’s sign categories were content neutral. The court concluded that “the distinctions between Temporary Directional Signs, Ideological Signs, and Political Signs . . . are based on objective factors relevant to Gilbert’s creation of the specific exemption from the permit requirement and do not otherwise consider the substance of the sign.” 707 F. 3d 1057, 1069 (CA9 2013). Relying on this Court’s decision in *Hill v. Colorado*, 530 U. S. 703 (2000), the Court of Appeals concluded that the Sign Code is content neutral. 707 F. 3d, at 1071–1072. As the court explained, “Gilbert did not adopt its regulation of speech because it disagreed with the message conveyed” and its “interests in regulat[ing] temporary signs are unrelated to the content of the sign.” *Ibid.* Accordingly, the court believed that the Code was “content-neutral as that term [has been] defined by the Supreme Court.” *Id.*, at 1071. In light of that determination, it applied a lower level of scrutiny to the Sign Code and concluded that the law did not violate the First Amendment. *Id.*, at 1073–1076.

We granted certiorari, 573 U. S. ____ (2014), and now reverse.

Opinion of the Court

II

A

The First Amendment, applicable to the States through the Fourteenth Amendment, prohibits the enactment of laws “abridging the freedom of speech.” U.S. Const., Amdt. 1. Under that Clause, a government, including a municipal government vested with state authority, “has no power to restrict expression because of its message, its ideas, its subject matter, or its content.” *Police Dept. of Chicago v. Mosley*, 408 U. S. 92, 95 (1972). Content-based laws—those that target speech based on its communicative content—are presumptively unconstitutional and may be justified only if the government proves that they are narrowly tailored to serve compelling state interests. *R. A. V. v. St. Paul*, 505 U. S. 377, 395 (1992); *Simon & Schuster, Inc. v. Members of N. Y. State Crime Victims Bd.*, 502 U. S. 105, 115, 118 (1991).

Government regulation of speech is content based if a law applies to particular speech because of the topic discussed or the idea or message expressed. *E.g.*, *Sorrell v. IMS Health, Inc.*, 564 U. S. ___, ___–___ (2011) (slip op., at 8–9); *Carey v. Brown*, 447 U. S. 455, 462 (1980); *Mosley, supra*, at 95. This commonsense meaning of the phrase “content based” requires a court to consider whether a regulation of speech “on its face” draws distinctions based on the message a speaker conveys. *Sorrell, supra*, at ___ (slip op., at 8). Some facial distinctions based on a message are obvious, defining regulated speech by particular subject matter, and others are more subtle, defining regulated speech by its function or purpose. Both are distinctions drawn based on the message a speaker conveys, and, therefore, are subject to strict scrutiny.

Our precedents have also recognized a separate and additional category of laws that, though facially content neutral, will be considered content-based regulations of speech: laws that cannot be “justified without reference to

Cite as: 576 U. S. ____ (2015)

7

Opinion of the Court

the content of the regulated speech,” or that were adopted by the government “because of disagreement with the message [the speech] conveys,” *Ward v. Rock Against Racism*, 491 U. S. 781, 791 (1989). Those laws, like those that are content based on their face, must also satisfy strict scrutiny.

B

The Town’s Sign Code is content based on its face. It defines “Temporary Directional Signs” on the basis of whether a sign conveys the message of directing the public to church or some other “qualifying event.” Glossary 25. It defines “Political Signs” on the basis of whether a sign’s message is “designed to influence the outcome of an election.” *Id.*, at 24. And it defines “Ideological Signs” on the basis of whether a sign “communicat[es] a message or ideas” that do not fit within the Code’s other categories. *Id.*, at 23. It then subjects each of these categories to different restrictions.

The restrictions in the Sign Code that apply to any given sign thus depend entirely on the communicative content of the sign. If a sign informs its reader of the time and place a book club will discuss John Locke’s *Two Treatises of Government*, that sign will be treated differently from a sign expressing the view that one should vote for one of Locke’s followers in an upcoming election, and both signs will be treated differently from a sign expressing an ideological view rooted in Locke’s theory of government. More to the point, the Church’s signs inviting people to attend its worship services are treated differently from signs conveying other types of ideas. On its face, the Sign Code is a content-based regulation of speech. We thus have no need to consider the government’s justifications or purposes for enacting the Code to determine whether it is subject to strict scrutiny.

Opinion of the Court

C

In reaching the contrary conclusion, the Court of Appeals offered several theories to explain why the Town's Sign Code should be deemed content neutral. None is persuasive.

1

The Court of Appeals first determined that the Sign Code was content neutral because the Town “did not adopt its regulation of speech [based on] disagree[ment] with the message conveyed,” and its justifications for regulating temporary directional signs were “unrelated to the content of the sign.” 707 F. 3d, at 1071–1072. In its brief to this Court, the United States similarly contends that a sign regulation is content neutral—even if it expressly draws distinctions based on the sign's communicative content—if those distinctions can be “justified without reference to the content of the regulated speech.” Brief for United States as *Amicus Curiae* 20, 24 (quoting *Ward, supra*, at 791; emphasis deleted).

But this analysis skips the crucial first step in the content-neutrality analysis: determining whether the law is content neutral on its face. A law that is content based on its face is subject to strict scrutiny regardless of the government's benign motive, content-neutral justification, or lack of “animus toward the ideas contained” in the regulated speech. *Cincinnati v. Discovery Network, Inc.*, 507 U. S. 410, 429 (1993). We have thus made clear that “[i]llicit legislative intent is not the *sine qua non* of a violation of the First Amendment,” and a party opposing the government “need adduce ‘no evidence of an improper censorial motive.’” *Simon & Schuster, supra*, at 117. Although “a content-based purpose may be sufficient in certain circumstances to show that a regulation is content based, it is not necessary.” *Turner Broadcasting System, Inc. v. FCC*, 512 U. S. 622, 642 (1994). In other words, an

Cite as: 576 U. S. ____ (2015)

9

Opinion of the Court

innocuous justification cannot transform a facially content-based law into one that is content neutral.

That is why we have repeatedly considered whether a law is content neutral on its face *before* turning to the law’s justification or purpose. See, e.g., *Sorrell, supra*, at ____–____ (slip op., at 8–9) (statute was content based “on its face,” and there was also evidence of an impermissible legislative motive); *United States v. Eichman*, 496 U. S. 310, 315 (1990) (“Although the [statute] contains no explicit content-based limitation on the scope of prohibited conduct, it is nevertheless clear that the Government’s asserted *interest* is related to the suppression of free expression” (internal quotation marks omitted)); *Members of City Council of Los Angeles v. Taxpayers for Vincent*, 466 U. S. 789, 804 (1984) (“The text of the ordinance is neutral,” and “there is not even a hint of bias or censorship in the City’s enactment or enforcement of this ordinance”); *Clark v. Community for Creative Non-Violence*, 468 U. S. 288, 293 (1984) (requiring that a facially content-neutral ban on camping must be “justified without reference to the content of the regulated speech”); *United States v. O’Brien*, 391 U. S. 367, 375, 377 (1968) (noting that the statute “on its face deals with conduct having no connection with speech,” but examining whether the “the governmental interest is unrelated to the suppression of free expression”). Because strict scrutiny applies either when a law is content based on its face or when the purpose and justification for the law are content based, a court must evaluate each question before it concludes that the law is content neutral and thus subject to a lower level of scrutiny.

The Court of Appeals and the United States misunderstand our decision in *Ward* as suggesting that a government’s purpose is relevant even when a law is content based on its face. That is incorrect. *Ward* had nothing to say about facially content-based restrictions because it involved a facially content-*neutral* ban on the use, in a

Opinion of the Court

city-owned music venue, of sound amplification systems not provided by the city. 491 U. S., at 787, and n. 2. In that context, we looked to governmental motive, including whether the government had regulated speech “because of disagreement” with its message, and whether the regulation was “justified without reference to the content of the speech.” *Id.*, at 791. But *Ward’s* framework “applies only if a statute is content neutral.” *Hill*, 530 U. S., at 766 (KENNEDY, J., dissenting). Its rules thus operate “to protect speech,” not “to restrict it.” *Id.*, at 765.

The First Amendment requires no less. Innocent motives do not eliminate the danger of censorship presented by a facially content-based statute, as future government officials may one day wield such statutes to suppress disfavored speech. That is why the First Amendment expressly targets the operation of the laws—*i.e.*, the “abridg[ement] of speech”—rather than merely the motives of those who enacted them. U. S. Const., Amdt. 1. “The vice of content-based legislation . . . is not that it is always used for invidious, thought-control purposes, but that it lends itself to use for those purposes.” *Hill, supra*, at 743 (SCALIA, J., dissenting).

For instance, in *NAACP v. Button*, 371 U. S. 415 (1963), the Court encountered a State’s attempt to use a statute prohibiting “improper solicitation” by attorneys to outlaw litigation-related speech of the National Association for the Advancement of Colored People. *Id.*, at 438. Although *Button* predated our more recent formulations of strict scrutiny, the Court rightly rejected the State’s claim that its interest in the “regulation of professional conduct” rendered the statute consistent with the First Amendment, observing that “it is no answer . . . to say . . . that the purpose of these regulations was merely to insure high professional standards and not to curtail free expression.” *Id.*, at 438–439. Likewise, one could easily imagine a Sign Code compliance manager who disliked the Church’s

Opinion of the Court

substantive teachings deploying the Sign Code to make it more difficult for the Church to inform the public of the location of its services. Accordingly, we have repeatedly “rejected the argument that ‘discriminatory . . . treatment is suspect under the First Amendment only when the legislature intends to suppress certain ideas.’” *Discovery Network*, 507 U. S., at 429. We do so again today.

2

The Court of Appeals next reasoned that the Sign Code was content neutral because it “does not mention any idea or viewpoint, let alone single one out for differential treatment.” 587 F. 3d, at 977. It reasoned that, for the purpose of the Code provisions, “[i]t makes no difference which candidate is supported, who sponsors the event, or what ideological perspective is asserted.” 707 F. 3d, at 1069.

The Town seizes on this reasoning, insisting that “content based” is a term of art that “should be applied flexibly” with the goal of protecting “viewpoints and ideas from government censorship or favoritism.” Brief for Respondents 22. In the Town’s view, a sign regulation that “does not censor or favor particular viewpoints or ideas” cannot be content based. *Ibid.* The Sign Code allegedly passes this test because its treatment of temporary directional signs does not raise any concerns that the government is “endorsing or suppressing ‘ideas or viewpoints,’” *id.*, at 27, and the provisions for political signs and ideological signs “are neutral as to particular ideas or viewpoints” within those categories. *Id.*, at 37.

This analysis conflates two distinct but related limitations that the First Amendment places on government regulation of speech. Government discrimination among viewpoints—or the regulation of speech based on “the specific motivating ideology or the opinion or perspective of the speaker”—is a “more blatant” and “egregious form of

Opinion of the Court

content discrimination.” *Rosenberger v. Rector and Visitors of Univ. of Va.*, 515 U. S. 819, 829 (1995). But it is well established that “[t]he First Amendment’s hostility to content-based regulation extends not only to restrictions on particular viewpoints, but also to prohibition of public discussion of an entire topic.” *Consolidated Edison Co. of N. Y. v. Public Serv. Comm’n of N. Y.*, 447 U. S. 530, 537 (1980).

Thus, a speech regulation targeted at specific subject matter is content based even if it does not discriminate among viewpoints within that subject matter. *Ibid.* For example, a law banning the use of sound trucks for political speech—and only political speech—would be a content-based regulation, even if it imposed no limits on the political viewpoints that could be expressed. See *Discovery Network, supra*, at 428. The Town’s Sign Code likewise singles out specific subject matter for differential treatment, even if it does not target viewpoints within that subject matter. Ideological messages are given more favorable treatment than messages concerning a political candidate, which are themselves given more favorable treatment than messages announcing an assembly of like-minded individuals. That is a paradigmatic example of content-based discrimination.

3

Finally, the Court of Appeals characterized the Sign Code’s distinctions as turning on “the content-neutral elements of who is speaking through the sign and whether and when an event is occurring.” 707 F. 3d, at 1069. That analysis is mistaken on both factual and legal grounds.

To start, the Sign Code’s distinctions are not speaker based. The restrictions for political, ideological, and temporary event signs apply equally no matter who sponsors them. If a local business, for example, sought to put up

Opinion of the Court

signs advertising the Church's meetings, those signs would be subject to the same limitations as such signs placed by the Church. And if Reed had decided to display signs in support of a particular candidate, he could have made those signs far larger—and kept them up for far longer—than signs inviting people to attend his church services. If the Code's distinctions were truly speaker based, both types of signs would receive the same treatment.

In any case, the fact that a distinction is speaker based does not, as the Court of Appeals seemed to believe, automatically render the distinction content neutral. Because “[s]peech restrictions based on the identity of the speaker are all too often simply a means to control content,” *Citizens United v. Federal Election Comm’n*, 558 U. S. 310, 340 (2010), we have insisted that “laws favoring some speakers over others demand strict scrutiny when the legislature’s speaker preference reflects a content preference,” *Turner*, 512 U. S., at 658. Thus, a law limiting the content of newspapers, but only newspapers, could not evade strict scrutiny simply because it could be characterized as speaker based. Likewise, a content-based law that restricted the political speech of all corporations would not become content neutral just because it singled out corporations as a class of speakers. See *Citizens United*, *supra*, at 340–341. Characterizing a distinction as speaker based is only the beginning—not the end—of the inquiry.

Nor do the Sign Code’s distinctions hinge on “whether and when an event is occurring.” The Code does not permit citizens to post signs on any topic whatsoever within a set period leading up to an election, for example. Instead, come election time, it requires Town officials to determine whether a sign is “designed to influence the outcome of an election” (and thus “political”) or merely “communicating a message or ideas for noncommercial purposes” (and thus “ideological”). Glossary 24. That obvious content-based

Opinion of the Court

inquiry does not evade strict scrutiny review simply because an event (*i.e.*, an election) is involved.

And, just as with speaker-based laws, the fact that a distinction is event based does not render it content neutral. The Court of Appeals cited no precedent from this Court supporting its novel theory of an exception from the content-neutrality requirement for event-based laws. As we have explained, a speech regulation is content based if the law applies to particular speech because of the topic discussed or the idea or message expressed. *Supra*, at 6. A regulation that targets a sign because it conveys an idea about a specific event is no less content based than a regulation that targets a sign because it conveys some other idea. Here, the Code singles out signs bearing a particular message: the time and location of a specific event. This type of ordinance may seem like a perfectly rational way to regulate signs, but a clear and firm rule governing content neutrality is an essential means of protecting the freedom of speech, even if laws that might seem “entirely reasonable” will sometimes be “struck down because of their content-based nature.” *City of Ladue v. Gilleo*, 512 U. S. 43, 60 (1994) (O’Connor, J., concurring).

III

Because the Town’s Sign Code imposes content-based restrictions on speech, those provisions can stand only if they survive strict scrutiny, “which requires the Government to prove that the restriction furthers a compelling interest and is narrowly tailored to achieve that interest,” *Arizona Free Enterprise Club’s Freedom Club PAC v. Bennett*, 564 U. S. ___, ___ (2011) (slip op., at 8) (quoting *Citizens United*, 558 U. S., at 340). Thus, it is the Town’s burden to demonstrate that the Code’s differentiation between temporary directional signs and other types of signs, such as political signs and ideological signs, furthers a compelling governmental interest and is narrowly tai-

Cite as: 576 U. S. ____ (2015)

15

Opinion of the Court

lored to that end. See *ibid.*

The Town cannot do so. It has offered only two governmental interests in support of the distinctions the Sign Code draws: preserving the Town's aesthetic appeal and traffic safety. Assuming for the sake of argument that those are compelling governmental interests, the Code's distinctions fail as hopelessly underinclusive.

Starting with the preservation of aesthetics, temporary directional signs are "no greater an eyesore," *Discovery Network*, 507 U. S., at 425, than ideological or political ones. Yet the Code allows unlimited proliferation of larger ideological signs while strictly limiting the number, size, and duration of smaller directional ones. The Town cannot claim that placing strict limits on temporary directional signs is necessary to beautify the Town while at the same time allowing unlimited numbers of other types of signs that create the same problem.

The Town similarly has not shown that limiting temporary directional signs is necessary to eliminate threats to traffic safety, but that limiting other types of signs is not. The Town has offered no reason to believe that directional signs pose a greater threat to safety than do ideological or political signs. If anything, a sharply worded ideological sign seems more likely to distract a driver than a sign directing the public to a nearby church meeting.

In light of this underinclusiveness, the Town has not met its burden to prove that its Sign Code is narrowly tailored to further a compelling government interest. Because a "law cannot be regarded as protecting an interest of the highest order, and thus as justifying a restriction on truthful speech, when it leaves appreciable damage to that supposedly vital interest unprohibited," *Republican Party of Minn. v. White*, 536 U. S. 765, 780 (2002), the Sign Code fails strict scrutiny.

Opinion of the Court

IV

Our decision today will not prevent governments from enacting effective sign laws. The Town asserts that an “absolutist” content-neutrality rule would render “virtually all distinctions in sign laws . . . subject to strict scrutiny,” Brief for Respondents 34–35, but that is not the case. Not “all distinctions” are subject to strict scrutiny, only *content-based* ones are. Laws that are *content neutral* are instead subject to lesser scrutiny. See *Clark*, 468 U. S., at 295.

The Town has ample content-neutral options available to resolve problems with safety and aesthetics. For example, its current Code regulates many aspects of signs that have nothing to do with a sign’s message: size, building materials, lighting, moving parts, and portability. See, e.g., §4.402(R). And on public property, the Town may go a long way toward entirely forbidding the posting of signs, so long as it does so in an evenhanded, content-neutral manner. See *Taxpayers for Vincent*, 466 U. S., at 817 (upholding content-neutral ban against posting signs on public property). Indeed, some lower courts have long held that similar content-based sign laws receive strict scrutiny, but there is no evidence that towns in those jurisdictions have suffered catastrophic effects. See, e.g., *Solantic, LLC v. Neptune Beach*, 410 F. 3d 1250, 1264–1269 (CA11 2005) (sign categories similar to the town of Gilbert’s were content based and subject to strict scrutiny); *Matthews v. Needham*, 764 F. 2d 58, 59–60 (CA1 1985) (law banning political signs but not commercial signs was content based and subject to strict scrutiny).

We acknowledge that a city might reasonably view the general regulation of signs as necessary because signs “take up space and may obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation.” *City of Ladue*, 512 U. S., at 48. At the same time, the presence of certain

Cite as: 576 U. S. ____ (2015)

17

Opinion of the Court

signs may be essential, both for vehicles and pedestrians, to guide traffic or to identify hazards and ensure safety. A sign ordinance narrowly tailored to the challenges of protecting the safety of pedestrians, drivers, and passengers—such as warning signs marking hazards on private property, signs directing traffic, or street numbers associated with private houses—well might survive strict scrutiny. The signs at issue in this case, including political and ideological signs and signs for events, are far removed from those purposes. As discussed above, they are facially content based and are neither justified by traditional safety concerns nor narrowly tailored.

* * *

We reverse the judgment of the Court of Appeals and remand the case for proceedings consistent with this opinion.

It is so ordered.

Cite as: 576 U. S. ____ (2015)

1

ALITO, J., concurring

SUPREME COURT OF THE UNITED STATES

No. 13–502

CLYDE REED, ET AL., PETITIONERS *v.* TOWN OF
GILBERT, ARIZONA, ET AL.

ON WRIT OF CERTIORARI TO THE UNITED STATES COURT OF
APPEALS FOR THE NINTH CIRCUIT

[June 18, 2015]

JUSTICE ALITO, with whom JUSTICE KENNEDY and
JUSTICE SOTOMAYOR join, concurring.

I join the opinion of the Court but add a few words of
further explanation.

As the Court holds, what we have termed “content-
based” laws must satisfy strict scrutiny. Content-based
laws merit this protection because they present, albeit
sometimes in a subtler form, the same dangers as laws
that regulate speech based on viewpoint. Limiting speech
based on its “topic” or “subject” favors those who do not
want to disturb the status quo. Such regulations may
interfere with democratic self-government and the search
for truth. See *Consolidated Edison Co. of N. Y. v. Public
Serv. Comm’n of N. Y.*, 447 U. S. 530, 537 (1980).

As the Court shows, the regulations at issue in this case
are replete with content-based distinctions, and as a result
they must satisfy strict scrutiny. This does not mean,
however, that municipalities are powerless to enact and
enforce reasonable sign regulations. I will not attempt to
provide anything like a comprehensive list, but here are
some rules that would not be content based:

Rules regulating the size of signs. These rules may
distinguish among signs based on any content-neutral
criteria, including any relevant criteria listed below.

Rules regulating the locations in which signs may be

ALITO, J., concurring

placed. These rules may distinguish between free-standing signs and those attached to buildings.

Rules distinguishing between lighted and unlighted signs.

Rules distinguishing between signs with fixed messages and electronic signs with messages that change.

Rules that distinguish between the placement of signs on private and public property.

Rules distinguishing between the placement of signs on commercial and residential property.

Rules distinguishing between on-premises and off-premises signs.

Rules restricting the total number of signs allowed per mile of roadway.

Rules imposing time restrictions on signs advertising a one-time event. Rules of this nature do not discriminate based on topic or subject and are akin to rules restricting the times within which oral speech or music is allowed.*

In addition to regulating signs put up by private actors, government entities may also erect their own signs consistent with the principles that allow governmental speech. See *Pleasant Grove City v. Summum*, 555 U. S. 460, 467–469 (2009). They may put up all manner of signs to promote safety, as well as directional signs and signs pointing out historic sites and scenic spots.

Properly understood, today’s decision will not prevent cities from regulating signs in a way that fully protects public safety and serves legitimate esthetic objectives.

*Of course, content-neutral restrictions on speech are not necessarily consistent with the First Amendment. Time, place, and manner restrictions “must be narrowly tailored to serve the government’s legitimate, content-neutral interests.” *Ward v. Rock Against Racism*, 491 U. S. 781, 798 (1989). But they need not meet the high standard imposed on viewpoint- and content-based restrictions.

Cite as: 576 U. S. ____ (2015)

1

BREYER, J., concurring in judgment

SUPREME COURT OF THE UNITED STATES

No. 13–502

CLYDE REED, ET AL., PETITIONERS *v.* TOWN OF
GILBERT, ARIZONA, ET AL.

ON WRIT OF CERTIORARI TO THE UNITED STATES COURT OF
APPEALS FOR THE NINTH CIRCUIT

[June 18, 2015]

JUSTICE BREYER, concurring in the judgment.

I join JUSTICE KAGAN’s separate opinion. Like JUSTICE KAGAN I believe that categories alone cannot satisfactorily resolve the legal problem before us. The First Amendment requires greater judicial sensitivity both to the Amendment’s expressive objectives and to the public’s legitimate need for regulation than a simple recitation of categories, such as “content discrimination” and “strict scrutiny,” would permit. In my view, the category “content discrimination” is better considered in many contexts, including here, as a rule of thumb, rather than as an automatic “strict scrutiny” trigger, leading to almost certain legal condemnation.

To use content discrimination to trigger strict scrutiny sometimes makes perfect sense. There are cases in which the Court has found content discrimination an unconstitutional method for suppressing a viewpoint. *E.g.*, *Rosenberger v. Rector and Visitors of Univ. of Va.*, 515 U. S. 819, 828–829 (1995); see also *Boos v. Barry*, 485 U. S. 312, 318–319 (1988) (plurality opinion) (applying strict scrutiny where the line between subject matter and viewpoint was not obvious). And there are cases where the Court has found content discrimination to reveal that rules governing a traditional public forum are, in fact, not a neutral way of fairly managing the forum in the interest of all

BREYER, J., concurring in judgment

speakers. *Police Dept. of Chicago v. Mosley*, 408 U. S. 92, 96 (1972) (“Once a forum is opened up to assembly or speaking by some groups, government may not prohibit others from assembling or speaking on the basis of what they intend to say”). In these types of cases, strict scrutiny is often appropriate, and content discrimination has thus served a useful purpose.

But content discrimination, while helping courts to identify unconstitutional suppression of expression, cannot and should not *always* trigger strict scrutiny. To say that it is not an automatic “strict scrutiny” trigger is not to argue against that concept’s use. I readily concede, for example, that content discrimination, as a conceptual tool, can sometimes reveal weaknesses in the government’s rationale for a rule that limits speech. If, for example, a city looks to litter prevention as the rationale for a prohibition against placing newsracks dispensing free advertisements on public property, why does it exempt other newsracks causing similar litter? Cf. *Cincinnati v. Discovery Network, Inc.*, 507 U. S. 410 (1993). I also concede that, whenever government disfavors one kind of speech, it places that speech at a disadvantage, potentially interfering with the free marketplace of ideas and with an individual’s ability to express thoughts and ideas that can help that individual determine the kind of society in which he wishes to live, help shape that society, and help define his place within it.

Nonetheless, in these latter instances to use the presence of content discrimination automatically to trigger strict scrutiny and thereby call into play a strong presumption against constitutionality goes too far. That is because virtually all government activities involve speech, many of which involve the regulation of speech. Regulatory programs almost always require content discrimination. And to hold that such content discrimination triggers strict scrutiny is to write a recipe for judicial management

Cite as: 576 U. S. ____ (2015)

3

BREYER, J., concurring in judgment

of ordinary government regulatory activity.

Consider a few examples of speech regulated by government that inevitably involve content discrimination, but where a strong presumption against constitutionality has no place. Consider governmental regulation of securities, *e.g.*, 15 U. S. C. §78l (requirements for content that must be included in a registration statement); of energy conservation labeling-practices, *e.g.*, 42 U. S. C. §6294 (requirements for content that must be included on labels of certain consumer electronics); of prescription drugs, *e.g.*, 21 U. S. C. §353(b)(4)(A) (requiring a prescription drug label to bear the symbol “Rx only”); of doctor-patient confidentiality, *e.g.*, 38 U. S. C. §7332 (requiring confidentiality of certain medical records, but allowing a physician to disclose that the patient has HIV to the patient’s spouse or sexual partner); of income tax statements, *e.g.*, 26 U. S. C. §6039F (requiring taxpayers to furnish information about foreign gifts received if the aggregate amount exceeds \$10,000); of commercial airplane briefings, *e.g.*, 14 CFR §136.7 (2015) (requiring pilots to ensure that each passenger has been briefed on flight procedures, such as seatbelt fastening); of signs at petting zoos, *e.g.*, N. Y. Gen. Bus. Law Ann. §399–ff(3) (West Cum. Supp. 2015) (requiring petting zoos to post a sign at every exit “‘strongly recommend[ing] that persons wash their hands upon exiting the petting zoo area’”); and so on.

Nor can the majority avoid the application of strict scrutiny to all sorts of justifiable governmental regulations by relying on this Court’s many subcategories and exceptions to the rule. The Court has said, for example, that we should apply less strict standards to “commercial speech.” *Central Hudson Gas & Elec. Corp. v. Public Service Comm’n of N. Y.*, 447 U. S. 557, 562–563 (1980). But I have great concern that many justifiable instances of “content-based” regulation are noncommercial. And, worse than that, the Court has applied the heightened

BREYER, J., concurring in judgment

“strict scrutiny” standard even in cases where the less stringent “commercial speech” standard was appropriate. See *Sorrell v. IMS Health Inc.*, 564 U. S. ___, ___ (2011) (BREYER, J., dissenting) (slip op., at ___). The Court has also said that “government speech” escapes First Amendment strictures. See *Rust v. Sullivan*, 500 U. S. 173, 193–194 (1991). But regulated speech is typically private speech, not government speech. Further, the Court has said that, “[w]hen the basis for the content discrimination consists entirely of the very reason the entire class of speech at issue is proscribable, no significant danger of idea or viewpoint discrimination exists.” *R. A. V. v. St. Paul*, 505 U. S. 377, 388 (1992). But this exception accounts for only a few of the instances in which content discrimination is readily justifiable.

I recognize that the Court could escape the problem by watering down the force of the presumption against constitutionality that “strict scrutiny” normally carries with it. But, in my view, doing so will weaken the First Amendment’s protection in instances where “strict scrutiny” should apply in full force.

The better approach is to generally treat content discrimination as a strong reason weighing against the constitutionality of a rule where a traditional public forum, or where viewpoint discrimination, is threatened, but elsewhere treat it as a rule of thumb, finding it a helpful, but not determinative legal tool, in an appropriate case, to determine the strength of a justification. I would use content discrimination as a supplement to a more basic analysis, which, tracking most of our First Amendment cases, asks whether the regulation at issue works harm to First Amendment interests that is disproportionate in light of the relevant regulatory objectives. Answering this question requires examining the seriousness of the harm to speech, the importance of the countervailing objectives, the extent to which the law will achieve those objectives,

Cite as: 576 U. S. ____ (2015)

5

BREYER, J., concurring in judgment

and whether there are other, less restrictive ways of doing so. See, e.g., *United States v. Alvarez*, 567 U. S. ___, ___–___ (2012) (BREYER, J., concurring in judgment) (slip op., at 1–3); *Nixon v. Shrink Missouri Government PAC*, 528 U. S. 377, 400–403 (2000) (BREYER, J., concurring). Admittedly, this approach does not have the simplicity of a mechanical use of categories. But it does permit the government to regulate speech in numerous instances where the voters have authorized the government to regulate and where courts should hesitate to substitute judicial judgment for that of administrators.

Here, regulation of signage along the roadside, for purposes of safety and beautification is at issue. There is no traditional public forum nor do I find any general effort to censor a particular viewpoint. Consequently, the specific regulation at issue does not warrant “strict scrutiny.” Nonetheless, for the reasons that JUSTICE KAGAN sets forth, I believe that the Town of Gilbert’s regulatory rules violate the First Amendment. I consequently concur in the Court’s judgment only.

Cite as: 576 U. S. ____ (2015)

1

KAGAN, J., concurring in judgment

SUPREME COURT OF THE UNITED STATES

No. 13–502

CLYDE REED, ET AL., PETITIONERS *v.* TOWN OF
GILBERT, ARIZONA, ET AL.

ON WRIT OF CERTIORARI TO THE UNITED STATES COURT OF
APPEALS FOR THE NINTH CIRCUIT

[June 18, 2015]

JUSTICE KAGAN, with whom JUSTICE GINSBURG and
JUSTICE BREYER join, concurring in the judgment.

Countless cities and towns across America have adopted ordinances regulating the posting of signs, while exempting certain categories of signs based on their subject matter. For example, some municipalities generally prohibit illuminated signs in residential neighborhoods, but lift that ban for signs that identify the address of a home or the name of its owner or occupant. See, *e.g.*, City of Truth or Consequences, N. M., Code of Ordinances, ch. 16, Art. XIII, §§11–13–2.3, 11–13–2.9(H)(4) (2014). In other municipalities, safety signs such as “Blind Pedestrian Crossing” and “Hidden Driveway” can be posted without a permit, even as other permanent signs require one. See, *e.g.*, Code of Athens-Clarke County, Ga., Pt. III, §7–4–7(1) (1993). Elsewhere, historic site markers—for example, “George Washington Slept Here”—are also exempt from general regulations. See, *e.g.*, Dover, Del., Code of Ordinances, Pt. II, App. B, Art. 5, §4.5(F) (2012). And similarly, the federal Highway Beautification Act limits signs along interstate highways unless, for instance, they direct travelers to “scenic and historical attractions” or advertise free coffee. See 23 U. S. C. §§131(b), (c)(1), (c)(5).

Given the Court’s analysis, many sign ordinances of that kind are now in jeopardy. See *ante*, at 14 (acknowledging

KAGAN, J., concurring in judgment

that “entirely reasonable” sign laws “will sometimes be struck down” under its approach (internal quotation marks omitted). Says the majority: When laws “single[] out specific subject matter,” they are “facially content based”; and when they are facially content based, they are automatically subject to strict scrutiny. *Ante*, at 12, 16–17. And although the majority holds out hope that some sign laws with subject-matter exemptions “might survive” that stringent review, *ante*, at 17, the likelihood is that most will be struck down. After all, it is the “rare case[] in which a speech restriction withstands strict scrutiny.” *Williams-Yulee v. Florida Bar*, 575 U. S. ___, ___ (2015) (slip op., at 9). To clear that high bar, the government must show that a content-based distinction “is necessary to serve a compelling state interest and is narrowly drawn to achieve that end.” *Arkansas Writers’ Project, Inc. v. Ragland*, 481 U. S. 221, 231 (1987). So on the majority’s view, courts would have to determine that a town has a compelling interest in informing passersby where George Washington slept. And likewise, courts would have to find that a town has no other way to prevent hidden-driveway mishaps than by specially treating hidden-driveway signs. (Well-placed speed bumps? Lower speed limits? Or how about just a ban on hidden driveways?) The consequence—unless courts water down strict scrutiny to something unrecognizable—is that our communities will find themselves in an unenviable bind: They will have to either repeal the exemptions that allow for helpful signs on streets and sidewalks, or else lift their sign restrictions altogether and resign themselves to the resulting clutter.*

*Even in trying (commendably) to limit today’s decision, JUSTICE ALITO’s concurrence highlights its far-reaching effects. According to JUSTICE ALITO, the majority does not subject to strict scrutiny regulations of “signs advertising a one-time event.” *Ante*, at 2 (ALITO, J., concurring). But of course it does. On the majority’s view, a law with an exception for such signs “singles out specific subject matter for

Cite as: 576 U. S. ____ (2015)

3

KAGAN, J., concurring in judgment

Although the majority insists that applying strict scrutiny to all such ordinances is “essential” to protecting First Amendment freedoms, *ante*, at 14, I find it challenging to understand why that is so. This Court’s decisions articulate two important and related reasons for subjecting content-based speech regulations to the most exacting standard of review. The first is “to preserve an uninhibited marketplace of ideas in which truth will ultimately prevail.” *McCullen v. Coakley*, 573 U. S. ___, ___–___ (2014) (slip op., at 8–9) (internal quotation marks omitted). The second is to ensure that the government has not regulated speech “based on hostility—or favoritism—towards the underlying message expressed.” *R. A. V. v. St. Paul*, 505 U. S. 377, 386 (1992). Yet the subject-matter exemptions included in many sign ordinances do not implicate those concerns. Allowing residents, say, to install a light bulb over “name and address” signs but no others does not distort the marketplace of ideas. Nor does that different treatment give rise to an inference of impermissible government motive.

We apply strict scrutiny to facially content-based regulations of speech, in keeping with the rationales just described, when there is any “realistic possibility that official suppression of ideas is afoot.” *Davenport v. Washington Ed. Assn.*, 551 U. S. 177, 189 (2007) (quoting *R. A. V.*, 505 U. S., at 390). That is always the case when the regulation facially differentiates on the basis of viewpoint. See *Rosenberger v. Rector and Visitors of Univ. of Va.*, 515 U. S. 819, 829 (1995). It is also the case (except in non-public or limited public forums) when a law restricts “discussion of an entire topic” in public debate. *Consolidated*

differential treatment” and “defin[es] regulated speech by particular subject matter.” *Ante*, at 6, 12 (majority opinion). Indeed, the precise reason the majority applies strict scrutiny here is that “the Code singles out signs bearing a particular message: the time and location of a specific event.” *Ante*, at 14.

KAGAN, J., concurring in judgment

Edison Co. of N. Y. v. Public Serv. Comm'n of N. Y., 447 U. S. 530, 537, 539–540 (1980) (invalidating a limitation on speech about nuclear power). We have stated that “[i]f the marketplace of ideas is to remain free and open, governments must not be allowed to choose ‘which issues are worth discussing or debating.’” *Id.*, at 537–538 (quoting *Police Dept. of Chicago v. Mosley*, 408 U. S. 92, 96 (1972)). And we have recognized that such subject-matter restrictions, even though viewpoint-neutral on their face, may “suggest[] an attempt to give one side of a debatable public question an advantage in expressing its views to the people.” *First Nat. Bank of Boston v. Bellotti*, 435 U. S. 765, 785 (1978); accord, *ante*, at 1 (ALITO, J., concurring) (limiting all speech on one topic “favors those who do not want to disturb the status quo”). Subject-matter regulation, in other words, may have the intent or effect of favoring some ideas over others. When that is realistically possible—when the restriction “raises the specter that the Government may effectively drive certain ideas or viewpoints from the marketplace”—we insist that the law pass the most demanding constitutional test. *R. A. V.*, 505 U. S., at 387 (quoting *Simon & Schuster, Inc. v. Members of N. Y. State Crime Victims Bd.*, 502 U. S. 105, 116 (1991)).

But when that is not realistically possible, we may do well to relax our guard so that “entirely reasonable” laws imperiled by strict scrutiny can survive. *Ante*, at 14. This point is by no means new. Our concern with content-based regulation arises from the fear that the government will skew the public’s debate of ideas—so when “that risk is inconsequential, . . . strict scrutiny is unwarranted.” *Davenport*, 551 U. S., at 188; see *R. A. V.*, 505 U. S., at 388 (approving certain content-based distinctions when there is “no significant danger of idea or viewpoint discrimination”). To do its intended work, of course, the category of content-based regulation triggering strict scrutiny must

Cite as: 576 U. S. ____ (2015)

5

KAGAN, J., concurring in judgment

sweep more broadly than the actual harm; that category exists to create a buffer zone guaranteeing that the government cannot favor or disfavor certain viewpoints. But that buffer zone need not extend forever. We can administer our content-regulation doctrine with a dose of common sense, so as to leave standing laws that in no way implicate its intended function.

And indeed we have done just that: Our cases have been far less rigid than the majority admits in applying strict scrutiny to facially content-based laws—including in cases just like this one. See *Davenport*, 551 U. S., at 188 (noting that “we have identified numerous situations in which [the] risk” attached to content-based laws is “attenuated”). In *Members of City Council of Los Angeles v. Taxpayers for Vincent*, 466 U. S. 789 (1984), the Court declined to apply strict scrutiny to a municipal ordinance that exempted address numbers and markers commemorating “historical, cultural, or artistic event[s]” from a generally applicable limit on sidewalk signs. *Id.*, at 792, n. 1 (listing exemptions); see *id.*, at 804–810 (upholding ordinance under intermediate scrutiny). After all, we explained, the law’s enactment and enforcement revealed “not even a hint of bias or censorship.” *Id.*, at 804; see also *Renton v. Playtime Theatres, Inc.*, 475 U. S. 41, 48 (1986) (applying intermediate scrutiny to a zoning law that facially distinguished among movie theaters based on content because it was “designed to prevent crime, protect the city’s retail trade, [and] maintain property values . . . , not to suppress the expression of unpopular views”). And another decision involving a similar law provides an alternative model. In *City of Ladue v. Gilleo*, 512 U. S. 43 (1994), the Court assumed *arguendo* that a sign ordinance’s exceptions for address signs, safety signs, and for-sale signs in residential areas did not trigger strict scrutiny. See *id.*, at 46–47, and n. 6 (listing exemptions); *id.*, at 53 (noting this assumption). We did not need to, and so did not, decide the

KAGAN, J., concurring in judgment

level-of-scrutiny question because the law’s breadth made it unconstitutional under any standard.

The majority could easily have taken *Ladue*’s tack here. The Town of Gilbert’s defense of its sign ordinance—most notably, the law’s distinctions between directional signs and others—does not pass strict scrutiny, or intermediate scrutiny, or even the laugh test. See *ante*, at 14–15 (discussing those distinctions). The Town, for example, provides no reason at all for prohibiting more than four directional signs on a property while placing no limits on the number of other types of signs. See Gilbert, Ariz., Land Development Code, ch. I, §§4.402(J), (P)(2) (2014). Similarly, the Town offers no coherent justification for restricting the size of directional signs to 6 square feet while allowing other signs to reach 20 square feet. See §§4.402(J), (P)(1). The best the Town could come up with at oral argument was that directional signs “need to be smaller because they need to guide travelers along a route.” Tr. of Oral Arg. 40. Why exactly a smaller sign better helps travelers get to where they are going is left a mystery. The absence of any sensible basis for these and other distinctions dooms the Town’s ordinance under even the intermediate scrutiny that the Court typically applies to “time, place, or manner” speech regulations. Accordingly, there is no need to decide in this case whether strict scrutiny applies to every sign ordinance in every town across this country containing a subject-matter exemption.

I suspect this Court and others will regret the majority’s insistence today on answering that question in the affirmative. As the years go by, courts will discover that thousands of towns have such ordinances, many of them “entirely reasonable.” *Ante*, at 14. And as the challenges to them mount, courts will have to invalidate one after the other. (This Court may soon find itself a veritable Supreme Board of Sign Review.) And courts will strike down those democratically enacted local laws even though no

Cite as: 576 U. S. ____ (2015)

7

KAGAN, J., concurring in judgment

one—certainly not the majority—has ever explained why the vindication of First Amendment values requires that result. Because I see no reason why such an easy case calls for us to cast a constitutional pall on reasonable regulations quite unlike the law before us, I concur only in the judgment.

Re: Reed v. Town of Gilbert

By Adam Lovelady, UNC School of Government

<http://canons.sog.unc.edu>

Impact of Local Ordinances

So what does this decision mean for local ordinances? In the end, some distinctions among signs clearly are allowed and will withstand judicial review. Some code provisions, though, must be revised. And then, there are the open questions.

The Court was unanimous in judgment: The particular provisions of the Town of Gilbert’s sign code violate Constitutional protections for free speech. The Court was fractured, though, in the opinions, making it harder to discern the full scope of the decision. Justice Thomas offered the majority opinion of the court with five justices joining. Justice Alito offered a concurring opinion to further clarify the impact of Justice Thomas’ opinion. He was joined by Justices Kennedy and Sotomayor. Three justices concurred in judgment only, and they offered two separate opinions to outline their legal reasoning and their concerns with the majority’s reasoning.

So we have a split court. Three joined the majority only; three joined the majority, but also joined an explanatory concurrence; and three disagreed with the majority’s legal reasoning. This three-three-three split, unfortunately, causes even more head-scratching for an already complex topic.

Content-Based Distinctions. In thinking about your sign ordinance, ask this: Does this regulation apply to a particular sign because of the non-commercial content on the sign? If yes, the regulation must meet strict scrutiny under *Reed*. The government must show that the regulation is designed to serve a *compelling* governmental interest and *narrowly tailored* to achieve that interest.

If your ordinance distinguishes among noncommercial sign types—political v. ideological v. religious—those distinctions are unconstitutional and must be changed.

Justice Thomas did offer some content-based regulations that may survive strict scrutiny if they are narrowly tailored to address public safety. These include warning signs for hazards on private property, signs directing traffic, or street numbers associated with private houses.

Content-Neutral Distinctions. The several opinions of the court outline some valid distinctions for regulation. In his majority opinion, Justice Thomas noted that local governments still have “ample content-neutral options available to resolve problems with safety and aesthetics” (slip op., at 16). These include regulation of, among other things,

- size
- building materials
- lighting
- moving parts
- portability

Justice Alito, in his concurring opinion, provided further explanation (although not an exhaustive list) of what distinctions may be valid, content-neutral distinctions. He included:

- Size (including different sizes for different types of signs)
- Location, including distinguishing between freestanding signs and attached signs
- Distinguishing between lighted and unlighted
- Distinguishing between fixed message and electronic signs
- Distinguishing between signs on public property and signs on private property
- Distinguishing between signs on commercial property and signs on residential property
- Restricting the total number of signs allowed per mile of roadway
- Distinguishing between on-premises and off-premises signs*
- And time restrictions on signs advertising a one-time event*

* These last examples—distinguishing between on-premises/off-premises and restricting signs for one-time events—seem to conflict with the majority opinion in *Reed*. Here, we get back to the issue of the fractured court and multiple opinions (discussed below).

Open Questions

Content-ish Regulations

Justice Alito’s concurrence (discussed above) listed many regulatory distinctions that are clearly authorized. He listed two distinctions that do not clearly square with the reasoning of the majority opinion. But, if you consider the three justices concurring with Alito plus the three justices concurring in judgment only, there are six justices that took the question of content neutrality with more practical consideration than Justice Thomas’ hard line. Thus, Alito’s opinion may in fact hold the greatest weight of this case. Only time will tell—time and more litigation.

First, Justice Alito listed signs for one-time events. This seems to be precisely what the majority stuck down in this case. It is unclear how a local regulation could structure such regulation without relying on the content of the message itself. But the inclusion on Justice Alito’s list points to some room for defining signs based on function.

And second, Justice Alito listed the distinction between on-premises and off-premises signs. The enforcement officer must read the sign in order to determine if a sign is off-premises or on-premises. As such, these would seem to be facially content-based and subject to strict scrutiny. But, prior Supreme Court caselaw has upheld the on-premise/off-premise distinction and that precedent is not overruled by the majority opinion.

Conclusion

In the wake of *Reed*, some things are clear. Governments still have an array content-neutral regulations to apply to signs. But, content-based distinctions such as the ones in the Town of Gilbert’s code must survive strict scrutiny to stand. Because of mix of opinions from the Court, there are several open questions. We will not know the full scope and meaning of *Reed v. Town of Gilbert* until the federal courts begin to apply this decision to other sign litigation.

From: [Karen Cohen](#)
To: [Marchant Schneider](#); [Brian Henshaw](#)
Cc: [Jennifer Preli](#); [Mike Vanderpool](#); [Martin Crim](#)
Subject: RE: sign ordinance draft files
Date: Wednesday, July 08, 2015 5:07:19 PM

We would be glad to review the attached draft proposed sign amendments and offer suggestions for further revisions in light of *Reed v. Town of Gilbert*. Based on a preliminary look at the consultant's suggestions, the work done so far appears to make the ordinance more content-neutral, thereby addressing a key issue posed by the recent Supreme Court case. That said, there are provisions in need of further revision in light of the decision. I note that Martin is on an ad-hoc committee of the LGA, and that group is working on a model ordinance which is supposed to be completed end of summer/mid-September timeframe. Therefore, there are two options to consider: you can have us proceed with revisions to the consultant's draft or wait to see what the LGA produces and make revisions at that time. In light of the fact that the political season is almost upon us (and folks may be printing campaign signs even now), you may want to consider getting a revised ordinance in place as quickly as possible, with the understanding that further amendments may be necessary at a later date based upon both the LGA's and our continued analysis of the issues. Please let us know how you'd like to proceed.

Karen

Karen L. Cohen
Vanderpool, Frostick & Nishanian, P.C.
9200 Church Street, Suite 400
Manassas, Virginia 20110
Telephone: 703-369-4738
Facsimile: 703-369-3653
E-mail: kcohen@vfnlaw.com

Confidentiality Notice: This electronic communication and any attachments hereto contain information from the law firm of Vanderpool, Frostick & Nishanian, P.C., which is confidential and legally privileged. This information is only for use by the intended recipient and use by any other party is not authorized. If you are not the intended recipient, or believe that you have received this electronic communication in error, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this communication or its attachments is strictly prohibited. If you have received this electronic communication in error, please delete it from your system and notify us immediately by telephone at (703) 369-4738 or via electronic mail at info@vfnlaw.com. Thank you.

From: Marchant Schneider [mailto:mshneider@townofhaymarket.org]
Sent: Monday, July 06, 2015 9:21 PM
To: Martin Crim
Cc: Brian Henshaw; Mike Vanderpool; Karen Cohen; Marchant Schneider; Jennifer Preli; Marchant Schneider

Subject: FW: sign ordinance draft files

Martin / Mike / Karen:

FYI below and attached in light of Reed v. Town of Gilbert.

The consultant is tentatively scheduled to discuss with the Planning Commission and possibly stakeholders on July 28.

Marchant

From: Milton Herd [<mailto:milton@herdplanning.com>]
Sent: Sunday, May 24, 2015 8:28 AM
To: Brian Henshaw
Cc: Marchant Schneider; Bill Wuensch; matthew rehnborg; barry carpenter
Subject: sign ordinance draft files

Brian,

attached are pdf files of the summary of issues and recommendations, and of the actual draft ordinance amendments. in addition, I've attached a "cover memo" to you with brief explanations of the docs and the status of the project. let me know if this is consistent with your understanding.

regarding dates for the next meeting, it is likely that i will represent the team, and my currently available dates in July are shown below. these are dynamic so the sooner we nail down a date the easier it will be to do so. if you want to add another meeting with stakeholders, it would be ideal to make it part of one of the visits to meet with town officials to avoid having to enlarge the scope. maybe a late afternoon meeting with stakeholders followed by evening meeting with PC, or something like that?

let me know your thoughts, questions, etc. we look forward to continuing progress.

Milt

available dates:

Wednes July 1
 Thurs July 2
 Tues July 7
 Thurs July 16
 Thurs July 23
 Mon July 27
 Tues July 28
 Wednes July 29
 Thurs July 30

Milton Herd, FAICP
 Herd Planning & Design

milton@herdplanning.com
540-454-3006
www.herdplanning.com

Memorandum

Date: May 23, 2015

To: Brian Henshaw, Town Manager
Town of Haymarket, Virginia

From: EPR, PC Consulting Team

Project: Sign Ordinance

Subject: Transmittal of Draft Ordinance

Attached for your review are two documents representing a key milestone in the preparation of updated sign regulations for the Town:

- 1 - *A Summary of Issues and Recommendations*. This is a concise summary of the key issues that we have addressed in the revised sign regulations, including a general description of the basic recommended solutions for each key issue.
- 2 - *Draft Amended Sign Ordinance*. This represents a complete overhaul of the existing sign regulations, reflecting all work to date, which includes input from stakeholders, input from Town staff and Planning Commission, and research and analysis by the consulting team.

Other than possible refinements based upon further review by the public and the Town, the only remaining components are:

- Graphic depictions of key definitions and standards - these will be a combination of photos and illustrations, and
- The designation by the Town of geographic “sign areas” on the official Zoning Map. The attached draft ordinance includes a map showing these areas as a stand alone graphic, but the Town may want to digitally add the boundaries and names of the sign areas to its zoning map.

Project Status

- 1.0 Kickoff meeting with Town staff and Planning Commission (Trip 1) *(completed 12/8/14)*
- 2.0 Stakeholder meetings (Trip 1) *(completed 12/8/14)*
- 3.0 Conduct field inventory - photos / assessment / maps (Trip 1) *(completed 12/14)*
- 4.0 Review of existing ordinance and comprehensive plan *(completed 12/14)*
- 5.0 Conduct best practices research *(completed 1/20/15)*
- 6.0 Prepare draft ordinance *(completed 5/23/15)*
- 7.0 Prepare draft illustrations and photos *(underway)*
- 8.0 Meeting with Town staff and Planning Commission (Trip 2) *(met with Town staff 4/10/15)*
- 9.0 Prepare revised draft ordinance and illustrations
- 10.0 Meet with Town Council and/or Planning Commission (Trip 3)

The team has fully completed the first six tasks, and portions of tasks 7.0 and 8.0.

Next Steps:

Over the next couple of months, we would expect the following major steps to complete our role in the project:

- 7.0 Complete preparation of draft illustrations and photos
- 8.0 Meet with Planning Commission and/or stakeholders to discuss the initial draft ordinance
- 9.0 Prepare revised draft ordinance and illustrations
- 10.0 Meet with Town Council and/or Planning Commission

In the meantime, let us know of any questions or comments, and we will look forward to meeting with the Planning Commission when we are able to match schedules.

Summary of Key Issues and Recommendations for Town of Haymarket Sign Ordinance Amendments

Prepared by the Team of EPR, PC; Herd Planning & Design, Ltd.; and Sympoetica

DRAFT - May 21, 2015

The following issues and recommendations were identified through a combination of analysis by the consulting team, and input gathered from stakeholders, including business representatives, residents, and Town officials.

A summary of key points are presented in six major parts:

1. Overarching Issue and Policy Framework
2. Technical Issues Related to Sign Type, Size, Location, etc.
3. Procedural and Organizational Issues
4. Legal Issues
5. Issues Related to Overall Town Planning Policy
6. Next Steps

In addition, an Appendix contains Draft Amendments to the Sign Ordinance.

1. Overarching Issue and Policy Framework

Every part of the analysis and stakeholder input steps of this process identified and emphasized the need to strike a balance between the historic character of the Town, and the needs of modern businesses.

This means that signs must work effectively and safely for both pedestrians and auto traffic; and for residents, visitors, and businesses alike. “Highway commercial” environments need somewhat different sign regulations than historic downtown “pedestrian environments,” while still respecting the Town’s overall historic character.

Overall Recommendation: Maintain the historic district regulations and Architectural Review Board (ARB) review of signage throughout the entire Town, but refine the sign regulations (as described herein), to provide better visibility to visitors and motor vehicle modes of travel, particularly for businesses in the western, gateway area of Town.

2. Technical Issues Related to Sign Type, Size, Location, etc.

a. Location Standards

i. How should sign standards be applied - by the location of a site or by land use?

Application of sign standards can be based on land use, building, site or lot, zoning district, or some combination of these, including the relationship to the historic core area of Town. The current framework is by land use regardless of zoning district, as well as by specific standards for the B-2 zone. This creates complications because there is so much

overlap of uses between zoning districts, and because zoning districts do not fully match up with future land use policy as set forth in the Comprehensive Plan.

Recommendation: Apply sign standards by a combination of zoning districts and land uses, as well as new “sign map areas” based on the Comprehensive Plan, and apply these to each legally defined lot. These sign areas would be based on the adopted future land use map in the comprehensive plan (an existing policy document), but would be designated on a map adopted into the zoning ordinance, or shown on the zoning map. Three “sign map areas” are proposed: *Gateway Area, Core Area, and Residential Area.* (see Appendix for draft map)

Note that this is a recommendation derived from discussions with Town staff. It has the advantage of allowing the area coverage to be customized while still using existing policy area designations to avoid inconsistency or debate about boundaries.

Alternative Recommendation: Use a combination of zoning districts and land uses within each zoning district, to avoid creating a new map. (However, the problem is that the zoning districts do not align fully with the future land use policy map).

ii. How can off-street businesses and multi-tenant buildings be provided with more effective signage?

Various stakeholders complain that businesses located away from the main roadways (especially from Washington Street and Route 15), have difficulty being recognized through signage.

Recommendation: Adopt more lenient standards for “off-premise” signs in the industrial zoning district and for menu signs in the commercial and industrial zoning districts.

For industrial uses allow one off-premise sign on a contiguous lot, which may be part of a menu sign. For industrial and commercial uses, expand the maximum menu sign area from 32 square feet to 48 square feet and the height from six feet to nine feet, and allow a menu sign for a building or for a site.

For industrial uses, expand maximum menu sign area from three square feet per tenant to 4.5 square feet per tenant and the height from six to nine feet.

b. Sign Size Standards (area, height, method of calculation, etc.)

i. Sign Area and Height.

Recommendations:

- Generally allow a slightly larger sign area and height in order to improve visibility in all districts. The draft recommends a 50% increase in most maximum area limits, which will improve visibility yet retain sufficient limits to protect the historic character of the Town.
- In allowing larger sign area and height, avoid using the criteria of speed of motor vehicle travel, because:

Haymarket Sign Ordinance – Summary of Issues and Recommendations

- Historic compatibility is a key purpose, and the establishment of the basic fabric of the Town preceded motor vehicles, and
- Pedestrian movement is another key purpose, and thus, should be balanced with motor vehicle convenience.

ii. Area calculation issues.

What should sign area limits be based on?

- Width of building façade fronting a public street?
- Length of road frontage of the lot?
- Fixed amount for a district and/or sign type?

Recommendations:

- Establish a fixed “baseline” allowable sign area (and sign height) for each sign type within each designated sign district.
- Allow larger menu signs for wider road frontages (32 square feet in B-1 in the core area; 48 square feet if lot width is 100 feet or more; 56 square feet in B-1 in the gateway area).
- Allow the user to allocate his/her maximum allowed total sign area among one or more signs at his/her discretion. (Two freestanding signs per lot would be allowed in B-1 but total sign area for either one or two signs on site would be 18 square feet in the core area, expanded from 12 square feet in current ordinance).
- Where possible, regulate signs by the lot, sign district, and sign type, rather than by the building or the tenant. Exceptions include wall signs and address signs, which need to be regulated by tenant or business.

iii. Inconsistent sign letter sizes - shopping center vs. freestanding, etc.

Recommendation:

- Limit letter sizes only for signs that consist of only letters.
- Allow a marginal (50%) increase in letter size from the current standard (12” to 18” letter height, except in gateway sign map area allow two feet height if setback 100 feet or more).
- Add limits to total sign area for letter signs (similar to wall signs) of 18 square feet for B-1 in the core area, and 20 square feet for B-2, I-1 and B-1 in the gateway area.

iv. Limit the number and placement of signs (menu/directory, off-site, spacing, etc.)

Various stakeholders complained that the limits on the number of signs is too restrictive to provide good visibility to passers-by.

Recommendations:

Allow more than one sign per lot in I-1, B-1, and B-2, as long as:

- Total allowed sign area does not exceed maximum for a given type of sign, and
- Total allowed sign area is limited for the district or to the overall frontage length of the lot, and

Haymarket Sign Ordinance – Summary of Issues and Recommendations

- A minimum spacing of separate freestanding signs is required to maintain visual clarity.
- Limit the total number of signs by lot frontage, by business, or by site depending on sign type.

v. Organization of Sign Dimension Requirements.

Recommendation:

For ease of use, show regulation standards in a tabular format with standards designated by sign area and sign type:

Note: The reference in the Tables to “sign map area” refers to a new map that will show sign areas. Whether these boundaries are shown on the zoning map per se, or whether they are included as part of the zoning map by reference, is up to the Town.

Table (a)(i) Maximum Limits on Sign Dimensions for Lots in B-1 Zoning District						
	B-1 Zoning in Core and Residential Sign Map Areas			B-1 Zoning in Gateway Sign Map Area		
Sign Type:	Number	Area	Height	Number	Area	Height
Window						
Freestanding						
Hanging						
Etc.						

Table (a)(ii) Maximum Limits on Sign Dimensions for Lots in B-2 and I-1 Zoning Districts						
	B-2 Zoning			I-1 Zoning		
Sign Type:	Number	Area	Height	Number	Area	Height
Window						
Freestanding						
Hanging						
Etc.						

Table (b) Maximum Limits on Sign Dimensions for Lots in Residential Zoning Districts (R-1 and R-2)									
	Residential Uses			Residential Projects			Non-Residential Uses		
Sign Type:	Number	Area	Height	Number	Area	Height	Number	Area	Height
Commemorative/ Historical									
House numbers									
Hanging house numbers									
Etc.									

c. Sign Types

i. Illumination – external vs. internal

Options include:

- retain the prohibition against internally illuminated signs
- grant full permission, or
- allow some internal illumination in certain locations or districts, or with other limits.

Recommendation:

- Allow freestanding signs to be internally illuminated in the industrial zoning district (within the gateway sign area).
- Retain permission for neon lighted signs only for “open” notices, with existing size limits (15” x 24”).

ii. Painted (mural) signs (paint on brick with direct illumination – not neon or metal)

These could be defined as wall signs, but should have their own definition as painted (or mural) wall signs since they are not currently permitted in the Town’s ordinance. Maintenance would be a concern in this regard, as would size/area, and height. A key issue is balancing the historic character with the painted sign. In many historic areas, painted wall signs are a historic feature.

Recommendation:

Permit painted wall signs in the B-1 and B-2 districts in the gateway sign area, but limit them to only the side or rear wall surfaces, and limit the area of coverage to not more than 15% of the total gross wall surface of that wall.

iii. A-Frames/Sandwich Boards.

Recommendation:

Continue to allow A-Frames (sandwich boards), with a maximum size of 12 square feet, but limit to one per business or one per thirty linear feet of sidewalk whichever is more restrictive.

iv. Visibility of the “letters only” signs on buildings. Options include allowing larger letters or allowing letter sizes to relate to the distance from the fronting public right of way.

Recommendation:

Allow slightly larger letters (increase from 12” to 18” letter height in B-1 and B-2 districts; increase to 24” high if set back 100 feet or more). Add limits of total sign area of 18 square feet or 20 square feet with larger setback.

v. **Temporary signs – structural qualities, definitions.**

Recommendations:

The definition of temporary signs should include many of the signs currently singled out for regulation, including political signs. It should also differentiate between permitted and non-permitted signs. Prohibit “parasail” signs. Prohibit “gorilla” signs (people walking with or waving signs at drivers to distract them). Handheld signs would be permitted if they are on the lot where the business or residence is located, are not in the public right of way, do not create an excess of total sign area for the site, and do not distract drivers. Prohibit using parked vehicles to violate the sign limits for the site.

- vi. **Electronic Message Displays (EMDs).** This new technology was not raised as an issue during stakeholder input sessions, but may become one at some point in the future. Options include prohibiting such technology from historic areas, limiting it to defined areas, limiting the speed of change to the digital images, and limiting the size/area/height.

Recommendation:

The visual character of these types of signs is foreign to the historic character of the Town and it is a convenience rather than an essential type for business communication. Therefore, the Town should specifically preclude these types of signs from within the corporate limits. The Town may consider providing careful, specific exceptions for public information such as time and temperature, as well as government owned and operated facilities.

3. Procedural and Organizational Issues

a. **Permitting Process and Administration – Need a Simpler, “User-friendly” Ordinance.**

The ordinance needs to be clear and easy to read and understand, with a clear and predictable review and approval process for sign permits. The review and approval process is currently unclear and uncertain.

Recommendation: Clarify roles and powers of Zoning Administrator and ARB, and steps in the process. Clarify the maximum 60-day review period for ARB action, and add that a sign application will be heard at the next meeting of the ARB following a two-week period for staff processing. That way, the actual permitting time will typically be less than 45 days.

Sample draft language:

Sec. 58-558. - Procedure for meetings.

...*(c) The board shall meet monthly within 30 days after notification by the town clerk of ~~an~~ to review any application for a certificate of appropriateness requiring action by the board that has been received and accepted within the preceding forty-five (45) days.*

Option: Give more discretion to the Zoning Administrator to grant various types of sign permits based on location or type of sign, while applying the historic district guidelines.

Consider allowing ARB to consider only appeals of Zoning Administrator decisions for these (This option would require review for legal authority under Virginia Code).

b. Non-conformities, variances

Various non-conforming signs were approved through the variance process. This saddles the Town with the burden of some inconsistent sign conditions. Such variances should be avoided in the future and the non-conformity regulations in the sign ordinance should respect property rights while also reasonably aiming toward eventual compliance to the Town code.

c. Definitions

Ensure that definitions are complete, clear, consistent, accurate, and current. Provide visual images to assist in understanding (illustrations and/or photos). Integrate and reconcile the sign definitions in Sec. 58-1 with those in Sec. 58-339. Until Sec. 58-1 is amended, the definitions of 58-339 as amended should take precedence where there are conflicts.

d. Organization of the Regulations

Organization of regulations affects the “user-friendliness” of the code. A preliminary recommendation for reorganization is provided below.

Organization of the Town’s current sign regulations:

Article IX. Signs and Nameplates

Sec. 58-336.	Introduction.
Sec. 58-337.	Purpose.
Sec. 58-338.	Permit application.
Sec. 58-339.	Definitions.
Sec. 58-340.	General Requirements.
Sec. 58-341.	Temporary signs for which a permit is not required.
Sec. 58-342.	Temporary signs for which a permit is required.
Sec. 58-343.	Commercial signs.
Sec. 58-344.	Industrial signs.
Sec. 58-345.	Residential signs.
Sec. 58-346.	Special use signs.
Sec. 58-347.	Prohibited signs.
Sec. 58-348.	Nonconforming signs.
Sec. 58-349-380.	Reserved.

Recommended organization is as follows:**Article IX. Signs**

- Sec. 58-336. Purpose.
- Sec. 58-337. Applicability
- Sec. 58-338. Severability
- Sec. 58-339. Exemptions.
- Sec. 58-340. Prohibited signs
- Sec. 58-341. Temporary signs
- Sec. 58-342. Process for permitting.
- Sec. 58-343. Enforcement
- Sec. 58-344. General requirements for all signs
- (a) Sign area computations.
- (b) Placement of signs
- (c) Materials
- (d) Colors and styles
- Sec. 58-345. Permanent sign standards - Type, Number, Area, and Height of signs
- Sec. 58-346. Structural and maintenance requirements.
- Sec. 58-347. Nonconforming signs.
- Sec. 58-348. Definitions.
- Sec. 58-349-380. Reserved.

e. Other Related Issues Identified through Annotation of Existing Regulations that are reflected in the draft amendments

- The purpose/intent section was strengthened and clarified.
- A severability clause was added.
- The review and approval process for sign permits was clarified to make it more predictable for applicants.
- The list of prohibited signs was expanded and clarified; internally illuminated signs are shown as permitted in industrial areas.

4. Legal Issues**a. U. S. First Amendment** (requires “content neutral” sign regulations)

Sign ordinances should not regulate speech or the “content” of signs. This requires that sign regulations be limited to the physical characteristics of the sign: type, height, size/area, number, illumination, placement and materials. As a general rule, content-based regulations may be permitted only if they are adopted to control secondary effects of speech, not to suppress it. Thus, public safety may be a valid consideration, since certain sign regulations may advance that substantial governmental interest.

Recommendation:

Eliminate references to content restrictions in the Town’s sign regulations, to the extent possible within the context of protecting public safety.

- b. **U. S. Lanham Act** (prohibits regulations from interfering with registered trademarks; note that regulating color is unsettled law).

Recommendation:

While sign regulations should avoid interference with branding, the regulatory authority for historic districts may provide additional latitude to the Town, and the issue of regulating color appears to be somewhat unsettled in terms of case law. No specific recommended changes have been identified in relation to this issue. However, limits on branding should only be applied as they relate to historic compatibility, and the ARB should be very careful to apply the least restrictions possible in order to accomplish the goal of historic compatibility.

- c. **U. S. Religious Land Use and Institutionalized Persons Act (RLUIPA)**

This federal statute prohibits discrimination against religious institutions. Thus, local regulations should treat them as they would other similar institutions. The simplest way to preclude any conflict in terms of sign regulations is to avoid designating religious signs or land uses within the sign regulations, and instead treat them like signs for other institutional or non-residential uses.

Recommendation:

Delete references in the regulations to “church” signs or other religious oriented designations, and instead, include churches within the broader category of institutional uses.

5. Issues Related to Overall Town Planning Policy

There are several key policy issues that are related to the sign ordinance but not of a regulatory nature, per se. These are identified for the benefit of the Town so that it can pursue solutions to these subsequent to adopting amended sign regulations. These policy issues include *Gateway Entrance Features*, *General Level of Street Lighting*, *Pedestrian vs. Motor Vehicle Mobility*, and *Business Promotion*.

Gateway Entrance Features

There is a need to create a strong gateway feature at highway entrances to Town - especially at each end of Rt. 55, but also at the north and south entrances along the Old Carolina Road.

A variety of forms are possible for these features. The key is that they provide a clear sense of arrival to the Town and a visual identity. The western entrance on Rt. 55 is particularly important since it lies across Rt. 15 from a major new commercial center in the County. The entrances to Town need to be visually prominent in order to be clearly distinguished from the surrounding competing shopping centers.

Options for gateway treatments might include (these are not mutually exclusive):

Haymarket Sign Ordinance – Summary of Issues and Recommendations

- a. *A directory sign* listing types of businesses or individual businesses (as a gateway feature it may be impractical to list every business). The Town has been thinking about a message sign at entry points and will have to wrestle with the potential pros and cons, and the design challenges.
- b. *A distinctive landscape feature* such as a planter or vegetative cluster that provides an inviting visual landmark announcing the entrance to Town.
- c. *A gateway arch* or arch-banner spanning overhead across the roadway.

General Level of Street Lighting

Some stakeholders commented on the relatively low level of general street lighting along Washington Street compared to the modern nearby shopping centers, and that this discouraged commercial activity due to the low visibility of businesses and streetscapes at night.

The Town has clearly made an intentional effort to have historically compatible street lights, and in the context of a historic downtown, the core of Haymarket does not appear to have a lack of general street lighting. However, this is an understandable perception when compared to some conventional shopping centers in the surrounding area.

The issue of street lighting deserves further study by the Town. Options might include stronger street lighting at the entrances to Town, in conjunction with an entrance feature as noted above; increasing the illumination levels of public street lights generally (possibly by adding intermittent pole lighting for motor vehicle areas with the limited historical lighting for pedestrian areas); lighting commercial buildings with façade spotlights; and allowing brighter sign lighting.

Other options may emerge, as this is a long-term policy and infrastructure issue.

Pedestrian vs. Motor Vehicle Mobility

Stakeholders also identified the tension between designing streets (and signs) for pedestrians, as well as for motor vehicles. This presents a conundrum for businesses because some owners noted that most of their customers arrive via motor vehicle rather on foot. Yet the Town legitimately is promoting higher levels of pedestrian mobility in order to reinforce the sense of place and historic identity of downtown, which can in turn support economic vitality. Thus, a balance is required. This, too, is a continuous, long-term effort.

Business Promotion

Several stakeholders complained about the Town’s overall effort at business promotion and support. Small towns are challenged to carry out robust economic development programs due to their relatively limited tax bases. However, several policy and program initiatives emerged from this process to date through which the Town could make best use of its limited resources. These include the following:

- *Improve Town’s web site for businesses information, promotion and communication. This should include improved on-line business identification, information and support, as well as “mobile apps” with smartphones.*

Haymarket Sign Ordinance – Summary of Issues and Recommendations

- Create a walking map that identifies businesses (digital on web and hard-copy).
- Create a wayfinding plan to guide visitors to stores, institutions, and parking areas.
- Use meals tax as a funding source for the upgrades in business/marketing programs.
- Use Virginia Main Street to assist business development (maybe the Town could become an “affiliate” jurisdiction)

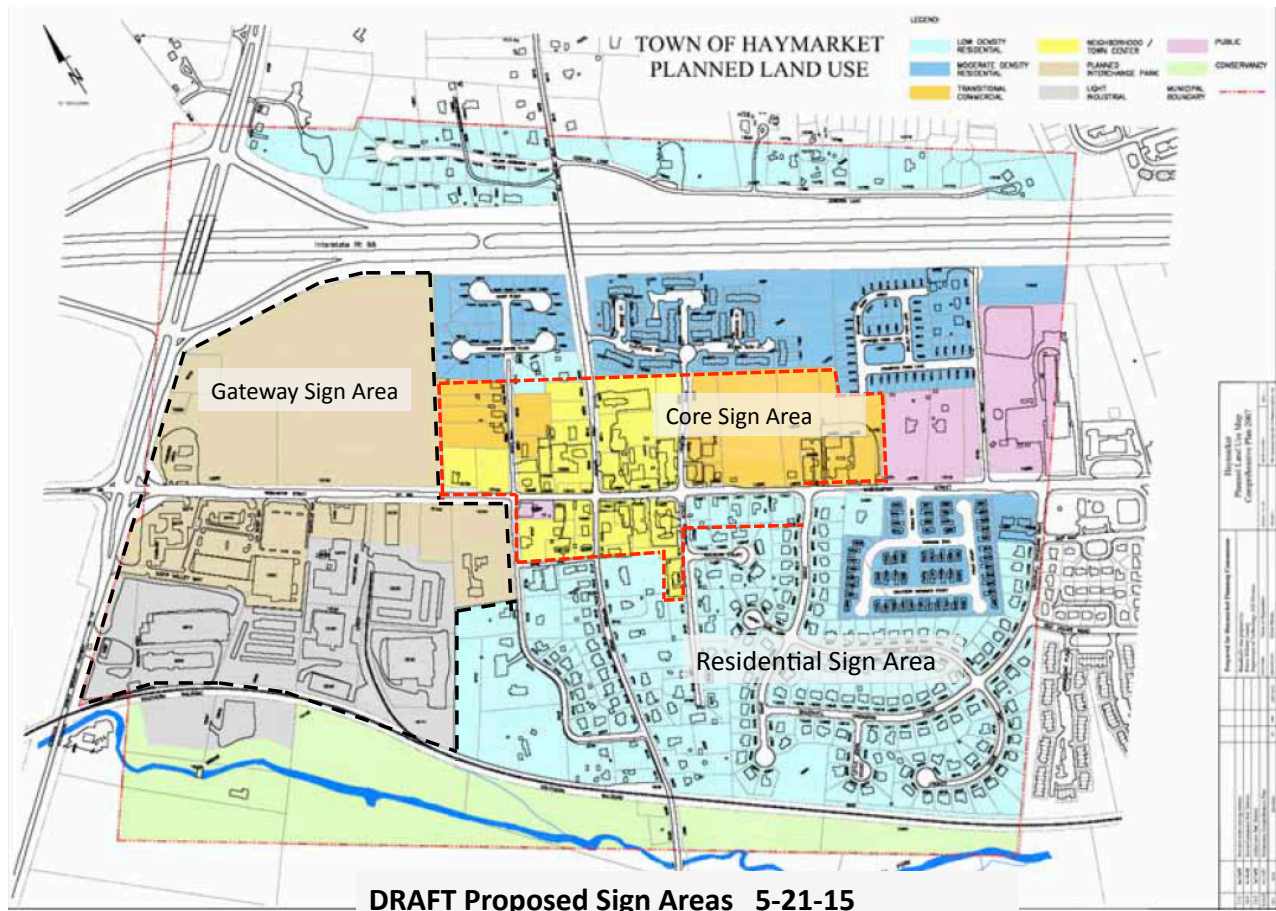
6. Next Steps

The remaining tasks are listed below. Depending on the schedule of Town officials, completion of these is expected by mid July 2015.

Task 7.0	Prepare draft illustrations and photos
Task 8.0	Meet with Town staff (<i>completed April 10</i>) and Planning Commission (Trip 2)
Task 9.0	Prepare revised draft ordinance and illustrations
Task 10.0	Meet with Town Council and/or Planning Commission (Trip 3)

APPENDIX: Draft Text Amendments to the Sign Ordinance (attached)

Proposed Sign Area Map (to become a part of the zoning map):



DRAFT
Amendments to Town of Haymarket Sign Regulations
May 21, 2015

Prepared by the Team of EPR, PC; Herd Planning & Design, Ltd.; and Sympoetica

Existing text shown in black Times New Roman font.
 Recommended new language shown in **blue Times New Roman font**.
 Explanatory notes or commentary show in *red Times New Roman italic font*.

Contents:

Article IX. Signs

- Sec. 58-336. Purpose.
- Sec. 58-337. **Applicability**
- Sec. 58-338. **Severability**
- Sec. 58-339. **Exemptions.**
- Sec. 58-340. Prohibited signs.
- Sec. 58-341. Temporary signs
- Sec. 58-342. Process for permitting
- Sec. 58-343. **Enforcement**
- Sec. 58-344. **General requirements for all signs**
 - (a) Sign area computations.
 - (b) Placement of signs
 - (c) Materials
 - (d) Colors and styles
- Sec. 58-345. **Permanent sign standards** - Type, Number, Area, and Height of signs
- Sec. 58-346. **Structural and maintenance requirements.**
- Sec. 58-347. Nonconforming signs.
- Sec. 58-348. Definitions.
- Sec. 58-349-380. Reserved.
- Sign Areas Map (to become part of the Town Zoning Map)

[Note: Illustrations and photos have not yet been prepared, pending further review and feedback on the regulatory substance of the ordinance. When these graphic components are completed, they will be integrated into the ordinance text as appropriate – most will be photo-based graphics in the definitions section, while others will be illustrations explaining the standards for area calculation, etc. Note that when photographs are used to show sign types, they will include an explicit disclaimer that they do not necessarily represent a sign that is approved by the ARB.]

Sec. 58-336. Purpose.

The purpose of this article shall be to protect the public health, safety and welfare, including traffic and pedestrian safety, and to implement the goals, objectives, and policies of the comprehensive plan, through regulating the number, size, construction, materials, style, ornament, color, texture, illumination and placement of signs. ~~The ordinance establishes standards for the erection, display, and maintenance of signs which are intended to provide for the safety of residents and visitors; to further the goals, objectives, and policies of the comprehensive plan; and to promote a small town theme that enhances the architectural, historical and cultural integrity of the town.~~

(Ord. of 12-7-2009)

Sec. 58-337. Applicability

The provisions of this article apply to all property within the corporate limits of the town.

Sec. 58-338. Severability

If any word, sentence, section, chapter or any other provision or portion of this article or rules adopted hereunder is invalidated by any court of competent jurisdiction, the remaining words, sentences, sections, chapters, provisions, or portions will not be affected and will continue in full force and effect.

Sec. 58-339. Exemptions.

Sign permits shall not be required for the following signs; however, all applicable regulations of this chapter shall apply.

- (a) Identification signs for occupants of a premises indicating the address and/or names of occupants, not exceeding two square feet in area. These signs are permitted in commercial and industrial zoning districts.
- (b) Change of message or content of an approved directory, institutional bulletin board or theater marquee/canopy sign. These signs are permitted for commercial, industrial and institutional uses.
- (c) Commemorative plaques and historical markers erected by the governmental body or a historical agency recognized by the governmental body. These signs are permitted in all zoning districts.
- (d) Flags, including emblems and insignia of any governmental agency or civic, charitable, public or non-profit organization; provided, however, that no single flag shall exceed fifty square feet in area and no single lot shall display more than three flags. These signs are permitted in all zoning districts.
- (e) Handicapped parking space signs. These signs are permitted in commercial and industrial zoning districts.
- (f) Directional signs for nonresidential uses not exceeding three (3) square feet in area or located closer than five feet to any lot line. Directional signs may be internally lit or illuminated by white light only. These signs are permitted for commercial, industrial and institutional uses.
- (g) Security and warning signs posted on private property warning the public against trespassing, or similar messages, provided that any such sign does not exceed two (2) square feet in area. These signs are permitted in all zoning districts.
- (h) Hours of operation sign not exceeding two square feet in area. These signs are permitted in commercial and industrial zoning districts.
- (i) Sign designated Open/Closed, which may be neon, may be located in the window of a

business and must not exceed three (3) square feet in area. These signs are permitted in commercial zoning districts.

- (j) Private drive signs not exceeding one per drive entrance, and not exceeding two square feet in area, with the message content limited to the words "Private Drive" and the address of any residences utilizing the private roadway. These signs are permitted in all zoning districts.
- (k) Trespassing signs. Non-illuminated signs warning trespassers or announcing property as No Trespassing. Signs shall not exceed two square feet. These signs are permitted in all zoning districts.

(Ord. of 12-7-2009)

Sec. 58-340. Prohibited signs.

The following signs are prohibited:

- (a) Neon signs with the exception as stated in subsection [58-339\(i\)](#).
- (b) Flashing signs or signs lighted in a varying degree including strobe lights. For the purposes of this article, a sign that has a change rate or dwell time of four (4) seconds or longer does not fit within the prohibition noted herein.
- (c) Moving or rotating signs - an environmentally activated sign or other display with mechanical motion powered by natural, manual, mechanical, electrical or other means, including but not limited to pennant strings, streamers, spinners, propellers, and search lights.
- (d) Portable signs with the exception of A-frame signs.
- (e) Signs attached to trees, utility poles or any other unapproved supporting structure.
- (f) Off-premises billboard signs, except as specifically authorized in Sec. 58-345 (a).
- (g) Inflatable signs.
- (h) Signs or parts of a sign located anywhere on the roof or wall of a building so that they shall extend above or beyond the perimeter of the building's roof, wall or parapet wall or into a front, side or rear yard setback.

~~Painted or printed signs~~

~~Banners~~

~~The advertising or informative content of all sign shall be limited to letters designating the store name and/or store type only. Any designation of the store type shall be by general descriptive terms only and shall not include any specifications of the merchandise offered for sale or the services rendered.~~

~~paper or stickers utilized as signs inside or outside of glass storefronts~~

~~Outrigger signs or banners~~

- (i) Signs illuminated with sodium halide lights; and any internally illuminated sign that emits lighting levels in excess of any other light source within 100 feet of the sign at the time of sign approval.
- (j) Electronic message boards.
- (k) Abandoned sign structures, as defined by this article.
- (l) Changeable copy signs, excluding approved institutional bulletin boards, theater signs and fuel price signs as permitted by this Zoning Ordinance.
- (m) Posters and Handbills - any signs affixed to any structures, trees or other natural vegetation, rocks or poles.
- (n) Roof Signs.
- (o) Simulated Traffic Signs, Visual Obstructions, Visual Distractions - any sign that may be

confused with or obstruct the view of any authorized traffic sign or signal, or obstruct the sight-distance triangle at any road intersection, or extend into the public right-of-way or intentionally distract drivers, including handheld signs that are waved at drivers to distract them. (Handheld signs are permitted only if they are on the lot where the business or residence is located, are not in the public right of way, do not create an excess of total sign area for the site, and do not distract drivers).

- (p) Wheeled Signs – portable signs prohibited except as described under Temporary signs and A-Frame/sandwich boards.
- (q) Signs Adversely Affecting Safety - signs that prevent free ingress or egress from any door, window, fire escape, or that prevent free access from one part of a roof to any other part. No sign other than a safety sign shall be attached to a stand-pipe or fire escape.
- (r) Signs that emit smoke, visible vapors, particles, normally detectable sound or odor shall not be permitted, including open flames used to attract public attention to a place of business or to an advertising sign.
- (s) Mirrors - no mirror device shall be used as part of a sign.
- (t) Strings of lights outlining property lines, sales areas, or any portion of a structure, unless part of an approved sign or sign-structure. This prohibition shall not apply to lights installed as holiday decorations, which lights may be illuminated only during the holiday season to which the display of such lights is customarily associated.
- (u) Signs Erected in or Over a Public Right-of-Way or on public land except as permitted specifically approved by the Town Council for public purposes.
- (v) Signs which contain words, pictures, or statements which are obscene, as defined by the Code of Virginia.
- (w) Parasail signs, as defined herein.

(Ord. of 12-7-2009)

Sec. 58-341. Temporary signs

- (1) Temporary signs for which a permit is not required. The following **temporary** signs may be erected or constructed without a permit; however, all applicable code requirements in this chapter shall apply and all signs of this section must comply with the architectural review board guidelines.
 - (a) *A-Frame*. Portable changeable copy sign with an aggregate of twelve (12) square feet or less. The sign may only be displayed during business hours. The placement of the sign shall not impede traffic flow, pedestrian or vehicular. **Only one such sign is permitted per business, or one sign per thirty (30) linear feet of sidewalk, whichever is more restrictive.**
 - (b) *Bulletin boards*. Changing the copy on a bulletin board, poster board, display encasement or marquee. Size shall not exceed fifteen (15) square feet on each face or have an aggregate area in excess of thirty (30) square feet.
 - (c) *Signs required to be posted by law*. Any such sign shall be removed the day after the last day for which they are required to be displayed. The administrator may require proof of legal requirement for the posting of the sign. **These signs are permitted in all zoning districts.**
 - (d) *Official signs*. **Public or government signs, including** official traffic signs or sign structures, provisional warning signs or sign structures, when erected or required to be erected by a governmental agency, and temporary signs indicating danger. **These signs are permitted in all zoning districts.**

~~The following signs may be erected or constructed without a permit; however, all applicable code requirements in this chapter shall apply and all signs except those referred to in subsections (3) and (4) of this section must comply with the architectural review board guidelines.~~

- (e) *Temporary non-commercial message signs.* ~~Political signs. Political campaign~~ Signs erected for communicating a non-commercial message election day at officially designated polling places must be removed within 24 hours after the polls have closed. signs, other than not including those signs named in Sec. 58-340, may be displayed for up to 45 days in a calendar year, and shall not exceed twelve (12) square feet in area and six (6) feet in height. on residential properties without limitation unless they block the view of motorists. These signs are permitted in all zoning districts.
- (f) *Real estate signs.* Real estate signs announcing contemplated improvements or promoting the sale, lease, rental or future use of a property or business. Signs are not to exceed one per property and are to be located on site no closer than ten feet to any lot line. Such signs shall be removed no later than seven days after settlement. These signs are permitted in all zoning districts.
- i. Residential real estate signs shall not exceed six (6) square feet in area and four (4) feet in height. for single family detached, attached and multiple family dwelling units
 - ii. Development, commercial and industrial signs shall not exceed eight (8) square feet in area and six (6) feet in height.
 - iii. Real estate land sale signs less than fifty (50) feet from the front line of the lot shall not exceed twelve (12) square feet in area and six feet in height, and signs over fifty (50) feet from the front lot line shall not exceed twenty (20) square feet in area and eight (8) feet in height.
- (g) *Special commercial event Retail signs.* Signs announcing special events such as "Under New Management," "Going Out of Business" or "Grand Opening" shall not exceed eight square feet in area and six feet in height if wall-mounted; or if window-mounted shall not exceed twenty (20) percent of the total window area in which the signs are to be displayed and a maximum size of six (6) square feet in area. A business may display signs permitted under this subsection on a total of no more than fourteen (14) days in a calendar year. These signs are permitted in commercial and industrial zoning districts.
- (h) *Seasonal signs.* Signs identifying an open-air market, farmers' market or the sale of seasonal products. These signs are permitted in commercial and industrial zoning districts. Such signs may be either freestanding or wall-mounted and shall not be posted for more than fourteen (14) consecutive days with at least thirty (30) days between postings:
- i. In the B-1 and B-2 districts, signs shall not exceed 12 square feet in area and six feet in height and be no closer than ten feet to any lot line;
 - ii. In the I-1 district, signs shall not exceed 20 square feet in area and eight feet in height and be no closer than ten feet to any lot line.
- (i) *Special community event signs.* Signs announcing an educational, historical, civic, philanthropic or religious drive or event. Such signs shall not exceed 12 square feet in area and six feet in height for both wall-mounted and freestanding signs and may only be located on site for a period of fourteen (14) days per event. These signs are permitted in all zoning districts.
- ~~(11) Vehicle signs. Signs on a truck, bus or other vehicle, while in use in the normal course of business. This subsection should not be interpreted to permit parking for display purposes of a vehicle to which signs are attached in a district where such signs are not permitted.~~
- (j) *Temporary Window signs.* Such signs advertise a specific product or service that pertains to the establishment in which it is being displayed and shall not exceed six (6) square feet in area. These signs are permitted in commercial and industrial zoning districts.
- (k) *Yard sale signs.* Such signs of no more than six (6) square feet in area per sign are permitted for a period of seventy-two (72) hours but then must be removed by the resident within twenty-four

(24) hours after conclusion of the sale. [These signs are permitted in commercial and industrial zoning districts.](#)

- (2) Temporary signs for which a permit is required. The following [temporary](#) signs may be erected or constructed [subject to receiving](#) a permit and must comply with the architectural review board guidelines.
- (a) *Banners.* Banners shall be approved by the administrator or its designee with the right to regulate condition and location. A business may display banners permitted under this subsection on a total of no more than 30 days in a calendar year or as restricted specifically by type (i.e. Real estate signs, retail signs, seasonal signs, special-event signs, window signs, etc.). Maximum size is restricted to type of sign (i.e. real estate signs, retail signs, seasonal signs, special-event signs, window signs, etc.).
- (b) *Contractor signs.* Temporary non-illuminated signs displayed on the premises during such time as the actual construction work is in progress and removed within 24 hours of completion of the project. One sign for each street frontage is allowed. Signs shall not exceed twenty (20) square feet in area and eight (8) feet in height and shall be no closer than ten (10) feet to any lot line. Subcontractor signs shall not exceed eight square feet in area and six feet in height.

(Ord. of 12-7-2009)

Alternative provision for temporary signs: Instead of the above listing of types of temporary signs (except for A-Frame signs which do need a specific provision), use a simple standard that connects size to duration, with no limits on content or purpose. For example:

- *Temporary freestanding or wall-mounted signs of no greater than eight (8) square feet in area and six (6) feet in height may be placed on the lot for up to ninety (90) days.*
- *Temporary freestanding or wall-mounted signs of no greater than fifteen (15) square feet in area and eight (8) feet in height may be placed on the lot for up to thirty (30) days.*

Sec. 58-342. Process for permitting.

- (a) *Permit required.* No sign shall be erected, constructed, posted, painted, altered, maintained or relocated, unless [and until](#) a zoning permit has been issued by the administrator or for banners only, by its designee, [subsequent to an approval of a certificate of appropriateness by the architectural review board \(ARB\)](#), except as otherwise provided in this article.
- (b) *Permit process.* Before any zoning permit is issued, [the applicant shall submit to the administrator](#) a sign permit application and an application for certificate of appropriateness provided by the administrator, together with drawings and/or specifications as may be necessary to fully advise and acquaint the administrator with the location, construction, materials, manner of illuminating and/or securing or fastening, and number of signs applied for, and the style of the wording of the sign or advertisement to be carried on the sign.
- (c) *Approval of permit.* The architectural review board shall act on any sign application within sixty (60) days after acceptance of the application by the zoning administrator, in accordance with Secs. 58-554 – 58-562 of this chapter, and the Historic District Design Guidelines adopted by the Town Council September 7, 2010, as amended. The zoning administrator shall issue a zoning permit within three (3) business days following approval by the ARB.

Note: If two weeks is provided to process the application for the ARB and the ARB meets monthly, then 45 days is the typical maximum time limit for consideration (and likely action) by the ARB.

Note: The following amendment to Sec. 58-558 should be made to be consistent with the above language:

Procedure for meetings.

... (c) The board shall meet monthly within 30 days after notification by the town clerk of an to review any application for a certificate of appropriateness requiring action by the board that has been received and accepted within the preceding forty-five (45) days. The meetings of the board shall be open to the public, and a full and impartial hearing shall be granted. The town clerk shall notify the applicant by certified mail as to the date and time of the scheduled hearing. If no applications have been received for review sooner than fifteen (15) days prior to the next scheduled board meeting, and there is no other business for the board, the Chairman may cancel that meeting.

- (d) *Building codes; inspections.* Structural and safety features and electrical systems shall be in accordance with the requirements of the applicable codes and ordinances. No sign shall be approved for use unless it has been inspected by the department issuing the permit and is found to be in compliance with all the requirements of this chapter and applicable technical codes. All signs which are electrically illuminated shall require a separate electrical permit and inspection.
- (e) *General permit application requirements.* Submission requirements for Architectural Review Board sign guidelines as set forth in the Historic District Design Guidelines adopted by the Town Council shall be followed for selecting the type of sign, location, colors, lettering style, materials and type of illumination (if applicable). Sign permit application(s) also require:
- (i) A copy of the business license.
 - (ii) A zoning permit application.
 - (iii) An application for a certificate of appropriateness.
 - (iv) Plat showing location of existing and proposed sign(s) on building façade(s) or grounds and exterior dimensions of buildings subject to the sign permit.
 - (v) Scaled drawings showing dimensions, scale, and elevation of proposed sign(s) to include specific materials, hardware and methods of mounting and illumination.
- (f) *Multiple businesses/tenants, site plans.* Where two or more businesses or tenants occupy a single building or a site plan is otherwise required by zoning ordinance regulation, a comprehensive sign plan shall be required. In addition to the requirements of subsection 58-338(c), the comprehensive sign plan shall contain the following information:
- (i) A narrative which describes the proposal;
 - (ii) Scaled, color drawings showing all of the various sign types proposed, including the design, dimensions, materials, colors, illumination, and associated landscaping to be utilized to achieve a consistent and complementary system of signs and graphics; and
 - (iii) A sign plan, depicting the location of the various proposed sign types and, where applicable, existing signs.
- (g) All signs shall be erected within one year from the date of approval of the permit; otherwise, the permit shall become null and void and a new permit shall be required. The Zoning Administrator may grant one extension of the Sign Permit for a period of six (6) months, but in no case shall a permit be valid for more than a total of eighteen (18) months. Extensions may be granted only when the proposed sign is in compliance with all current applicable regulations.

(Ord. of 12-7-2009)

Sec. 58-343. Enforcement

The administrator shall remove or cause to be removed any sign erected or maintained in conflict with this article if the owner or lessee of either the site or the sign fails to correct the violation within thirty (30) days after receiving written notice of violation from the administrator. Removal of a sign by the administrator shall not affect any proceedings instituted prior to removal of such sign. No sign shall be removed if any interested party has filed an appeal of the administrator's decision with the board of zoning appeals. The written notice mentioned in the first sentence of this subsection shall state: "If you do not remove the sign or appeal this decision within 30 days of receipt of this notice, the administrator shall remove the sign or cause it to be removed."

Sec. 58-344. General requirements for all signs

(1) Sign area computations.

- (a) The surface area of any sign permitted under this article is determined by measuring the entire face of the sign including any wall work incidental to its decoration, but excluding supports unless such supports are used to attract attention, except as noted below:
- (b) The surface area of any ~~open~~ sign made up ~~only~~ of individual letters or figures shall include the space between such letters or figures.
- (c) Whenever one sign contains ~~lettering or other advertising~~ information on both sides, one side only shall be used in computing the surface area of the sign.
- ~~(d) The surface area of a paddle sign is computed to be the total square footage of all the signs, including the area of open space between each sign.~~
- (d) The surface area of any building address numbers less than six inches in height shall not be used in computing the surface area of a sign so long as address numbers are not otherwise located on the building and/or a previously approved sign.

(2) Placement of signs

Signs shall be placed so they do not obstruct the signs of adjacent businesses and follow architectural review board placement guidelines. ~~Unless otherwise provided for in this chapter, permanent signs shall be located:~~

- (a) ~~At least ten (10) feet from any lot line within the Gateway Sign Area, or no closer than the building façade is to the lot line, whichever is less.~~
- (b) ~~At least five (5) feet to any lot line within the Core Sign Area, or no closer than the building façade is to the lot line, whichever is less.~~
- (c) ~~At least ten (10) feet to any lot line within the Residential Sign Area, or no closer than the building façade is to the lot line, whichever is less.~~

(3) Materials

Materials which have been approved by the architectural review board must be used. Materials shall be selected that are appropriate to the historic character of the community. Traditional sign materials include wood, metal, sign foam, glass, vinyl, etc. Letters can be gold leaf, vinyl, raised individual metal or painted wood letters, and painted letters on wood, metal, glass or sign foam.

(4) Colors

~~Color standards shall apply to all areas of Town governed by the Architectural Review Board.~~ Colors shall be chosen from the historical/colonial colors approved by architectural review board. Colors shall relate to and complement the materials and color scheme of the building, including accent highlights and trim colors. ~~Generally~~ Any one sign shall be limited to three colors with the exception

that signs containing more than three colors may be considered when the design complements the building and neighborhood, [in accordance with the Historic District Design Guidelines adopted by the Town Council, as amended.](#)

(5) Styles.

Sign styles shall be chosen from the architectural review board approved historical/colonial types: Classic banner, classic tablet, contemporary oval, contemporary tablet, Hyde Park, and the traditional circular and rectangular type signs, [in accordance with the Historic District Design Guidelines adopted by the Town Council, as amended.](#)

Sec. 58-346. — Special use signs.

The town council may approve signs by special use permit based on the guidelines set forth below:

Note: Churches should not be singled out for unique treatment in order to avoid any potential issues with first amendment considerations or the federal RLUIPA statute (Religious Land Use and Institutionalized Persons Act). Signs for churches are placed under the broader category of institutional uses within residential districts and are not distinguished within commercial or industrial districts. Identification signs for places have been moved to the table of permanent sign standards (Sec. 58-345). Identification signs for occupants of a premises are shown under Exemptions (Sec. 58-339). "Miscellaneous" sign provisions have been deleted.

~~(1) Church signs. Signs designating places of worship and/or places directly affiliated with such uses are permitted:~~

~~a. One building-mounted sign for each street frontage, not to exceed 12 square feet in area.~~

~~b. One freestanding sign for each street frontage, not to exceed a total sign area of 12 square feet in area and six feet in height and no closer than ten feet to any lot line. This shall be inclusive of a menu board if desired.~~

~~c. Temporary signs/banners. Special uses may be made to allow temporary signs/banners designating temporary places of worship. Consideration of color, type style, sign style and location must be considered by the architectural review board. The temporary signs/banners must comply with all applicable requirements of this article. These temporary signs/banners shall not be posted for more than six months. At that time, the church representatives must consult the administrator or the council for approval to extend in six-month intervals.~~

~~(2) Identification signs. One identification sign not exceeding 12 square feet in area and six feet in height, for the purpose of showing the name and use of a public building, public park, playground, community building, hospital, cemetery, children's home, orphanage, fraternal organization or apartment, is allowed when such sign is erected or displayed on the property so identified. Such identification signs shall be set back at least ten feet from any lot line.~~

~~(3) Miscellaneous signs. Any other use located in a building that has the exterior appearance of a single-family detached dwelling shall be permitted one sign either building-mounted (maximum of six square feet in area) or freestanding (maximum of 12 square feet in area). If building-mounted, such sign shall not extend above the second floor level and if freestanding shall not exceed six feet in height and be located no closer than ten feet to any lot line.~~

(Ord. of 12-7-2009)

Sec. 58-345. Permanent sign standards - type, number, area, and height of signs

(a) Signs in Commercial and Industrial Zoning Districts

Table (a)(i) Maximum Limits on Sign Dimensions for Lots in B-1 Zoning District						
	B-1 Zoning in Core and Residential Sign Map Areas as shown on Zoning Map			B-1 Zoning in Gateway Sign Map Area as shown on Zoning Map		
Sign Type	Number	Area (Sq. Ft.)	Height (Ft.)	Number	Area (Sq. Ft.)	Height (Ft.)
Window	Not limited	Lesser of 20% of window area or 6 Sq. Ft.	Not limited	Not limited	Lesser of 20% of window area or 6 Sq. Ft.	Not limited
Freestanding ¹	1 per road front; 2 maximum	42 18 Total	6 8	1 per road front; 2 maximum	42 20 Total	6 10
Hanging ²	1 per business	6 9	No less than 9	1 per business	6 9	No less than 9
Wall ³	1 per business per road frontage	6 9	15 above existing grade floor	1 per business per road front.	6 9	15 above existing grade
Individual Letter	1 per business per road frontage	4 ft. 1.5 Ft. letter height. 18 Sq Ft. total area.	15 above floor level	1 per business per road frontage	4 ft. 1.5 ft. letter height; 18 Sq. Ft. total area. If setback 100 ft. or >, 2 Ft. ht., 20 Sq Ft. total area.	15 above floor level
Menu ⁴	1 per multi-tenant building or site	32 if less than 100 Ft road frontage. 48 if 100 Ft. or more lot width on any side.	6 9	1 per multi-tenant building or site	32 if less than 100 Ft road frontage. 56 if 100 Ft or more lot width on any side.	6 9
Canopy ⁵	Permitted	Letters not more than 9 12 inches high.	Not limited	Permitted	Letters not more than 9 12 inches high.	Not limited
Secondary Entrance	1 per business	4	Not limited	1 per business	4	Not limited
Directional ⁶	1 per use	2	Not limited	1 per use	2	Not limited
Security and warning	1 per 50 Ft of lot boundary	2	Not limited	1 per 50 Ft of lot boundary	2	Not limited
Externally Illuminated ⁷	Permitted	As per other standards	As per other standards	Permitted	As per other standards	As per other standards
Internally Illuminated	Not permitted except one neon "open" sign not more than 15" high by 24" wide	n/a	n/a	Not permitted except one neon "open" sign not more than 15" high by 24" wide	n/a	n/a
Identification signs for Institutions and places	1 per lot	12	6	1 per lot	12	6
A-Frame ⁸ (see Sec. 58-341(1)(a))	1 per 30 feet of frontage	12	5 feet	1 per 30 feet of frontage	12	5
Off premises	Not permitted	n/a	n/a	Not permitted	n/a	n/a
Painted	Not permitted	n/a	n/a	1 on side or rear wall	Shall not exceed 15% of that wall area	As per other standards

¹Permitted only on lots with at least thirty (30) feet of road frontage; For the purposes of this subsection, a building is adjacent to a road frontage where no structure, existing or proposed, is located between building and the road frontage, excluding parking areas.

²Shall be mounted perpendicular to principal building façade; shall project no greater than four (4) feet from building and no closer than one foot to back of curb.

³Shall be mounted flat on building façade; letters shall not exceed 42 18 inches in height and shall not extend more than six inches from surface of building. Signs shall be no higher than 15 feet or second story window sill whichever is lower above the floor level on which the sign is placed.

⁴Maximum sign area applies to lots with at least 100 feet of road frontage. For narrower lots, maximum area shall not exceed 32 square feet.

⁵To be placed only in valance of the building with a margin of a minimum of one inch above and below the letters.

⁶Only the name of the business, tenant, or owner is permitted on the sign.

⁷Any permitted sign may be externally illuminated as defined in Sec. 58-348 [thus this type is subsumed into the other permitted sign types].

⁸A-Frame signs are classified as temporary signs in accordance with Sec. 58-341.

Table (a)(ii) Maximum Limits on Sign Dimensions for Lots in B-2 and I-1 Zoning Districts						
Sign Type	B-2 Zoning as shown on Zoning Map			I-1 Zoning as shown on Zoning Map		
	Number	Area (Sq. Ft.)	Height (Ft.)	Number	Area (Sq. Ft.)	Height (Ft.)
Window	Not limited	Lesser of 20% of window area or 6 Sq. Ft.	Not limited	Not limited	Lesser of 20% of window area or 10 Sq. Ft.	Not less than 5 Ft.
Freestanding ¹	Not permitted	n/a	n/a	Not limited	20 total ¹⁰	15
Hanging ²	1 per business	6 9	No less than 9	1 per business	8 10	No less than 9
Wall ³	1 per business, plus 1 for end units	6 9	15 above existing grade floor level	1 per tenant	12 ; 1 SF per linear foot of property width ⁹	15 above existing grade floor level
Individual Letter	1 per business per road frontage	1 ft. 1.5 Ft. letter height. 18 Sq Ft. total area. If setback 100 ft or >, 2 ft. ht., 20 sq ft area.	15 above floor level	1 per business per road frontage	1 ft. 1.5 ft. letter height per 10 ft bldg. height. w/ maximum 2 ft. letter ht. and 20 square feet area.	15 above floor level
Menu ⁴	1 per multi-tenant building or site	32 48	6 9	1 per multi-tenant building	3 4.5 Sq. Ft. per tenant; 32 Sq. Ft. maximum	6 9
Canopy ⁵	Permitted	letters not > 9 12 inches high	Not limited	Permitted	letters not more than 9 12 inches high	Not limited
Secondary Entrance	1 per business	4	Not limited	1 per business	4	Not limited
Directional ⁶	1 per use	2	Not limited	1 per business	2	Not limited
Security and warning	1 per 50 Ft of lot boundary	2	Not limited	1 per 50 Ft of lot boundary	2	Not limited
Externally Illuminated ⁷	Permitted	As per other standards	As per other standards	Permitted	As per other standards in this article	As per other standards
Internally Illuminated	Not permitted except one neon "open" sign not more than 15" high by 24" wide ¹²	n/a	n/a	Not Permitted for freestanding signs except neon "open" sign	As per other standards in this article	As per other standards
Identification signs for Institutions and places	1 per lot	12	6	1 per lot	12	6
A-Frame ⁸ (see Sec. 58-341(1)(a))	1 per 30 feet of frontage	12	5	Not permitted	n/a	n/a
Off premises	Not permitted	n/a	n/a	1 freestanding sign on contiguous lot ¹¹	As per other standards	As per other standards
Painted	1 on side or rear wall	Shall not exceed 15% of that wall area	As per other standards	Not permitted	n/a	n/a

¹Permitted only on lots with at least thirty (30) feet of road frontage; For the purposes of this subsection, a building is adjacent to a road frontage where no structure, existing or proposed, is located between building and the road frontage, excluding parking areas.

²Shall be mounted perpendicular to principal building façade; shall project no greater than four (4) feet from building and no closer than one foot to back of curb.

³Shall be mounted flat on building façade; letters shall not exceed 42 18 inches in height and shall not extend more than six inches from surface of building. Signs shall be no higher than 15 feet or second-story window sill whichever is lower above the floor level on which the sign is placed.

For industrial zoning, a maximum 3 SF sign is allowed for each tenant if a common entrance, or maximum 8 SF per tenant for multiple entrances.

For shopping centers in B-2, all property signage must be located in the sign band provided above the building canopy. The sign shall occupy a maximum sign area not taller than 18 inches and not longer than 65 percent of the tenant's unit width. Such signs will not exceed 48 square feet in area. To the extent possible, signs will have a consistent appearance in terms of the amount of area they occupy in front of each tenant's unit. Any store in excess of 10,000 square feet shall have a maximum sign area not taller than 24 inches and not longer than 40 percent of the tenant's unit width.

⁴Maximum sign area applies to lots with at least 100 feet of road frontage. For narrower lots, maximum area shall not exceed 32 square feet.

⁵To be placed only in valance of the building with a margin of a minimum of one inch above and below the letters.

⁶Only the name of the business, tenant, or owner is permitted on the sign.

⁷Any permitted sign may be externally illuminated as defined in Sec. 58-348 [thus this type is subsumed into the other permitted sign types].

⁸A-Frame signs are classified as temporary signs in accordance with Sec. 58-341; the placement shall not impede pedestrian or vehicular traffic.

⁹Applies to retail shopping space constructed in excess of 75 feet from edge of public right of way and not within 500 feet of residential property. If the tenant is located in an end unit, it is permitted to install an additional sign. Total area of second sign may not exceed the result of one and one half times the width of the store. All property signage must be located in the sign band provided above the building canopy. The sign shall occupy a maximum sign area not taller than two feet and not longer than 80 percent of the tenant's unit width. Such signs will not exceed 48 square feet in area. To the extent possible, signs will have a consistent appearance in terms of the amount of area they occupy in front of each tenant's unit. Any store in excess of 40,000 square feet shall occupy a maximum sign area not taller than 3.5 feet and not longer than 80 percent of the tenant's unit width.

¹⁰For industrial parks: One freestanding directory and identification sign on the site in close proximity to the major vehicular entrance to the industrial park. Such signs shall not exceed 20 square feet in area and 15 feet in height and shall be no closer than 10 feet to any street line, travel lane or access road.

¹¹Off premise sign is contingent on permission from owner of property on which the sign is located. No such sign may be located within 30 feet of any other sign.

¹²Neon "open" signs only permitted for structures built prior to 1960. Such signs shall not flash and shall be "on" only during posted hours of business.

[Note: The following matrix for menu signs is deleted and replace by standards in table above]

a. The following matrix shall be used to determine maximum sign area for buildings with four or fewer tenants:

No. of tenants	Maximum sign area	Maximum placard area
2	12 square feet	4 ½ square feet
3-4	24 square feet	4 ½ square feet
more than 4	32 square feet	4 ½ square feet

(b) Signs in Residential Zoning Districts

Table (b) Maximum Limits on Sign Dimensions for Lots in Residential Zoning Districts (R-1 and R-2)									
Sign Type	Residential Uses			Residential Projects ²			Non-Residential Uses		
	Number	Area (Sq. Ft.)	Height (Ft.)	Number	Area (Sq. Ft.)	Height (Ft.)	Number	Area (Sq. Ft.)	Height (Ft.)
Commemorative/Historical ¹	1 per building	4 Sq. Ft.	8 feet above existing grade	Permitted as part of subdivision sign	4 ¹	6	1 per building	4 Sq. Ft.	8 feet above existing grade
House Address numbers	One set per building		Letters not more than 3 inches	One set per project ¹	3 ¹	Letters not more than 3 inches	One set per building		Letters not more than 3 inches
Hanging House address numbers	1 per building	2 Sq. Ft.	Not more than 5 feet from existing grade	Not permitted	n/a	n/a	1 per building	2 Sq. Ft.	Not more than 5 feet from existing grade
Home occupation	1 per lot for single family; 1 per unit for multi-family	2.25 Sq. Ft.	Not more than 6 feet from existing grade	n/a	n/a	n/a	n/a	n/a	n/a
Subdivision/Project Entrance ³	n/a	n/a	n/a	1 per site entrance	8 to 24 Sq. Ft.	6	n/a	n/a	n/a
Security and warning	1 per 50 feet of property boundary	2 Sq. Ft.	Not more than 5 feet from existing grade	n/a	n/a	n/a	1 per 50 feet of property boundary	2 Sq. Ft.	Not more than 5 feet from existing grade
Freestanding Signs	Not permitted	n/a	n/a	As provided for entrance	As provided for entrance	As provided for entrance	1 per road frontage	12 Sq. Ft.	6 ft.
Building Mounted Wall or Canopy Signs	Not permitted ⁴	n/a	n/a	n/a	n/a	n/a	1 per road frontage	12 Sq. Ft.	9 ft.

¹ Must be wall-mounted flush on the outside of the residence. For projects, area shall be subsumed within area allowed for entrance sign.

² Includes subdivisions and other types of residential projects built as a unified development.

³ Shall be on freestanding brick or stone walls.

⁴ Except permitted for Commemorative/Historical signs, Home occupation signs, and Address number signs.

Sec. 58-346. Structural and maintenance requirements.

Owners signs shall not allow a sign be allowed to deteriorate to a state of peeling, cracking, splitting, fading or rusting, and shall ensure that signs shall be are maintained and remain structurally safe. Existing signs that are not maintained and are deteriorating shall come before the architectural review board before being repaired or replaced.

Sec. 58-347. Nonconforming signs.

- (a) Any sign lawfully in existence on the date of enactment of this article may be maintained even though it does not conform with the provisions of this article.
- (b) No nonconforming sign may be enlarged or altered in such a manner as to expand the nonconformity, nor may illumination be added to any nonconforming sign.
- (c) A nonconforming sign may not be moved or replaced except to bring the sign into complete conformity with this article.
- (d) A nonconforming sign destroyed by any cause may not be repaired, reconstructed or replaced except in conformity with this article. For the purposes of this section, a nonconforming sign is destroyed if damaged to an extent that the cost of repairing the sign to its former condition or replacing it with an equivalent sign equals or exceeds fifty (50) percent of the appraised value of the sign so damaged.
- (e) The message of a nonconforming sign may be changed so long as this does not create any new nonconformities.
- (f) A pre-existing sign must be removed if the structure, building or use to which it is accessory is destroyed, or demolished to an extent exceeding 50 percent of the appraised value of the principal structure, building or use.
- (g) The sign copy of pre-existing signs may be changed to accommodate similar businesses occupying the same location. However, whenever a substantial change of use or structural alteration occurs upon a lot containing a pre-existing sign, such sign shall not be permitted unless modified to be in full compliance with this Zoning Ordinance.

Sec. 58-348. Definitions.

Note: All definitions in a zoning ordinance are often consolidated into a single article for ease of use, preferably at the end of the ordinance for convenient and unobtrusive reference. A major issue with the Town's current ordinance is that there are two sets of definitions for signs and they are not consistent. There is Sec. 58-347 below, but also certain sign definitions in Sec. 58-1.

Definitions may include illustrations and/or photos of various sign types for further clarity. Distinctions should be made between those signs that are physical types vs. content types. As noted herein, content should be only very carefully regulated (e.g. for public safety purposes) so as to avoid violating First Amendment protections.

- (1) *A-Frame sign.* A temporary, portable sign used at a place of business to provide information to pedestrians and slow moving vehicles. The sign may be one or two sided.

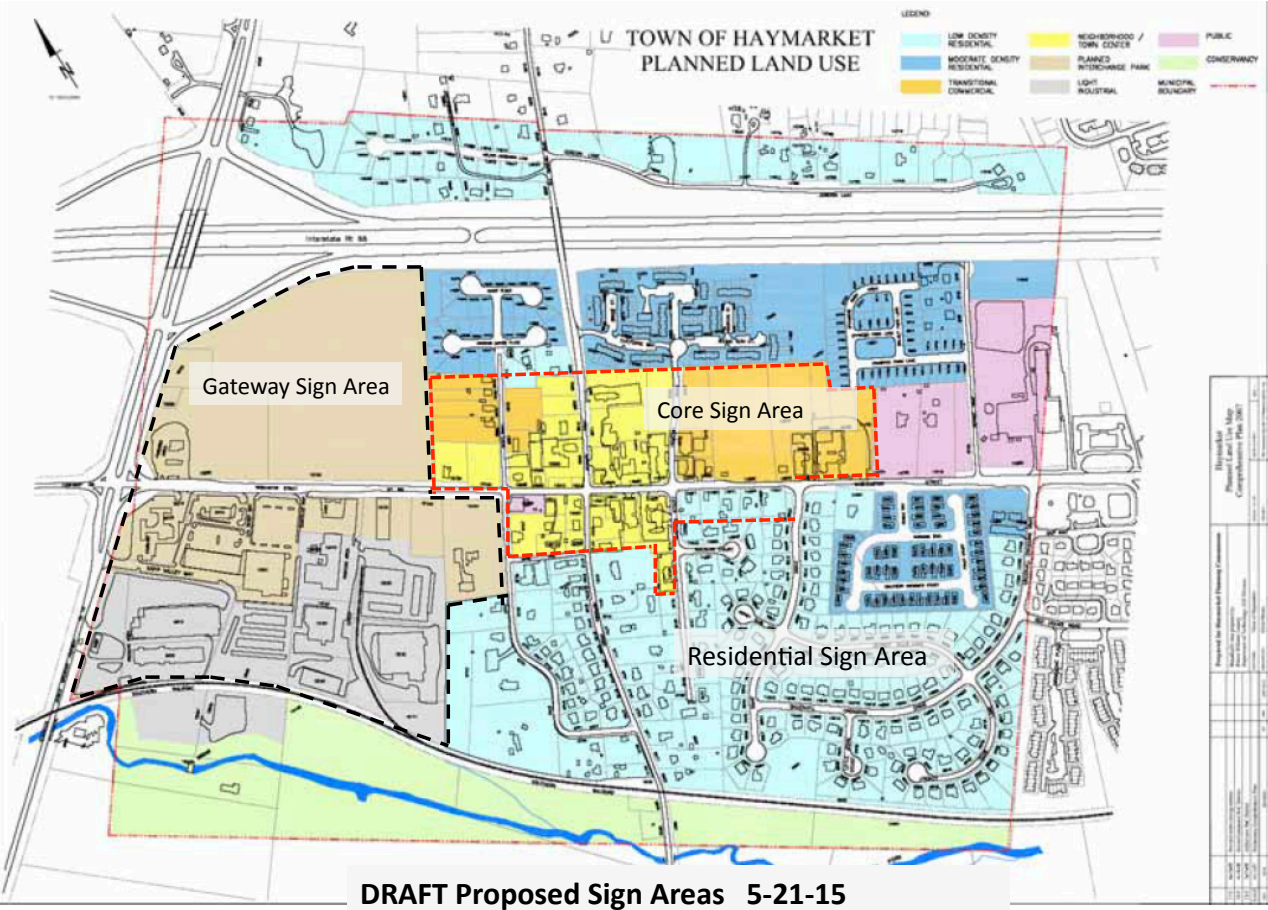
- ~~(2) *Advertising sign.* A sign directing attention to a product offered upon the premises, but which product or service is or could be offered elsewhere than on the same premises, with the exception that where the trade name of the product is a basic factor in directing attention.~~
- (2) *Animated sign.* A sign which changes physical position or involves the use of motion, rotation, or the appearance of motion.
- (4) *Awning sign.* See a sign placed directly on or attached to the surface of an awning or canopy sign.
- (5) *Banner sign.* Cloth, paper, vinyl or like material intended to attract attention.
- (6) *Bench sign.* A sign painted, located on, or attached to any part of the surface of a bench, seat or chair placed on or adjacent to a public place or roadway.
- (7) *Billboard sign.* (see off-premises sign) A sign which directs attention to a business, commodity, service or establishment conducted, sold or offered at a location other than the premises on which the sign is erected.
- ~~(8) *Bulletin board sign.* Signs or bulletin boards customarily incidental to places of worship, schools, libraries, museums, social clubs, or societies. [This is not a definition of the physical sign, but rather the locations/uses it may be attached to].~~
- (9) *Canopy sign.* A sign placed directly on or attached to the surface of an awning or canopy.
- (10) *Changeable copy sign.* A sign or part of a sign that is designed so that characters, letters or illustrations can be mechanically or physically changed or rearranged without altering the face or surface of the sign.
- ~~(11) *Church sign.* Signs designating places of worship and/or places directly affiliated with such uses. [This definition pertains solely to the content of the sign and thereby treats churches differently from similar institutional uses. Thus, church signs are subsumed into "identification signs for places and institutions"]~~
- (12) *Commemorative plaques and historical markers.* Commemorative plaques and historical markers erected by a recognized historical agency or governmental body.
- (13) *Contractor sign.* A temporary sign erected on the premises where construction is taking place, during the period of the construction to provide information to the public about what is occurring on the site and who is involved in the activities. The sign may indicate the names of the architects, engineers, landscape architects, contractors or similar artisans, and the owners, financier.
- (14) *Directional sign.* A sign, one end of which may be pointed, or on which an arrow may be painted, indicating the direction to which attention is called and giving the name only of business responsible for the erection of the sign.
- (15) *Directory sign.* A wall sign listing the tenants or occupants of a building or group of buildings. that may indicate their respective professions or business activities. (also see menu sign)
- (16) *Double-faced sign.* A sign with two parallel or nearly parallel faces, back to back, upon which advertising is displayed.
- (17) *Electronic message board.* Any sign that uses changing lights to form a sign message or messages wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.
- (18) *Flags.* Flags, emblems and insignia of any governmental agency or religious, charitable, public or nonprofit organization.
- (19) *Flashing sign.* Any illuminated sign on which there is artificial light which is not stationary or constant in intensity or color at all times when such sign is in use.
- (20) *Freestanding sign.* Sign supported by one or more upright poles, columns, or braces placed in or on the ground and not attached to any building or structure, or a monument form without separate supporting elements.
- (21) *Government sign.* Government signs that are approved by the town council or installed for the public benefit by the Town of Haymarket.
- (22) *Hanging house numbers.* House numbers hanging from a lamppost.

- (23) *Home occupation sign.* A sign directing attention to a product, commodity or service available on the premises, but which product, commodity or service is clearly a secondary use of the dwelling.
- (24) *House numbers sign.* A sign that displays house address.
- (25) *Identification sign for occupants of premises.* A sign which displays only the address and name or crest, insignia or trademark, occupation or profession of an occupant or the name of any building on the premises.
- (26) *Identification sign for places and institutions.* A sign which displays the identification information for a public building, public park, playground, community building, hospital, cemetery, children's home, orphanage, **place of religious worship**, fraternal organization, apartment **complex, assisted living facility or nursing home, or residential subdivision.**
- (27) *Illuminated sign.* A sign illuminated in any manner by an artificial light source, whether internally or externally lit. **Externally illuminated signs are those that have a light source projecting onto the face of the sign either by downlighting or indirectly with fluorescent, halogen or a source that gives off natural white light. Internally illuminated signs are those that have a light source inside or behind the sign structure or sign face which projects lights through or from the sign face.**
- (28) *Individual letter sign.* A sign made up of letters only that are attached directly to the building.
- (29) *Inflatable sign.* Any display capable of being expanded by air or other gas and used on a temporary or permanent basis to advertise a product or event.
- (30) *Marquees sign.* ~~See canopy sign attached to a projecting structure over an entrance to a building (such as a theater or motel) or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against the weather.~~
- (31) *Menu sign.* A freestanding sign ~~which contains signs for more than one~~ listing the tenants or occupants of a building or group of buildings. **(also see directory sign)**
- (32) *Neon sign.* A sign that uses neon lighting to convey a message in a form such as letters, numbers, and figures.
- (33) *Off-premise sign.* A sign which directs attention to a business, commodity, service or establishment conducted, sold or offered at a location other than the premises on which the sign is erected.
- (34) *Open/hours of operation sign.* Sign located in the window of a business indicating business is open.
- ~~(35) *Paddle sign.* Any sign attached to a freestanding or projecting sign. A paddle sign shall not comprise more than 30 percent of the surface area of the sign to which it is attached.~~
- (35) *Painted sign.* Any sign painted on the exterior surface of a building; **includes a mural sign.**
- (36) *Parasail sign.* Any sign that is inflated, either by the wind or by mechanical means, and has motion in accord with air currents or air pumps.
- (37) *Political sign.* A temporary sign announcing or supporting political candidates or issues in connection with any national, state or local election. **Political signs are regulated the same as other temporary non-commercial message signs.**
- (38) *Portable sign.* Any sign not permanently affixed to a building, structure or the ground. This category includes, but is not limited to, signs attached to or placed on vehicles not used for the daily conduct of the business, banners, balloons, and similar devices used to attract attention, **including hand held signs.**
- (39) *Projecting sign.* A sign attached to a building, approximately perpendicular to the building wall.
- (40) *Real estate sign.* **A temporary** sign that advertises the property on which it is located, for sale, rent, or lease. Such signs shall be removed upon the sale, rental, or lease of the property on which it is located. Temporary real estate signs advertising single residential properties.
- (41) *Roof sign.* Any sign erected, constructed, and maintained wholly upon or over the roof of any building.
- (42) *Seasonal sign.* **A temporary** sign identifying an open-air market, farmers' market or the sale of seasonal products.
- (43) *Secondary entrance sign.* A wall sign identifying a business or tenant's alternative entrance.

- (44) *Security and warning sign.* Signs posted on private property warning the public against trespassing, or similar messages.
- (45) *Sign.* Any display, temporary or permanent, of any letters, words, numerals, figures, devices, emblems, pictures, or any parts or combinations, by any means whereby they are made visible for the purpose of making anything known.
- (46) *Sign area.* The entire face of a sign, including the advertising surface and any framing, trim or molding, but not including the supporting structure.
- (47) *Sign face.* The area or display surface used for the message, not including [any framing, trim or molding, or](#) the support structure.
- (48) *Sign height.* Distance measured in feet and inches from ground [below the sign](#) to highest point of sign to include sign structure. Artificially increasing the height of the sign by berming or mounding dirt or other material at the sign base is prohibited.
- (49) *Sign structure.* Sign structure includes the supports, uprights, bracing, and framework of any structure, be it single-faced, double-faced, V-type, or otherwise exhibiting sign.
- (50) *Special event sign.* A [temporary](#) sign announcing an educational, historical, civic, philanthropic or religious drive or event.
- (51) *Temporary sign.* A sign or advertising display designed or intended to be displayed for a specified period of time, [regardless of type or style of sign.](#)
- (52) *Vehicle sign.* A sign on a truck, bus or other vehicle, while in use in the normal course of business. [Refer to Sec. 58-340 for limitations on vehicle signs.](#)
- (53) *Vehicle sign, parked.* A sign placed, affixed or painted on a motor vehicle or trailer parked with the [primary purpose of providing signage not otherwise allowed by this article. Refer to Sec. 58-340 for limitations on vehicle signs.](#) ~~This subsection should not be interpreted to permit parking for display purposes of a vehicle to which signs are attached in a district where such signs are not permitted.~~
- (54) *Wall sign.* Any signs or lettering, projecting not more than eight inches, which are placed against or attached to the front, rear, or side wall of a building, but shall not include ~~professional name plates if the sign is composed of individual letters attached~~ [identification signs for occupants of premises as defined herein, nor painted or mural signs as defined herein.](#)
- (55) *Window sign.* A sign painted, stenciled, or affixed on a window. [which is visible from a right-of-way.](#)
- (56) *Yard sale sign.* A temporary sign advertising private sales of personal property (such as garage sales or rummage sales).

(Ord. of 12-7-2009)

Sec. 58-349-380. Reserved.



Attachment: 7 Sign Consultant Amendments DRAFT 5-21-15 (2547 : Sign Ordinance - Consultant Presentation)



TO: Town of Haymarket Planning Commission
SUBJECT: Comprehensive Plan
DATE: 09/14/15

The Planning Commission held a work session in the Fall 2013 and recommended draft text changes to the 2008 Comprehensive Plan. The exercise was considered an "update" rather than a complete revision of the Comprehensive Plan. Review was suspended during ongoing discussion of proposed power line routes by Dominion Power. In the interim, the Town has hire an on-call planning consultant to assist in a more comprehensive review / update. The working draft is provided for the Commission's review / reference.

Comprehensive Plan
Town of Haymarket
Commonwealth of Virginia
~~2008-2013~~

Formatted: Font: Arial, Font color: Auto

Version 19.4/053-2014



TOWN OF HAYMARKET
COMPREHENSIVE PLAN

Formatted: Font: Arial

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

~~May 28, 2008~~

Formatted: Font: Arial

Brought before a Public Hearing of the Town of Haymarket
Town Council on

~~August 4, 2008~~

Formatted: Font: Arial

Adopted by the Town of Haymarket Town Council on

~~September 8, 2008~~

Formatted: Font: Arial

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

OFFICIALS OF THE TOWN OF HAYMARKET

MAYOR

David M. Leake

TOWN COUNCIL

Steve Aitken, Vice Mayor

Kurt Woods

Matt Caudle

Joe Pasanello

Formatted: Font: Arial

PLANNING COMMISSION

Matt Caudle, Chair

Robert Weir

Maureen Carroll

James Carroll

Connor Leake

Josh Mattox

Formatted: Font: Arial

Formatted: Font: Arial

TOWN MANAGER

Brian Henshaw

Formatted: Font: Arial

Formatted: Font: Arial

TOWN CLERK

Jennifer Preli

ARCHITECTURAL REVIEW BOARD

Ken Luersen, Chair

John Parham, AIA

Connor Leake

Nicole Zimnoch

Susan Edwards

TREASURER

Sherrie Wilson

Formatted: Font: Arial

Formatted: Font: Arial

Formatted: Font: (Default) Arial

CHIEF OF POLICE

Greg Smith, Interim

Formatted: Font: Arial

TOWN ATTORNEY

Martin Crim

Formatted: Font: Arial

Formatted: Font: Arial

BOARD OF ZONING APPEALS

Eric Mathews

Dottie Leonard

Matt Gallagher

Lora Laconti

BUILDING OFFICIAL

Joseph Barbeau, Jr.

Formatted: Font: Arial

The 2013-2015 update of the Town of Haymarket Comprehensive Plan was prepared by the Planning Commission. Further references on natural resources can be found in the 2001 edition of the Town of Haymarket Comprehensive Plan.

Formatted: Font: (Default) Arial

Formatted: Font: Arial

**TOWN OF HAYMARKET
COMPREHENSIVE PLAN**

Formatted: Font: Arial

PART I COMMUNITY CHARACTERISTICS AND RESOURCE INVENTORY 1

Formatted: Font: (Default) Arial, Not Bold,
No underline, Font color: Auto, All caps

- 1.1 COMMUNITY PROFILE..... 1**
 - 1.1.1 Location 1
 - 1.1.2 History of Haymarket 2
 - 1.1.3 Town Government 5
 - 1.1.4 Community Profile Summary 6
- 1.2 LAND USE POLICY 6**
 - 1.2.1 General Land Use 6
 - 1.2.2 General Land Use Policies 940
 - 1.2.3 Existing Land Use 940
 - 1.2.4 Land Use Survey 940
 - 1.2.5 Analysis of Existing Land Use 1245
 - 1.2.6 Existing Land Use Summary 1548
 - 1.2.7 Analysis of Existing and Proposed Land Use Surrounding Haymarket 1649
 - 1.2.8 Trails and Open Space 2124
 - 1.2.9 Community Design Policy 2225
- 1.3 NATURAL RESOURCES INVENTORY 2326**
 - 1.3.1 Climate 2427
 - 1.3.2 Topography 2427
 - 1.3.3 Geomorphology 2629
 - 1.3.4 Soils 2629
 - 1.3.5 Surface Hydrology 2932
 - 1.3.6 Wetlands 3236
 - 1.3.7 Water Supply 3236
 - 1.3.8 Groundwater 3236
 - 1.3.9 Wildlife Habitats 3638
- 1.4 POTENTIAL AND EXISTING SOURCES OF POLLUTION 3942**
 - 1.4.1 Failing Septic Systems 3942
 - 1.4.2 Illegal Dumping of Hazardous Wastes 3942
 - 1.4.3 Underground Storage Tanks 3942
 - 1.4.4.1 Above Ground Storage Tanks 4144
 - 1.4.5 Malfunctioning BMP Facilities 4245
 - 1.4.6 Non-point Source Pollution 4245
- 1.5 HISTORIC RESOURCES 4548**
 - 1.5.1 Historic District Zoning 4548
 - 1.5.2 Architectural Styles 4649
 - 1.5.3 Historic Buildings Inventory 4649
 - 1.5.4 Potential Archaeological Sites 4851
 - 1.5.5 Activities and Events 4851
- 1.6 GROWTH DETERMINANTS 4952**
 - 1.6.1 Environmental Constraints 4952
 - 1.6.3 Overview of Cultural Constraints 5962
 - 1.6.4 Man-Made Growth Determinants 6163
- 1.7 TRANSPORTATION SYSTEMS 6264**
 - 1.7.1 Regional Highway System 6264
 - 1.7.2 Local Street and Highway System 6264
 - 1.7.3 Access to Land Uses and Local Circulation 6365
 - 1.7.4 Public Transportation Services 6365
 - 1.7.5 Parking 6365

1.8 POPULATION GROWTH AND ECONOMY6466

1.8.1 Historical Haymarket and Haymarket of Today.....6466

1.8.2 Population Characteristics.....6466

1.8.3 Employment.....6567

1.8.4 Income.....6662

1.8.5 Housing6769

1.8.6 Affordable Housing7072

1.9 COMMUNITY ATTITUDES7072

1.9.2 2006 Survey Results7173

PART II COMMUNITY GOALS AND OBJECTIVES7375

2.1 PUBLIC FACILITIES.....7375

2.2 TRANSPORTATION7476

2.3 IMPLEMENT SOUND LAND USE PLAN7577

2.4 NATURAL RESOURCES7779

2.5 ECONOMY AND FINANCE7981

2.6 HOUSING8082

2.7 LAND USE8082

2.8 COMMUNITY, CULTURAL AND HISTORIC RESOURCES.....8183

PART III PLAN IMPLEMENTATION8385

3.1 IMPLEMENTATION AND ORDINANCES8385

3.2 PUBLIC FACILITIES PLAN.....8385

3.3 TRANSPORTATION PLAN8385

3.4 LAND USE PLAN.....8688

3.5 NATURAL RESOURCES PLAN.....9486

3.6 ECONOMY AND FINANCE PLAN9587

3.7 CULTURAL AND HISTORICAL RESOURCES PLAN9688

3.8 ENVIRONMENTAL RESOURCES AND INITIATIVES.....9688

3.9 IMPLEMENTATION SUMMARY.....9789

CONCLUSION99101

APPENDIX A.....1

APPENDIX B.....1



Formatted: Font: Arial

Formatted: Font: Arial

List of Tables

Page

▲ TABLE 1:	Current & Future Population, Households, & Employment	3
TABLE 2:	Existing Land Use in Haymarket	1316
TABLE 3:	Detail of Subdivisions in Haymarket	1417
TABLE 4:	Approved or Under Application Developments in the Town of Haymarket	1417
TABLE 5:	Developments within 1-Mile of the Town's Boundaries in PWC.....	1922
TABLE 6:	Soils Characteristics	2831
TABLE 7:	Surface Water Quality for the North Fork Creek.....	3134
TABLE 8:	Virginia Fishable Water Quality Standards for Class III Waters	3134
TABLE 9:	Ground Water Features for the Town of Haymarket	3538
TABLE 10:	Common Species of Wildlife and Vegetation in Haymarket.....	3630
TABLE 11:	Wildlife Habitat Potential for Soils in Haymarket	3740
TABLE 12:	Underground Storage Tank Statistics for Haymarket.....	4144
TABLE 13:	Impervious Acreage of the Town of Haymarket	4346
TABLE 14:	Common Sources of Non-Point Source Pollution in Urban Areas	4447
TABLE 15:	Age of Town Structures	4548
TABLE 16:	Historic Building Inventory	4749
TABLE 17:	Limitations of Various Grades of Slopes	5456
TABLE 18:	Engineering Constraints of Soils in Haymarket	5860
TABLE 19:	Employment Characteristics	6163
TABLE 20:	Traffic Volumes on Key Roads in Haymarket	6264
TABLE 21:	Population Growth	6567
TABLE 22:	Employment Growth.....	6567
TABLE 23:	Haymarket Income, 1970-2000.....	6668
TABLE 24:	Household Characteristics	6870
TABLE 25:	Household Characteristics Detailed	6974
TABLE 26:	Planned Land Use in Haymarket	9193

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: (Default) Arial, Not Bold, Not All caps

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline

8.e.a

Attachment: Comp Plan Amendment Version 19.4 05-2014 (2548 : Comprehensive Plan)

Packet Pg. 134

List of Figures	Page
FIGURE 1: MAP OF AREA LOCATION	1
FIGURE 2: 1799 PLAN OF THE TOWN	2
FIGURE 3: 2007 MAP OF TOWN	8
FIGURE 4: EXISTING LAND USE MAP (EFFECTIVE JULY 2007)	<u>1142</u>
FIGURE 5: MAP OF 1-MILE RADIUS LIMITS	<u>2023</u>
FIGURE 6: SKETCH OF TRAILS AND OPEN SPACE	<u>2124</u>
FIGURE 7: TOPOGRAPHIC MAP OF HAYMARKET	<u>2528</u>
FIGURE 8: HAYMARKET SOILS LOCATION MAP	<u>2932</u>
FIGURE 9: DRASTIC MAP FOR THE TOWN OF HAYMARKET AND ENVIRONS	<u>3437</u>
FIGURE 10: MATURE FOREST VEGETATION MAP	<u>3844</u>
FIGURE 11: CHESAPEAKE BAY PRESERVATION AREA MAP	<u>5466</u>
FIGURE 12: FEMA FLOODWAY MAP (WETLANDS)	<u>5668</u>
FIGURE 13: POTENTIAL EROSION HAZARD MAP	<u>5964</u>
FIGURE 14: TRANSPORTATION PLAN AND MAJOR THOROUGHFARE MAP FOR THE TOWN	<u>8587</u>
FIGURE 15: PLANNED LAND USE MAP	<u>9092</u>

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: (Default) Arial, No underline, Font color: Auto, All caps

Formatted: Font: Arial

- iv -

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 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 Planning 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.

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

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~~ fifteen years, the Town has experienced growth of unusual proportions, ~~and therefore must evaluate the direction that the community is heading in~~ In order to ensure continued survival of the community, 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. The nature of these factors has changed as the County extended 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, the growing concerns of transportation, parking, architectural styles, community design and a more detailed land use policy 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 to 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 affecting the Town's well being. As required by the Virginia State Code, the document shall be reviewed at no more than a five (5) year interval.

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

PART I COMMUNITY CHARACTERISTICS AND RESOURCE INVENTORY

Formatted: Font: Arial

Formatted: Font: (Default) Arial, No underline, Font color: Auto

Formatted: Font: Arial

1.1 COMMUNITY PROFILE

Formatted: Font: Arial, No underline, Font color: Auto

1.1.1 Location

Formatted: Font: Arial

The Town of Haymarket is located in the Northwestern portion of Prince William County, Virginia approximately 37 miles due west of downtown Washington, DC. The Town straddles Interstate 66, an important radial corridor of the Washington region. The Town of Haymarket is a small, suburban community of approximately 1400 citizens, located at the edge of Northern Piedmont foothills 37 miles west of Washington DC in Prince William County, Virginia. In the past five-fifteen years development and property values surrounding Haymarket have increased, making the Haymarket area one of the most prestigious regions within western Prince William County. The future of Haymarket must be adjusted from previous plans to embrace and exploit this growth by maximizing the use of resources real and financial, to best suit the residents of the Town.

Formatted: Font: (Default) Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial, No underline, Font color: Auto, Highlight

Formatted: Font: Arial, No underline, Font color: Auto

FIGURE 1: Map of area location

Formatted: Font: Arial, No underline, Font color: Auto

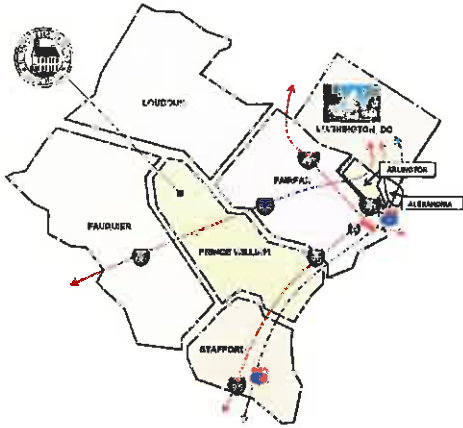
Formatted: Font: Arial

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Black

Formatted: Font: Arial





Formatted: Font: Arial

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 Manahoac tribes and the powerful Iroquois Confederation of the north. By the time the Treaty of Albany was established in 1722, which required the remaining natives to move west of the Blue Ridge Mountains, the Manahoac had long been dispersed either by disease or the Iroquois.

Formatted: Font: (Default) Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

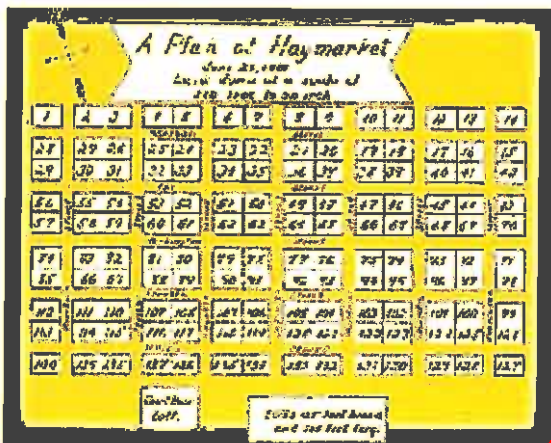
During Colonial times, several important trails were cut through the area. One of these, the Carolina Road, was the main north-south route of the Piedmont. It followed an old Indian trail which gradually became a road as settlers moved into the area. The Carolina Road is in approximately the present location of US 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.

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

FIGURE 2: 1799 Plan of the Town



Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Black

Formatted: Font: Arial

Formatted: Font: Arial

Near the intersection of Fayette and Washington Street a historical marker explains how this town acquired the endearing nick-name of "The Crossroads". It says:

The Town of Haymarket, chartered in 1799, owes its location to the junction of the Olde Carolina Road and the north branch of the Dumfries Road at the site of the Red House. The Carolina Road developed from the Iroquois hunting path which was abandoned by the Indians after 1722 when they were forced by treaty beyond the Blue Ridge. The Dumfries Road was in use as a major trade route between the Potomac and the Shenandoah Valley before 1740.

Before there was a town called Haymarket at the crossroads of Carolina and Dumfries Roads, there was a tavern called the Red House. It is not certain when the Red House Tavern was built, but there are references to "the Red house" in travel diaries as early as 1780 and it was first seen as a place name on a 1787 map drawn by Thomas Jefferson.

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. The lots were numbered 1 to 140 on a survey of 1800. (See Figure 2)

TABLE 1: Current & Future Population, Households, & Employment

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Black

Formatted: Font: Arial

Formatted: Font: Arial

Haymarket Area "Current & Future" (MWCOG Forecasts)		
YEAR	POPULATION	GROWTH
2000	11,387	
2005	29,078	+17,691
2010	41,674	+12,596
2015	50,612	+8,938
2020	55,572	+4,960
Growth Forecast		44,185
YEAR	HOUSEHOLD	GROWTH
2000	4,065	
2005	9,211	+5,176
2010	13,608	+4,367
2015	16,804	+3,196
2020	18,602	+1,798
Growth Forecast		14,539
YEAR	EMPLOYMENT	GROWTH
2000	2,141	
2005	3,293	+1,152
2010	5,936	+2,643
2015	8,438	+2,502
2020	10,460	+2,022
Growth Forecast		8,319
NOTE:	Population growth by 388%. Households grow from 2.8 persons to 3.15 persons to 3.0 persons. Jobs per Household grow from 0.53 to 0.56	

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 Hygeia Academy occupied the building. In 1822, the building was purchased by William Skinner, Jr. who, in 1830, deeded it and one and one-half acres to the Episcopal Church. In 1833 the old courthouse was consecrated as St. Paul's Church in which capacity it has served to this day.

During the Civil War, Haymarket's location at the intersection of two major roads, as well as the presence of the Manassas Gap Railroad within the town, guaranteed that it would experience heavy troop activity. In November, 2004, the Town of Haymarket was added to the Virginia Civil War Trails for two significant events: (1) the burning of the town and (2) the fated meeting at Haymarket between Federal and Confederate forces prior to the battle of Gettysburg.

On November 4, 1862 Federal troops occupied the Haymarket area and during the day went through the homes in the town to confiscate all firearms. Later that night a sentry reported being fired on while passing through the town, so a small Federal scouting party was sent to flush out the suspected sniper. The officer in command of the party, Lt. Kurd Velthiem, gave the order to set fire to the houses; a decision for which he was court marshaled six days later. Only three dwellings and St. Paul's Church remained after the fire. St. Paul's then was used as a stable for Union Calvary horses, and later it, too, was burned. Only the walls were left standing. As a result of the fire, the Town remained virtually unpopulated for the remainder of the war.

The second event is explained on the Civil War Trails sign:

On June 25, 1863, Confederate General JEB Stuart and nearly 5,000 of his cavalry approached Haymarket, Virginia on specific orders from Gen. Robert E. Lee. Lee was on the western side of the Bull Run Mountains, heading north into Pennsylvania and needed Stuart to "pass around their (Federal) army without hindrance" in order to screen the movements of the Army of Northern Virginia as it crossed the Potomac. Stuart took the

- Formatted ... [1]
- Formatted ... [3]
- Formatted Table ... [2]
- Formatted ... [4]
- Formatted ... [5]
- Formatted ... [6]
- Formatted ... [7]
- Formatted ... [8]
- Formatted ... [9]
- Formatted ... [10]
- Formatted ... [11]
- Formatted ... [12]
- Formatted ... [13]
- Formatted ... [14]
- Formatted ... [15]
- Formatted ... [16]
- Formatted ... [17]
- Formatted ... [18]
- Formatted ... [19]
- Formatted ... [20]
- Formatted ... [21]
- Formatted ... [22]
- Formatted ... [23]
- Formatted ... [24]
- Formatted ... [25]
- Formatted ... [26]
- Formatted ... [27]
- Formatted ... [28]
- Formatted ... [29]
- Formatted ... [30]
- Formatted ... [31]
- Formatted ... [32]
- Formatted ... [33]
- Formatted ... [34]
- Formatted ... [35]
- Formatted ... [36]
- Formatted ... [37]
- Formatted ... [38]
- Formatted ... [39]
- Formatted ... [40]
- Formatted ... [41]
- Formatted ... [42]
- Formatted ... [43]
- Formatted ... [44]
- Formatted ... [45]
- Formatted ... [46]
- Formatted ... [47]
- Formatted ... [48]
- Formatted ... [49]
- Formatted ... [50]

intended route north through Haymarket on the advice of his aide, Col. John Mosby. Arriving at Haymarket, Stuart converged with Federal General Winfield S. Hancock's II Corp on the Old Carolina Road. Hancock, too, was marching north toward Leesburg. Stuart attacked the Federal wagon train and infantry, shelling them with six cannons. This bombardment "scattered men, wagons, and horses in wild confusion" causing several Federal casualties. The Federals regrouped, formed a battle line, and marched toward Stuart, forcing him to make a decision to either fight the larger force or retreat. Stuart decided to retreat southwest toward Buckland Mills and sent a courier to Lee detailing his change of plans. The courier never arrived with this vital news for Lee. Stuart began moving northward on a new route that took his forces 60 miles away from his intended route and out of communication with Lee for eight critical days. The devastating loss of communication between Lee and Stuart, his most trusted reconnaissance officer, caused Lee to fight on unfamiliar ground at Gettysburg, Pennsylvania on July 1, 1863.

Formatted: Font: Arial

Following the war, Haymarket began to recover, slowly regaining its former size and prosperity. On February 21, 1882, an act was approved to reincorporate Haymarket. Minutes of the Town Council from May 2, 1882, list G. A. Hulfish as Mayor and T.A. Smith, Jon L. Reid, W.W. Meade, and C.E. Jordan as Councilmen-elect. D.E. Saunders was Clerk and James McDonough, Sergeant.

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Well into the 20th century, Haymarket played an active role in Virginia's famous horse culture. As early as 1785 the "Jockey Club" was organized at Red House and the area became well known for the races held at a local horse track. Although the exact location of the track is not known, the horse racing legacy was remembered by Bishop William Meade who wrote in 1857 "...in preaching there in former days I have, on a Sabbath, seen from the courthouse [now St. Paul's Church] ... the horses in training for the sport which was at hand. Those times have, I trust, passed away forever." The town's affinity for horses did not, however, "pass away", because in the 1950's and 1960's the town once again became well known for the popular yearly horse show held in the town sponsored by St. Paul's Church.

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Throughout much of its history, Haymarket has served as a major commercial and agricultural service center for western Prince William County. With the construction of Interstate 66, however, and as Northern Virginia has grown, that growth has extended into western Prince William County. Particularly since the late 1990's, new residential development ~~has come to Haymarket that is not directly associated with this area's traditional agricultural service businesses~~ ~~has been the dominant~~ ~~growth pattern around Haymarket~~. This growth ~~has~~ placed new stresses on Town streets, services, and existing businesses while increasing demand for new ones.

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial, No underline, Font color: Auto

Although the gradual evolution of the Town from its essentially rural character continues. Haymarket owns a rich and varied heritage from which it can learn much as it faces the challenges of the Twenty-First Century.

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

1.1.3 Town Government

Formatted: Font: Arial

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.

Formatted: Font: (Default) Arial, No underline, Font color: Auto

Formatted: Font: Arial

Haymarket has adopted a modified mayor-council form of government which comprises a six-person 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.

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Members of the Town Council and the Mayor are elected for two-year terms each May in even numbered years on the first Tuesday of the month. A Vice Mayor is selected from among the six council members and may perform the duties of the Mayor in his or her absence. Administrative appointments by the Council include a town manager, treasurer, clerk of the council, chief of police, and a building official. The Council may also appoint other officers as it deems necessary.

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Unlike cities, which are independent governmental entities, a town is part of its County. Town residents

Formatted: Font: Arial, No underline, Font color: Auto

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, and law enforcement. The Town is located within the Gainesville Magisterial District of Prince William County.

Formatted: Font: Arial

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.

Formatted: Font: (Default) Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

1.2 LAND USE POLICY

Through the Comprehensive Plan, the Town expresses its commitment to a well-balanced land use pattern that will promote a high quality, affordable lifestyle with employment opportunities for its residents. To achieve that balance, the Plan provides policy guidance for a mix of residential, non-residential, and public/institutional land uses. The policies consider how residents want their community to look and function, the type of amenities they wish to have available to them, and the fiscal implications of those land use policies. The policies also consider conditions that make the community attractive for economic development, such as the location of Haymarket in western Prince William County as well as its proximity to Interstate Route 66, Route 15, Route 55 and Route 29. Most importantly, the policies honor the small-town qualities and features that distinguish Haymarket and use them as the foundation for shaping the community's future.

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

1.2.1 General Land Use

The potential for new development in an existing community generally creates some level of anxiety and stress as opinions vary on whether change is good or bad. Views are influenced by how long a person has lived in the community, whether his or her livelihood is tied directly to the community or to a larger metropolitan area, whether the person was born in the community or moved there, as well as other personal values and beliefs. In Haymarket, where residents hold a variety of beliefs regarding growth or new development and their impact on quality of life, it will be very difficult, if not impossible, for a land use plan to address all of the social aspects and opinions of change or growth. The plan can, however, focus on minimizing the negative effects on the existing Town from a land use standpoint.

Formatted: Font: Arial

Formatted: Font: (Default) Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

The Comprehensive Plan calls for a mix of residential and non-residential land uses that will provide an economically and fiscally balanced land use strategy. Uses that generate high fiscal costs, such as residential development, must be balanced by uses that generate a positive revenue stream, such as employment uses. The land use policies are also based on compatibility in terms of appearance, scale, traffic generation, and other factors.

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

The land use policies of this plan take these considerations into account and seek to address concerns voiced at the Charrette in May 2004, public hearings and community input sessions where citizens expressed concern about the rate of residential growth in the area and the threat this growth poses to maintaining the small-town character of Haymarket. Citizens expressed interest in assuring that residential growth does not outpace the community's ability to provide adequate utilities and/or facilities, and does not further exacerbate existing congestion on the transportation network. Citizens also expressed the belief that the Haymarket area needs a more balanced and viable tax base and more opportunities for economic development. This, however, must be accomplished in a way that will not threaten the viability of Haymarket commercial development but will instead, complement it. Citizens also

Formatted: Font: Arial, No underline, Font color: Auto

stressed the desire to have expanded recreational opportunities in the area and to plan for open space in new developments. Although the Plan sets forth a general development pattern and land use strategy for the Town, actual development will depend upon a variety of factors such as the regional and national economy, decisions of individual landowners, market supply and demand, as well as the capacity of the available sewer and water services that the Town cannot control.

Formatted: Font: Arial

The Town has closely assessed the impacts of land use decisions on the local transportation network and public utility capabilities. Although no plan can predict exactly how slowly or quickly development will occur, the Town can seek to influence the decision making process by providing a reasonable plan that seeks balanced development.

Formatted: Font: Arial, No underline, Font color: Auto

Formatted: Font: Arial

Formatted: Font: Arial, No underline, Font color: Black

FIGURE 3: ~~200720152014~~ Map of Town



Formatted: Font: Arial, No underline, Font color: Black

Formatted: Font: Arial

Formatted: Font: (Default) Arial, No underline, Font color: Auto

1.2.2 General Land Use Policies

Formatted: Font: Arial

a. Development in Haymarket will be consistent with the land use designations depicted on the Planned Land Use Map.

Formatted ... [76]

b. The Town will encourage a mix of residential and employment uses to promote a balanced tax base, provide jobs and offer a variety of housing opportunities in the Haymarket area.

Formatted ... [77]

Formatted ... [78]

Formatted ... [79]

c. The Town will be the focal point for residential and nonresidential development. In an effort to facilitate the compact and efficient use of resources, new development is encouraged to locate in the Town before moving into the neighboring areas of the county. The Comprehensive Plan will offer expansion opportunities for existing Haymarket businesses and for new businesses that complement the small town character of Haymarket.

Formatted ... [80]

Formatted ... [81]

Formatted ... [82]

Formatted ... [83]

Formatted ... [84]

1.2.3 Existing Land Use

Formatted ... [85]

Formatted ... [86]

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.

Formatted ... [87]

Formatted ... [88]

1.2.4 Land Use Survey

Formatted ... [89]

The Town's existing land use survey, conducted in July, 1989, was reviewed in July, 1995 and again in April, 2006 to determine if there 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:

Formatted ... [90]

Residential

Formatted ... [91]

➤ Single-Family A structure, generally containing one dwelling unit, but not more than two.

Formatted ... [92]

Formatted ... [93]

➤ Multi-Family A structure containing three or more dwelling units.

Formatted ... [94]

➤ Townhouse A structure containing one dwelling unit and connected by a common party wall to another dwelling unit.

Formatted ... [95]

Formatted ... [96]

➤ 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.

Formatted ... [97]

Formatted ... [98]

Commercial

Formatted ... [99]

Formatted ... [100]

➤ Neighborhood Business Business activities providing necessary services for day-to-day operations of a household.

Formatted ... [101]

➤ Planned Interchange Business and commercial activities which generally depend on a trade area larger than the immediate neighborhood.

Formatted ... [102]

Formatted ... [103]

Formatted ... [104]

Formatted ... [105]

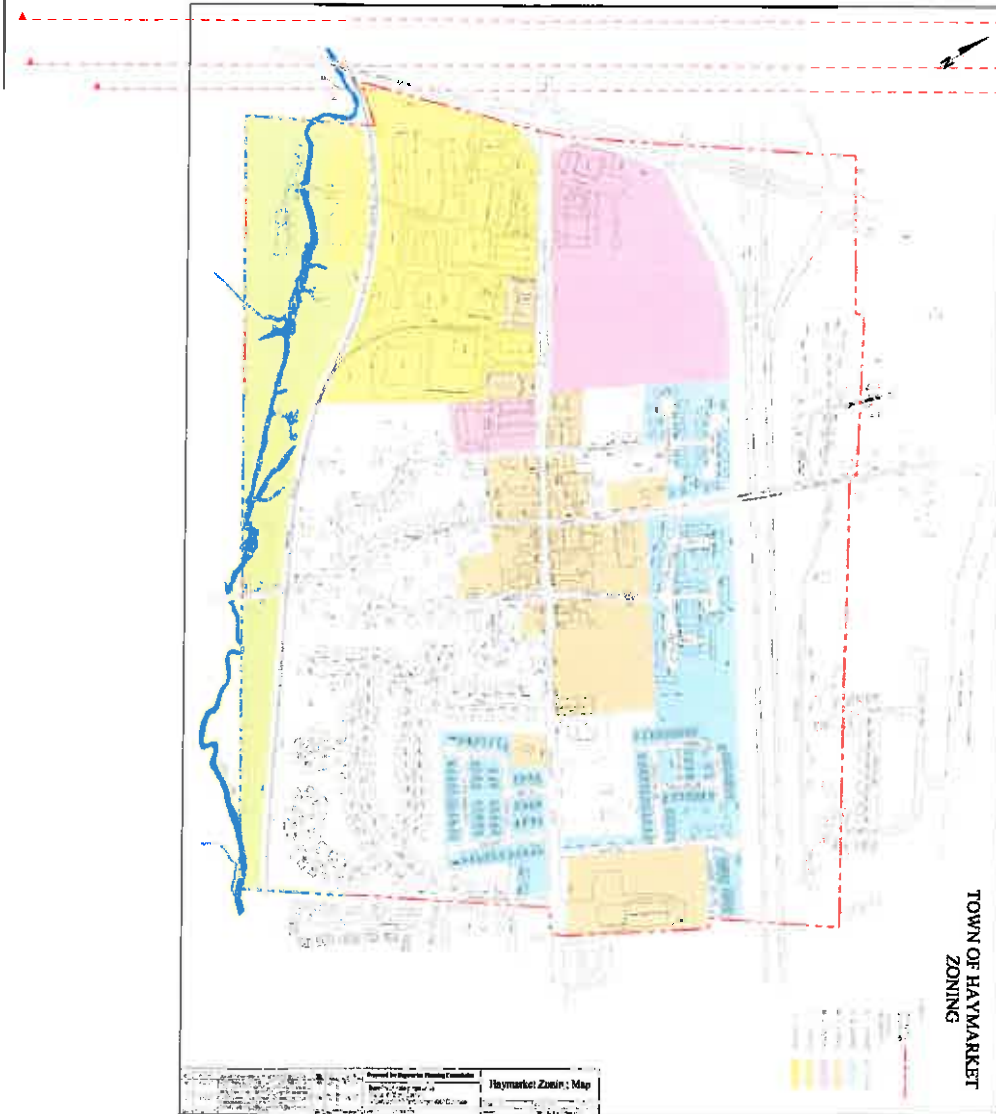
Industrial

Formatted ... [106]

➤ 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.

- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline

FIGURE 4: Existing Land Use Zoning Map (Effective ~~July 2007~~ January 2014)



- Formatted: Font: Arial, No underline
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline

1.2.5 Analysis of Existing Land Use

As show in Table 2, developed land accounts for 174.60 acres or 64.02% of the net land in Haymarket. Of the developed land in Haymarket, residential use consists of 105.60 acres or 60.48% of all developed land in the Town. Commercially zoned land (B1, B2, I1, & C1) accounts for 67.70 acres or 38.78% of the total developed land. The open or undeveloped land in the Town accounts for 98.14 acres or 35.98% of the net land in the Town. 29.84 acres of the 98.14 is located in the Town's Conservation District along the North Fork Creek. At this time, the 29.84 C1 acres cannot be developed. The remaining net developable land is approximately 68.3 acres.

Of the 68.3 acres considered open at this time, 15.22 are approved residential subdivisions (See Table 4) and have been subdivided and recorded with the Circuit Court and 12.45 is owned by Home Owners' Associations, leaving a remaining 30.63 acres of open space that is developable. 24.94 of the 30.63 are owned by B.M. Smith & Associates who have no immediate plans to develop.

The Town has a total of 433 housing units. Single-family dwellings number 297325 or 71.91% of all residential units and consume 85.64 acres. Town-homes make up 28.09% of residential units and are 116 in number and consume 5.63 acres. The average lot size for town-homes is .05 acres. The average lot size for single-family dwellings is .29 acres. The Town currently has 20 (16 do not yet have occupancy), apartments and this number is included in the 433 count. However, apartments in the town are only permitted in commercial zones.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No underline, Highlight

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No underline, Highlight

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No underline, Highlight

Formatted: Font: Arial, 10 pt, No

Formatted ... [107]

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted ... [108]

Formatted: Font: Arial, 10 pt, No

Formatted ... [109]

Formatted: Font: Arial, 10 pt, No

Formatted ... [110]

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted ... [111]

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

Formatted ... [112]

Formatted: Font: Arial, 10 pt, No

Formatted ... [113]

Formatted: Font: Arial, 10 pt, No

Formatted ... [114]

Formatted: Font: Arial, 10 pt, No

Formatted ... [115]

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

Formatted ... [116]

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

TABLE 2: Existing Land Use in Haymarket

	Acres	Percentage
GROSS LAND AREA	369.47	100.00
Freeway Portion	44.15	11.9
Stream Portion	3.65	.9
Railway Portion	6.73	1.8
Other Public Roads	28.53	7.7
Miscellaneous	13.66	3.6
NET LAND AREA	272.75	73.8
Developed Area of Net Land	174.60	64.02
Undeveloped Area of Net Land	98.14	35.98
Breakdown of Developed Net Land Area		% of Developed Net Land
Residential	105.60	60.48
R-1	87.00	
R-2	18.42	
Conservation	3.55	2.03
Light Industrial	34.20	19.59
Commercial	29.94	17.15
B-1	20.84	
B-2	9.10	
Partial Zonings R-1 & B-1	1.47	.84
Breakdown of Undeveloped Net Land		% of Undeveloped Net Land
Residential	36.17	36.86
R-1	17.68	
R-2	18.49	
Conservation	29.84	30.41
Light Industrial	2.07	2.11
Commercial	30.02	30.59
B-1	7.85	
B-2	22.17	

Residential land use accounts for approximately 105.60 acres and 60.48% of all of the developed land in Haymarket. Most of the residential units in the Town are located in named subdivisions. These include: Greenhill Crossing consisting of 32.77 acres; Haymarket Station 7.51 acres; Longstreet Commons 13.45 acres; Madison Acres 6.23 acres; Piedmont Mews 1.98 acres; Robinson's Paradise (16 new homes not yet developed but subdivided) 8.28 acres; Sherwood Forest 5.22 acres (~~29 homes not yet built, but subdivided~~); Villages of Haymarket 5.64 acres; 18th Century Haymarket 4.21 acres; Alexandra's Keep 1.93 acres (Table 3). There are a remaining 33.53 acres of residential units that do not lie within a named subdivision. The remaining dwelling units are spread throughout the Town mostly on Fayette, Jefferson, and Washington Streets and have an average age of 55 years (**1952 being the average year built). The average lot size for the 47 homes not located in a named subdivision is .7135 acres.

Describing the "particular nature of a place" is an important starting point in the visioning process. One can begin with the historically rural nature of Haymarket. Haymarket and the nearby new developments are the far western edge of planned development in Prince William County, with the surrounding area designated as the "Rural Crescent." So far, the nature of this rural area is holding and there is still that small town experience when one is in Haymarket.

The setting of the Town is logical and has historically set the growth patterns to the north and south. Washington Street (Route 55) was set on the ridgeline between the Broad Run watershed to the south

- Formatted ... [117]
- Formatted Table ... [118]
- Formatted ... [119]
- Formatted ... [120]
- Formatted ... [121]
- Formatted ... [122]
- Formatted ... [123]
- Formatted ... [124]
- Formatted ... [125]
- Formatted ... [126]
- Formatted ... [127]
- Formatted ... [128]
- Formatted ... [129]
- Formatted ... [130]
- Formatted ... [131]
- Formatted ... [132]
- Formatted ... [133]
- Formatted ... [134]
- Formatted ... [135]
- Formatted ... [136]
- Formatted ... [137]
- Formatted ... [138]
- Formatted ... [139]
- Formatted ... [140]
- Formatted ... [141]
- Formatted ... [142]
- Formatted ... [143]
- Formatted ... [144]
- Formatted ... [145]
- Formatted ... [146]
- Formatted ... [147]
- Formatted ... [148]
- Formatted ... [149]
- Formatted ... [150]
- Formatted ... [151]
- Formatted ... [152]
- Formatted ... [153]
- Formatted ... [154]
- Formatted ... [155]
- Formatted ... [156]
- Formatted ... [157]
- Formatted ... [158]
- Formatted ... [159]
- Formatted ... [160]
- Formatted ... [161]
- Formatted ... [162]
- Formatted ... [163]
- Formatted ... [164]
- Formatted ... [165]
- Formatted ... [166]

and the Bull Run watershed to the north. This ridgeline is very subtle and has made Washington Street "the main street", with all roads coming up to it.

Jefferson Street, the "Old Carolina Road", is the historic north south road in the Piedmont foothills. Emphasizing the Washington Street/Jefferson Street intersection reflects on this historic importance and reasserts the Town's center role in western Prince William County.

TABLE 3: Detail of Subdivisions in Haymarket

Subdivision	Year Developed	# of Units	Average Lot Size
Haymarket Station	2004-2005	60	.1072
Greenhill Crossing	1997-1999	114	.2801
18 th Century Haymarket	2000-2001	16	.2628
Villages of Haymarket	2004	47	.1052
Madison Acres	1984	17	.3409
Longstreet Commons	1988-1989	110	.0485
Sherwood Forest	Not Yet Developed 2012	29	.1739
Robinson's Paradise	Not Yet Developed	16	.3452
Piedmont Mews	2007-2008	6 (in-town)	.3295
Alexandra's Keep	Not Yet Developed 2012-2013	12	.0500

*average lot size does not include HOA property within the subdivision. This is only reflecting average lot sizes with dwelling units.

TABLE 4: Approved or Under Application Developments in the Town of Haymarket

Name of Development	Acreage	No. of Units or Sq. Ft.	Use (if known)
Quarles Center	6.0346	Partially Built - Remaining: 1) 12,000 sf strip retail center 2) Pad site (Proposed Chick-fil)	Bank/Retail, Restaurant, Retail
Alexandra's Keep	1.9252	12 Town Homes	Town Homes SUP
Payne Lane Development	2.31	32 Condos	Mixed Use/Retail under Apartments
Haymarket Industrial Park	2.34		Office/Retail
Olde Town Center	1.50		Office/Retail
- Parking for Olde Town Center	.84		Private Parking
Sherwood Forest	5.0	29 Single Family	Residential
Robinson's Paradise	8.07	16 Single Family	Residential
Winterham	3.30	48 Condos	Mixed Use/Retail under Apartments
Piedmont Mews Villages of Haymarket-II	5.0 (in-town)	6 Single Family 5 SFD	Residential

The recent developments of Haymarket Station (2005/2006) and the Villages of Haymarket (2004/2005) added 101 new single family homes on 15 acres. Recent developments of Alexandra's Keep and Sherwood Forest added, has a preliminary approval for the development of 12 town homes on 1.9 acres and 29 single family dwellings on approximately 5 acres respectively; Robinson's Paradise has been approved and subdivided for 16 additional single family dwellings on 8.07 acres; and Sherwood Forest has been subdivided and approved for 29 single family dwellings on approximately 5 acres.

Commercial land use accounts for approximately 29.61 acres or 11% of all developed land within Haymarket. Until recently, almost all commercial activity was concentrated near the center of Town at the intersection of Washington and Jefferson Streets. 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 and around the Town have become increasingly diversified, offering a wide variety of products and services. The days when Town residents have to travel to Manassas and elsewhere to shop appear to be numbered. The time is drawing near, 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.

- Formatted ... [214]
- Formatted ... [215]
- Formatted ... [216]
- Formatted ... [217]
- Formatted ... [219]
- Formatted ... [221]
- Formatted ... [222]
- Formatted Table ... [218]
- Formatted ... [220]
- Formatted ... [223]
- Formatted ... [224]
- Formatted ... [225]
- Formatted ... [226]
- Formatted ... [227]
- Formatted ... [228]
- Formatted ... [229]
- Formatted ... [230]
- Formatted ... [231]
- Formatted ... [232]
- Formatted ... [233]
- Formatted ... [234]
- Formatted ... [235]
- Formatted ... [236]
- Formatted ... [237]
- Formatted ... [238]
- Formatted ... [239]
- Formatted ... [240]
- Formatted ... [241]
- Formatted ... [242]
- Formatted ... [243]
- Formatted ... [244]
- Formatted ... [245]
- Formatted ... [246]
- Formatted ... [247]
- Formatted ... [248]
- Formatted ... [249]
- Formatted ... [250]
- Formatted ... [251]
- Formatted ... [252]
- Formatted ... [253]
- Formatted ... [254]
- Formatted ... [255]
- Formatted ... [256]
- Formatted ... [257]
- Formatted ... [258]
- Formatted ... [259]
- Formatted ... [261]
- Formatted ... [262]
- Formatted ... [260]
- Formatted ... [263]

In addition to the neighborhood business activity 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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

There are several new parcels of commercial land currently being developed or re-developed in the town. These buildings along Washington Street include an office building, restaurants, and additional retail space. There are approved plans for the Quarles property, which will include additional restaurants, retail and a bank.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Light industrial land uses within Haymarket, primarily catering to the building industry in Prince William County, account for 26.87 acres or 10 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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline, Highlight

Formatted: Font: Arial, 10 pt, No underline

Public and semi-public land uses occupy 22.57 acres or 8% of the developed land in the Town. Included within these classifications are the Town Hall, ~~old fire station, post office~~ Town museum, police department, churches, and the Masonic temple. The former Pace West Elementary School is now located ~~entirely within the Town line on Washington Street~~ as a result of a 2013/2014 Boundary Line Adjustment between the Town and Prince William County. The building is in both the town and the county, but 3/4 of the site now home to a private school, government contractor, and the playground extends into the Town. The County School Board has closed the Pace West Elementary School to regular classes and now uses the facility for special education purposes a church(s). The former recreation fields are leased by the Prince William Parks and Recreation. Haymarket children attend Tyler, and Buckland Mills, and Haymarket Drive, Elementary Schools, Bull Run & Reagan Middle School Schools, and Battlefield High School. Most other public and semi-public land uses are found near the center of Town. The County built a facility for the Gainesville Fire Department just outside of the Town limits.

Formatted: Font: Arial, 10 pt, No underline, Highlight

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

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 are 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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

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 Protected 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 creek as a greenway for conservation purposes with potential access for trails.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

A total of 79.41 acres or 30% 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 right-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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

1.2.6 Existing Land Use Summary

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

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. In

Formatted: Font: Arial, 10 pt, No underline, Highlight

Formatted: Font: Arial, 10 pt, No underline

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.

Formatted: Font: Arial

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~~ Interstate 66 to a six lane highway, ~~(to Haymarket)~~, 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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

1.2.7 Analysis of Existing and Proposed Land Use Surrounding Haymarket

Formatted: Font: Arial, No underline

It is important to show the growth outside of the Town's boundaries. Article VII, section 1 (3) approved by the General Assembly on April 7, 1950, of the Town's Charter provides that:

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Article XIII. Powers of the Town Council

Formatted: Font: Arial

(3) make and adopt a comprehensive plan for the town and to that end all plats and replats hereafter made subdividing any land within the town, or within one (1) mile thereof, into streets, alleys, roads and lots or tracts, shall be submitted to and approved by the council before such plats, or replats are filed for record, or recorded, in the office of the clerk of Prince William County, Virginia.

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

On September 12, 2005 the Town Council reaffirmed this enumerated power by way of resolution directed to the Prince William County Board of Supervisors. The Town is periodically provided a copy of rezoning, special use permit, and subdivision applications that fall within 1 mile of the Town's boundaries. Figure 5 is a map reflecting the 1-mile radius outside of the Town's limits.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Several current applications that are of concern to the Town are outlined below; all lie within 1 mile of the Town's boundaries. The Town has provided the Prince William County Planning Office with narratives detailing the Town's ~~opposition to these applications~~ position regarding these applications.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Applications Pending in -Prince William County-December 2007Spring 2014

Formatted: Font: Arial

1. ~~Market Center Land Bay 3 is an application for a Special Use Permit to allow single tenant uses that exceed 80,000 square feet and to increase the maximum allowable retail square footage of 300,000 to approximately 380,000 square feet. The property is adjacent to the Town's western boundary, John Marshall Commons.~~

Formatted: Font: Arial, 10 pt, No underline

2. ~~Old Carolina Road re-zoning application also known as Haymarket Estates on a approximately 20 acres. They are proposing 70 Single Family detached units (also one existing and to remain). The applicant desires zoning from A-1 to R-4. The County's planning staff has recommended approval of this application. Midwood.~~

Formatted: Font: 10 pt, No underline, Highlight

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

3. ~~Carver Road Rezoning application The County's planning staff has recommended approval of this application.~~

Formatted: Font: 10 pt, No underline, Highlight

Formatted: Font: Arial

4. ~~The Village at Heathcote is a rezoning application/proffers amendment (formerly known as West Market North) requesting that 27 acres be zoned from M-2 & O(H) to PBD (Planned Business District) to develop a mixed use business park/employment center.~~

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, Bold, Underline

Formatted: Font: Arial

Developments approved and either not yet built or semi-built or newly built within 1-mile of the Town's boundaries.

Village Place at Gainesville

This development will ultimately consist of 181 dwelling units on approximately 15 acres with a mix of town-homes and condominiums. Phase II of the Village Place is a commercial Town Center consisting of approximately 350,000 square feet of office/retail on approximately 64 acres. The largest tenant proposed is 85,000 square feet. This development lies within 1 mile of the Town's boundary on the south side of VA Route 55, east of the Town limits.

Village Square at Greenhill Crossing

This is an office park designed in town-home style. The total square footage dedicated to office/business use is 38,000+. This center is located on the south side of Route 55, east of the Town's eastern boundary.

Greenhill Crossing Commercial Center

Greenhill Crossing Commercial Center is a small strip center located in front of the Greenhill Crossing Subdivision. The plaza consists of only 3 tenants, 1 being the United States Postal Service. This is the post office that services Haymarket and portions of Gainesville. The center is approximately 4,500 square feet.

Piedmont Center Plaza

Located on the North side of Route 55, east of the Town limits, directly across from the Village Square at Greenhill Crossing, this retail/commercial development is comprised of 4 parcels, totaling 9.23 acres. Building A with 4000 SF on 2 acres and exposure to Washington Street is designated for bank use. Building B with approximately 18,000 SF is designated for retail use and Building C with approximately 13,344 SF is designated for retail, restaurant and medical/dental office use. Building D will be a 350 student preschool.

The Reserve at Greenhill Crossing

This development is an additional phase of the original Greenhill Crossing development. This phase consists of 14 single family dwellings on approximately 4.45 acres and is located directly behind the Greenhill Crossing Commercial Center, east of the Town's limits and on the south side of Route 55.

Midwood Center

This development consisting of approximately 60 acres was rezoned in 2000 from A1 to PBD (Planned Business District). The developer proposes over 2.5 million square feet of office/retail/commercial.

Market Center

Market Center is a development that spans the north and south side of I-66, west of the Town's limits. The northern part of this development will be home to approximately 200 condominiums, directly across Heathcote from the Haymarket Health Center. Land bay 3, on the south side of I-66, is slated for approximately 325,000 square feet of retail/commercial uses.

West Market

The West Market Development was approved in 2001. This development consists of 6 Land Bays all slated for various times of development. Land Bays 1, 2, & 4 are completed and have a total of 409 dwelling units. Land Bay 3 is slated for light industrial; Land Bay 5, office/high rise; and Land Bay 6 for general business.

Villages of Piedmont

Formerly known as South Market Development, the Villages of Piedmont runs on the western side of Route 15 and south of Norfolk Southern Railroad. The development lies on approximately 182 acres and received its rezoning in 1992. Already subdivided, this development will be home to 400+ dwelling units including town-homes and single-family dwellings.

Haymarket Health Center

This facility, owned by Prince William Health Systems, has been designed to be a major outpatient health care center featuring a 75,000+ square foot building and being incorporated into the West Market

Formatted	... [304]
Formatted	... [305]
Formatted	... [306]
Formatted	... [307]
Formatted	... [308]
Formatted	... [309]
Formatted	... [310]
Formatted	... [311]
Formatted	... [312]
Formatted	... [313]
Formatted	... [314]
Formatted	... [315]
Formatted	... [316]
Formatted	... [317]
Formatted	... [318]
Formatted	... [319]
Formatted	... [320]
Formatted	... [321]
Formatted	... [322]
Formatted	... [323]
Formatted	... [324]
Formatted	... [325]
Formatted	... [326]
Formatted	... [327]
Formatted	... [328]
Formatted	... [329]
Formatted	... [330]
Formatted	... [331]
Formatted	... [332]
Formatted	... [333]
Formatted	... [334]
Formatted	... [335]
Formatted	... [336]
Formatted	... [337]
Formatted	... [338]
Formatted	... [339]
Formatted	... [340]
Formatted	... [341]
Formatted	... [342]
Formatted	... [343]
Formatted	... [344]
Formatted	... [345]

Community. The building is located west of Route 15 on Heathcote Blvd and sits on 38+ acres.

Formatted: Font: Arial

Piedmont Mews

This development borders the Town's northeast boundary. The development consists of 77 single-family dwellings on 23.28 acres. This project did receive the Town's approval in 2005: 6 of the 77 lots lie within the Town's boundaries.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Somerset

The Somerset Subdivision is comprised of 494 lots consisting of both single-family dwellings and town-homes on approximately 711 acres. In addition, there are 139 Condominiums and 352 Apartments. This development is situated outside the southeast boundary of the Town and is complete at this time.

Formatted: Font: Arial, 10 pt, No underline, Highlight

Formatted: Font: Arial

Carterwood

Carterwood is a combination of small lot and mid-lot single-family dwellings totaling 83 in number. The development lies on the northeast border of the Town within 1 mile.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Parks at Piedmont

The Parks at Piedmont consists of 437 single-family and town-home lots, varying in lot size. In addition, there are 47 multi-family buildings, each building consisting of 4 units, totaling 188 units. The development of the condominiums is near completion. The Parks at Piedmont lies on the northeast boundary of the Town.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

UVA Property

The University of Virginia Foundation rezoning was recently approved. They are proposing to develop a maximum of 150 single-family dwellings in a cluster lay-out on approximately 195 acres.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Haymarket Landing

Otherwise known as the JCE Smith Property, this development proposes a maximum of 60 single-family dwellings, in a cluster lay-out on approximately 66 acres. The property is located adjacent to the Town's southern boundary.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Hunter at Haymarket

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Villages of Piedmont II

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Heathcote Rezoning / Old Carolina Road

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No underline, Highlight

Formatted: Highlight

Formatted: Font: 10 pt, No underline, Highlight

Formatted: Font: 10 pt, No underline, Highlight

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

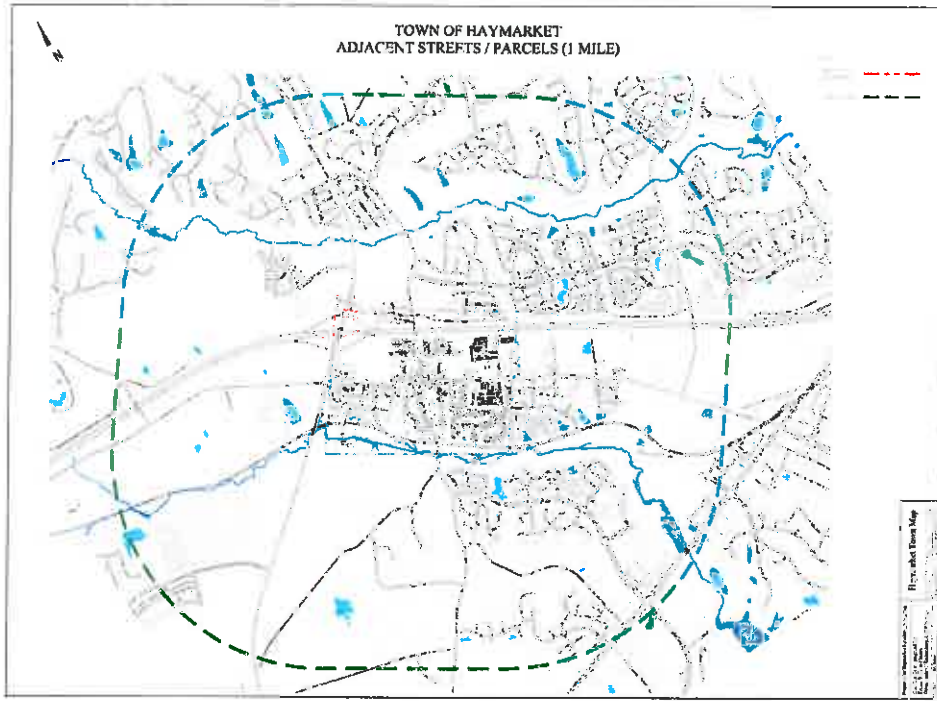
Formatted: Font: Arial

TABLE 5: Developments within 1-Mile of the Town's Boundaries in PWC

Name of Development	Approximate Land Total	Zoning	Status	No. of Units/ square feet
Village Place at Gainesville	80 Acres	PMR	Residential is partially developed. Commercial not yet started.	181 Condos/T.H. 350,000 Sq. Ft. retail
Village Square at Greenhill Crossing	3.2 Acres	B1	Complete	38,000 Sq. Ft.
Greenhill Crossing Commercial Center		B1	Complete	4,500 Sq. Ft.
Piedmont Center Plaza	9.23 Acres		Partially Developed	
The Reserve at Greenhill Crossing	4.45 Acres	R4	Partially Developed	14 SFD
Midwood Center	60 Acres	PBD	Undeveloped	2.5 Million Sq. Ft.
Market Center	?	PMR	Partially Developed	200 Condos 325,000 Sq. Ft. Retail
Villages at Piedmont	182	Mixed	Partially Developed	400+ Mix of SFD
West Market	?	PMR	Mostly Developed	Land Bays 1, 2, 3 409 Res. Units
Haymarket Health Center	38 Acres	PMD	Under Construction	75,000 Sq. Ft.
Piedmont Mews	23 Acres	PMR	Mostly Developed	77 SFD
Somerset	711 Acres		Mostly Developed	494 SFD & 139 Condos 352 Apartments
Carterwood	?	Mixed	Complete	83 SFD
Parks at Piedmont	?	PMR	Mostly Developed	437 SFD & 188 Condos
UVA Property	195		Not Yet Developed	150 SFD
Haymarket Landing	66	R4	Not Yet Developed	60 SFD
Hunter at Haymarket				
Villages of Piedmont II				
Heathcote / Old Carolina				

- Formatted ... [346]
- Formatted ... [347]
- Formatted ... [350]
- Formatted Table ... [348]
- Formatted ... [351]
- Formatted ... [352]
- Formatted ... [353]
- Formatted ... [349]
- Formatted ... [354]
- Formatted ... [355]
- Formatted ... [356]
- Formatted ... [357]
- Formatted ... [358]
- Formatted ... [359]
- Formatted ... [360]
- Formatted ... [361]
- Formatted ... [362]
- Formatted ... [363]
- Formatted ... [364]
- Formatted ... [365]
- Formatted ... [366]
- Formatted ... [367]
- Formatted ... [368]
- Formatted ... [369]
- Formatted ... [370]
- Formatted ... [371]
- Formatted ... [372]
- Formatted ... [373]
- Formatted ... [374]
- Formatted ... [375]
- Formatted ... [376]
- Formatted ... [377]
- Formatted ... [378]
- Formatted ... [379]
- Formatted ... [380]
- Formatted ... [381]
- Formatted ... [382]
- Formatted ... [383]
- Formatted ... [384]
- Formatted ... [385]
- Formatted ... [386]
- Formatted ... [387]
- Formatted ... [388]
- Formatted ... [389]
- Formatted ... [390]
- Formatted ... [391]
- Formatted ... [392]
- Formatted ... [393]
- Formatted ... [394]
- Formatted ... [395]

FIGURE 5: Map of 1-Mile Radius Limits



Source: PWC Mapping Office 2014.

Formatted: Font: Arial, No underline
 Formatted: Font: Arial
 Formatted: Font: Arial

Formatted: Font: Arial, No underline
 Formatted: Font: Arial
 Formatted: Font: Arial, No underline

1.2.8 Trails and Open Space

Haymarket is blessed and challenged with the potential for a trail and open space system in and around the Town. The stream valleys of Bull and Broad Runs offer excellent opportunities to link into major parks in western Prince William including Manassas National Battlefield Park. Washington Street itself will offer an excellent east west path for pedestrians as well as a potential trail parallel to the railroad right-of-way.

As reflected in Figure 6, there are opportunities to tie open spaces and community activity centers together. This also benefits the Town by framing it in usable parks and spaces that still can accommodate future development.

There has been a major shift in land uses since the Town completed the full land inventory in 1989. This is due in part to the up-turn in the regional economy in the late nineties. In the last ten years, the number of people living in Haymarket has doubled and the number of businesses in Haymarket has increased tenfold. The Town is currently home to 133 licensed businesses (shown in Appendix A): There are 13 auto dealers; 17 retail establishments; 24 professional services; 1 storage facility; 2 manufacturers; 3 churches; 5 automotive repair; 10 restaurants; 2 banks; 6 personal services; 5 education facilities; 2 fuel sales; 1 grocery store; 9 contractors; 1 private club. The Town does require contractors that perform work in the corporate limits to hold a Town business license and pay a gross receipt tax annually.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline, Highlight

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

FIGURE 6: Sketch of Trails and Open Space



Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial

Source: Charrette Report-May 6-8, 2004 (Clerk's Office Town of Haymarket)

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

1.2.9 Community Design Policy

Community design is the process of forecasting development while considering the elements of this comprehensive plan, land use, and architectural styles as a whole. Land use is covered in this plan, but architectural features of the town are outlined in the Design Guidelines for the Architectural Review Board. These guidelines can be found in the Haymarket town hall clerk's office.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

A close relationship between the Planning Commission (PC) and the Architectural Review Board (ARB) is necessary to implement a community design. The PC is responsible for ensuring that development plans abide by existing land use and zoning ordinances whereas the ARB is responsible for ensuring that the design of new structures and the modification of existing buildings adhere to an overall architectural look and feel desired by the town. The guidelines describe this architectural look and feel (November 2005, foreword):

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

It is the intent of the Town of Haymarket (hereinafter, "the Town"). by adoption of these guidelines, to maintain and promote the historic flavor and consistency of architectural styles in this region of Virginia from circa 1750 to 1900. The ARB shall advise and assist the Town Council in rendering decisions with respect to the rehabilitation, restoration, preservation and protection of historic places and non-historic places by creating between them harmonious transitional areas through the use of Architectural and Landscape materials that are consistent with the unique characteristics of this time period.

Formatted: Font: Arial, 10 pt, No underline

It is not the intent of the Town to restrict or prevent homeowners from remodeling, adding to, or otherwise enhancing their property. However, the ARB will interpret what will be considered the unique characteristics of this time period and may utilize architectural and historic sources to recommend on any design issue not expressly defined in these guidelines.

Formatted: Font: Arial, 10 pt, No underline

In accordance with the Town of Haymarket Historic Overlay District Ordinance, these guidelines are to be applied to those improvements which currently or in the future could be visible from any public view.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

From this excerpt, the community design plan must be a balance of meeting future and current community needs, saving and restoring historic structures, and allowing homeowners and business owners enough latitude to enhance their properties all while creating and preserving the "flavor" of Haymarket. This plan can be described with respect to the main geographic portions of the town: Industrial/retail, west of Fayette Street; Historical, central portion of town; Residential/open space, east of Hunting Path Road, and; residential north and south of Washington Street.

Formatted: Font: Arial, 10 pt, No underline

Industrial/Retail, West of Fayette Street

Formatted: Font: Arial

This section of town has experienced the most rapid growth over the last 150 years. Primarily a light industrial zone, retail shops and services have recently been added to create an almost even split between the two. Zoning regulations and architectural design have created a sense of age to the town as one travels from Route 15 to the center of town. As development has progressed, styles of new buildings show a regression of architectural styles from modern (Sheetz), to neo-colonial (Leaberry and Quarles shopping centers), to late-1800s urban (second Bloom building) and finally to colonial (Giuseppe's Restaurant and Remax Realtors). One historic structure has been saved, Winterham, albeit in the midst of a new shopping and professional complex. This regression is in concert with the overall goal of maintaining the feel of the town center as the oldest portion of Haymarket. Only one property of this part of town is undeveloped, the land between Quarles and Giuseppe's Restaurant. The overall design of a retail or professional complex on this site must flow into this age progression. Accordingly, the style and size of structures here should fit between mid-1800 and early 1900.

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Locations in this part of town should be accessible by foot traffic. Parking will generally be available on site.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Historical Walking Central Portion of Town

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

This portion of Haymarket houses ~~the old Town Hall, now~~ the Haymarket museum, and the historic old post office. Development here should be carefully considered and should reflect the architecture that lines Washington Street and defines historic Haymarket. Architectural styles and building sizes should include Colonial, Federalist, and Folk Victorian with Greek revival and Italianate architectural details. Visual interest should be encouraged through the use of height variations ranging from one to three stories. Retail and professional buildings should be arranged in a "walk-around" manner, with parking off-site. In essence, development in this area should create a town center with a historical feel in which residents and visitors can walk, shop, eat, conduct business and relax. Restoration of the old post office will be required as part of any development plan. Consideration must be made to the utility of maintaining town hall in this portion of town or moving it to another location. From this point in town, all other structures should begin to look "newer".

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Commercial/Residential Blend East of Town's Center

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Traveling east from the central portion of town, Haymarket unfolds in a pleasant mix of older, residential homes and low intensity commercial uses such as a veterinary clinic and a Baptist Church. This blend of uses continues to the eastern town limit, where a neo-colonial residential development is across the street from public uses in two Sears houses fronted by a planned village green. The two Sears structures fit this area architecturally and historically and should be preserved, if at all possible.

Formatted: Font: Arial

Almost all the land north and south of Washington Street is developed. Much of the available land on the north side of Washington Street seems well suited to low intensity commercial uses, with adequate buffering to separate it from residential neighborhoods. Whenever possible, existing residential buildings should be converted to commercial use, rather than have new buildings constructed, to continue the open, small town atmosphere and sense of place.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

As per the ARB guidelines, any new development must follow architectural styles represented by the surviving historic buildings in Haymarket. In general, developments within the last seven years have been styled as neocolonial. As other residential developments are planned, the ARB will encourage developers to move away from "cookie cutter" designs and explore styles that reflect a post-Civil War era. This would include Victorian styles. Modern or industrial designs do not fit into the overall feel of the town and would not be appropriate.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Overall Plan

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

The overall community design and its resulting policies should produce a Haymarket that gives the impression of "built over time". Each of these sections of town discussed above should flow into each other. As developers present designs and requests for zoning changes, the PC, ARB, and ultimately the Town Council must keep this overall design goal in mind when approving these designs and granting requests.

Formatted: Font: Arial

1.3 NATURAL RESOURCES INVENTORY

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Note: Much of the text in this section and some of the data have not been updated since 1995. The major changes in the environmental arena relate to widespread and dense residential and commercial development of open spaces, both in and outside of town. This results in a loss of bird and mammal habitat, and increased and accelerated runoff, as well as increases in traffic, lighting, noise, and air and water pollution.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

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

Formatted: Font: Arial, 10 pt, No

Town including the climate, topography, geomorphology, soils surface hydrology, wetlands, groundwater, and wildlife habitat.

Formatted: Font: Arial

1.3.1 Climate

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

The climatic data station located nearest to the Town is at Dulles International Airport. The climate of Haymarket is temperate, with the average 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 53.9. The climate of Haymarket is temperate, with the average 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 whtion over 0.1 inchuly with an average daily high of 87.0the year. The wettest month of the year is June, with an aver F. 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 indicate 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 the summer and about 50 percent of the time in the winter. The prevailing wind is from the south. Average annual wind speed is 7.4 miles per hour (mph) and is highest in March with an average wind speed of 9.1 mph.

Formatted: Font: Arial

1.3.2 Topography

Formatted: Font: Arial, No underline

Formatted: Font: Arial

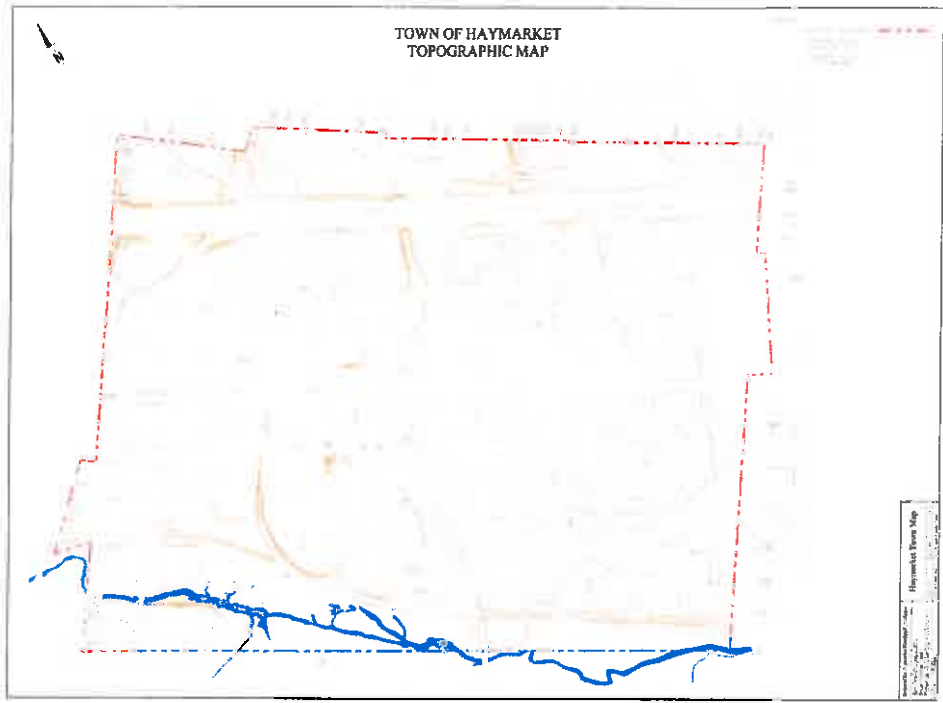
Formatted: Font: Arial, 10 pt, No

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 of 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 predominately 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.

Formatted: Font: Arial

Formatted: Font: Arial, No underline

FIGURE 7: Topographic Map of Haymarket



Formatted: Font: Arial

Formatted: Font: Arial

Source: Prince William County, Department of Technology, GIS Division 2014

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

1.3.3 Geomorphology

Formatted: Font: Arial

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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

1.3.4 Soils

Formatted: Font: Arial, No underline

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 6 for a more detailed breakdown of slope modifiers for individual soils.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

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

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Arcola Silt Loam (SCS 4)

Formatted: Font: Arial

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 the 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.

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Manassas Silt Loam (SCS 35)

Formatted: Font: Arial, 10 pt

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

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

floodplain of North Fork Creek. Other outcrops are also found scattered within the Town.

Formatted: Font: Arial

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.

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

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 drainage ways and formed partly in colluviums 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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Rowland Silt Loam (SCS 49)

Rowland silt loam, which makes up about 4 percent of the Town, is very deep, nearly level, 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.

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, No underline

Formatted: Font: Arial, 10 pt, No

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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Sudley-Oatlands Complex (SCS52)

Sudley-Oatlands complex, which comprises just under 1 percent of the Town, is strongly sloping and well drained. They occur on ridge crests 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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

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 know 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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

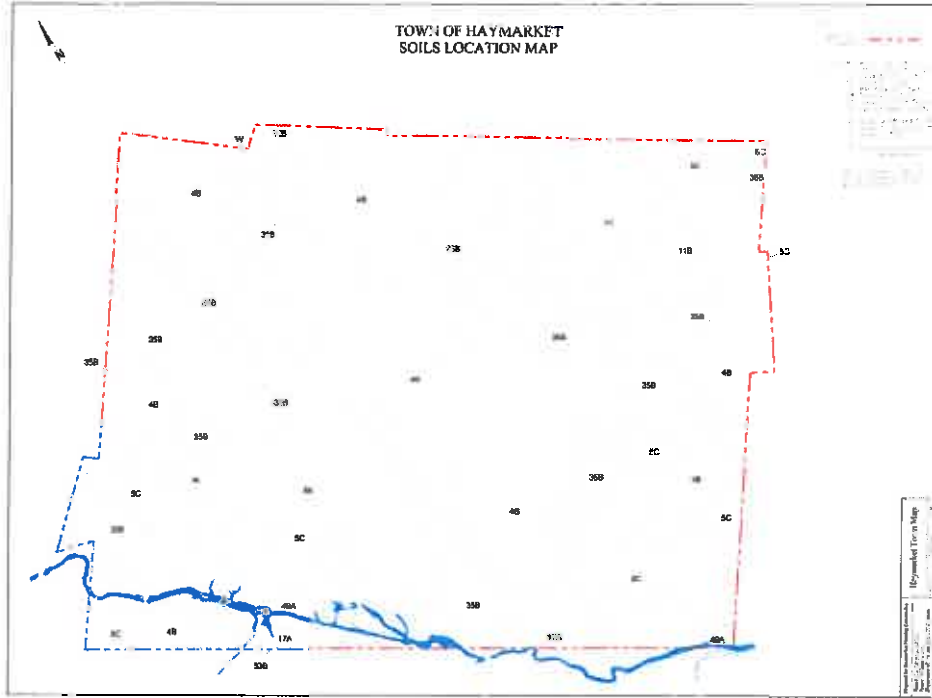
Formatted: Font: Arial, No underline

TABLE 6: Soils Characteristics

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.
Rowlands 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)

- Formatted ... [439]
- Formatted ... [440]
- Formatted ... [441]
- Formatted ... [442]
- Formatted ... [444]
- Formatted ... [446]
- Formatted ... [448]
- Formatted ... [450]
- Formatted ... [452]
- Formatted ... [453]
- Formatted ... [456]
- Formatted ... [443]
- Formatted ... [445]
- Formatted ... [447]
- Formatted ... [449]
- Formatted ... [451]
- Formatted ... [454]
- Formatted ... [455]
- Formatted ... [457]
- Formatted ... [459]
- Formatted Table ... [458]
- Formatted ... [461]
- Formatted ... [462]
- Formatted ... [463]
- Formatted ... [464]
- Formatted ... [465]
- Formatted ... [466]
- Formatted ... [467]
- Formatted ... [468]
- Formatted ... [469]
- Formatted ... [460]
- Formatted ... [470]
- Formatted ... [472]
- Formatted ... [473]
- Formatted ... [474]
- Formatted ... [477]
- Formatted ... [478]
- Formatted ... [479]
- Formatted ... [480]
- Formatted ... [481]
- Formatted ... [482]
- Formatted ... [471]
- Formatted ... [475]
- Formatted ... [476]
- Formatted ... [483]
- Formatted ... [486]
- Formatted ... [487]
- Formatted ... [488]
- Formatted ... [489]
- Formatted ... [490]

FIGURE 8: Haymarket Soils Location Map



Source: Prince William County, Department of Technology, GIS Division April 11, 2007.

Formatted: Font: Arial
Formatted: Font: Arial

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 storm water runoff are necessary so that the headwater supplies of these watersheds remain clean and available for the whole region.

Formatted: Font: Arial, No underline
Formatted: Font: Arial
Formatted: Font: Arial, No underline
Formatted: Font: Arial
Formatted: Font: Arial, 10 pt, No underline

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, silt, 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

Formatted: Font: Arial
Formatted: Font: Arial, 10 pt, No

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 or drained 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.

Formatted: Font: Arial

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.

Formatted: Font: Arial, 10 pt, No underline

Surface water quality of North Fork Creek is monitored by the Occoquan Watershed Monitoring Lab (OWML) at station BR04. Table 7 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 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 Board 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 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 8 on the following page presents the standards for water quality of a Class III water body.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

TABLE 7: Surface Water Quality for the North Fork Creek

	DO	Ph	Cond	OP	TSP	TP	NH3	SKN	TKN	OX_N	TSS	Temp
WINTER												
Avg	1.9		92	0.02	0.03	0.05	0.02	0.37	0.41	0.19	8.2	2.4
Max	13.4		180	0.06	0.08	0.13	0.05	0.67	0.85	0.38	49.0	7.5
Min	9.1	7.1	55	0.01	0.01	0.01	0.01	0.13	0.19	0.01	1.2	-1.0
St. D.	1.3	5.9	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 8: 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, benzy/butylphthalate, 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 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.

- Formatted ... [578]
- Formatted ... [579]
- Formatted ... [580]
- Formatted ... [581]
- Formatted ... [582]
- Formatted ... [583]
- Formatted ... [584]
- Formatted ... [585]
- Formatted ... [586]
- Formatted ... [587]
- Formatted ... [588]
- Formatted ... [589]
- Formatted ... [590]
- Formatted ... [591]
- Formatted ... [592]
- Formatted ... [597]
- Formatted ... [593]
- Formatted ... [598]
- Formatted ... [603]
- Formatted ... [607]
- Formatted ... [611]
- Formatted ... [615]
- Formatted ... [619]
- Formatted ... [623]
- Formatted ... [627]
- Formatted ... [631]
- Formatted ... [635]
- Formatted ... [639]
- Formatted ... [594]
- Formatted ... [599]
- Formatted ... [601]
- Formatted ... [604]
- Formatted ... [608]
- Formatted ... [612]
- Formatted ... [616]
- Formatted ... [620]
- Formatted ... [624]
- Formatted ... [628]
- Formatted ... [632]
- Formatted ... [636]
- Formatted ... [640]
- Formatted ... [595]
- Formatted ... [600]
- Formatted ... [602]
- Formatted ... [605]
- Formatted ... [609]
- Formatted ... [613]
- Formatted ... [617]
- Formatted ... [621]
- Formatted ... [625]

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 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.

Formatted: Font: Arial, No underline
Formatted: Font: Arial
Formatted: Font: Arial, 10 pt, No underline

1.3.7 Water Supply

The Commonwealth of Virginia is rich in water resources, both in terms of number and diversity. However, as the impacts of the recent drought have demonstrated this resource cannot be taken for granted. The Commonwealth and its localities must work together to manage and protect our water resources to meet long term human and environmental needs. Improved coordination of drought response and water resources management activities at the local, regional and state levels are essential to guaranteeing the adequacy of Virginia's water supplies to meeting the current and future needs of Virginia's citizens in an environmentally sound manner.

Formatted: Font: Arial
Formatted: Font: Arial, No underline
Formatted: Font: Arial
Formatted: Font: Arial, 10 pt, No underline

The Code of Virginia, as amended by Senate Bill 1221 in 2003 (Section 62.1-44.38:1) requires the development of a comprehensive statewide water supply planning process to (1) ensure that adequate and safe drinking water is available to all citizens of the Commonwealth, (2) encourage, promote, and protect all other beneficial uses of the Commonwealth's water resources, and (3) encourage, promote, and develop incentives for alternative water sources, including but not limited to desalinization. In addition the amended Code Section provides that local or regional water supply plans shall be prepared and submitted to the Department of Environmental Quality in accordance with criteria and guidelines developed by the Board.

Formatted: Font: Arial
Formatted: Font: Arial, 10 pt, No underline

Such criteria and guidelines shall take into account existing local and regional water supply planning efforts and requirements imposed under other state or federal laws. The Local and Regional Water Supply Planning Regulation (9 VAC 25-780) was developed to implement the mandates of this section of the Code.

Formatted: Font: Arial
Formatted: Font: Arial, 10 pt, No underline

The Code of Virginia was further amended by House Bill 552 in 2006 (Section 62.1-44-38:1) which clarified the requirements of the Code by providing that the criteria and guidelines established by the Board shall not prohibit a town from entering into a regional water supply plan with an adjacent county.

Formatted: Font: Arial, 10 pt, No underline
Formatted: Font: Arial

This regulation establishes the planning process and criteria that all local governments are to use in the development of local or regional water supply plans. The regulation also established a schedule for submittal of those plans.

Formatted: Font: Arial, 10 pt, No underline
Formatted: Font: Arial

On November 6, 2006, the Town Council resolved to authorize the Prince William County Service Authority to participate on the Town's behalf in the development of a regional plan. This plan is due to the State by November 1, 2008.

Formatted: Font: Arial, 10 pt, No underline
Formatted: Font: Arial

1.3.8 Groundwater

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

Formatted: Font: Arial, No underline
Formatted: Font: Arial
Formatted: Font: Arial, 10 pt, No underline

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.

Formatted: Font: Arial

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, 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 the 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 9 on the following page provides the DRASTIC map of Haymarket.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

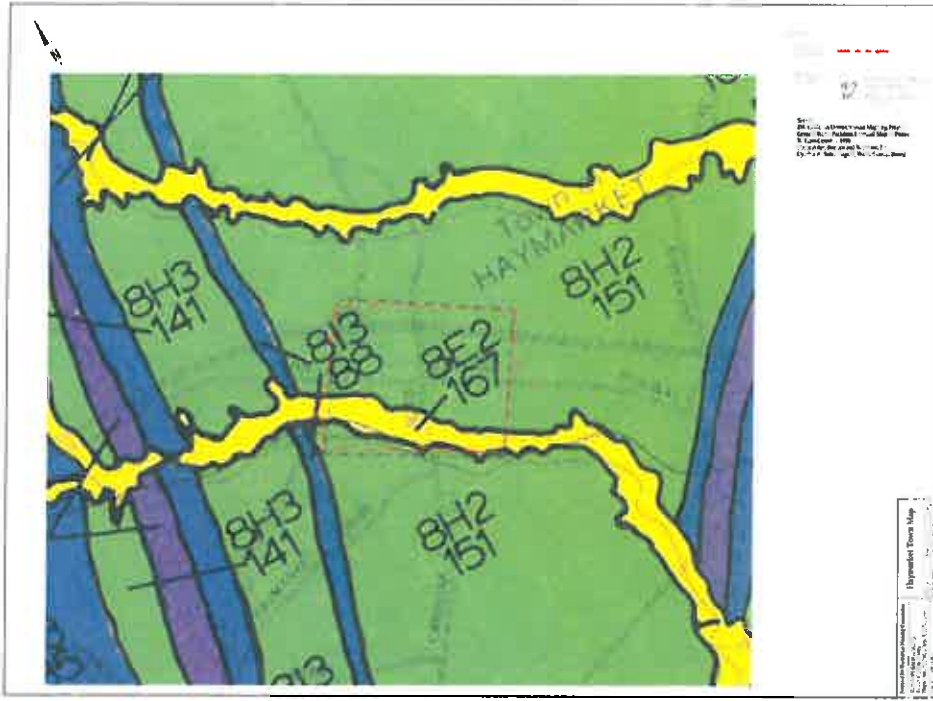
Other information concerning groundwater near the Town of Haymarket comes from a well owned by the Virginia Department of Transportation which is monitored by the U.S. Geological Survey. The well is located 3.7 miles west of Haymarket and .8 miles east of Thoroughfare Gap. The aquifer is shale and sandstone 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 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 a 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 9 provides a look at the characteristics of Haymarket's groundwater.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, No underline

FIGURE 9: Drastic Map for the Town of Haymarket and Environs



Formatted: Font: Arial

Formatted: Font: Arial

Formatted: Font: Arial, No underline

TABLE 9: Ground Water 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	700-1,000 GPD / Ft
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 that remain on private wells. According to the Prince William County Health Department (PWCHD), the most prevalent problem effecting wells in Haymarket is contamination by fecal coliforms. Fecal coliforms Prince William County adopted strict well construction standards in 1962. Deeper and more recently 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 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.

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, 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 to Gainesville, where MCLs were exceeded.

Groundwater supplies have been sufficient to meet the potable water needs of the Town in the past so there is sufficient water to insure an adequate potable water supply well into the future without drought situations. The Town has been connected to public water since 1997. 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 (ñ10.1-2107.), as part of its water quality program, calls for the promotion of water resources 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.

- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted ... [814]
- Formatted ... [815]
- Formatted Table
- Formatted ... [816]
- Formatted ... [817]
- Formatted ... [818]
- Formatted ... [819]
- Formatted ... [820]
- Formatted ... [821]
- Formatted ... [822]
- Formatted ... [823]
- Formatted ... [824]
- Formatted ... [825]
- Formatted ... [826]
- Formatted ... [827]
- Formatted ... [828]
- Formatted ... [829]
- Formatted ... [830]
- Formatted ... [831]
- Formatted ... [832]
- Formatted ... [833]
- Formatted ... [834]
- Formatted ... [835]
- Formatted ... [836]
- Formatted ... [837]
- Formatted ... [838]
- Formatted ... [839]
- Formatted ... [840]
- Formatted ... [841]
- Formatted ... [842]
- Formatted ... [843]
- Formatted: Font: Arial
- Formatted ... [844]
- Formatted ... [845]
- Formatted ... [846]
- Formatted ... [847]

1.3.9 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 10 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 the entire Town, with few exceptions, is considered good open land wildlife habitat. This habitat includes areas suited for 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 10 presents soil specific wildlife habitat ratings.

Formatted: Font: Arial, No underline
 Formatted: Font: Arial
 Formatted: Font: Arial, 10 pt, No

TABLE 10: Common Species of Wildlife and Vegetation in Haymarket

Species	Common Name	Code
Green-backed Titmouse	Green-backed Titmouse	(C)
Brood-Winged Hawk	Brood-Winged Hawk	(C)
American Kestrel	American Kestrel	(C)
Northern Bobwhite	Northern Bobwhite	(C)
North American Crow	North American Crow	(C)
Yellow-billed Cuckoo	Yellow-billed Cuckoo	(C)
Barred Owl	Barred Owl	(C)
Chimney Swift	Chimney Swift	(C)
Woodpecker	Woodpecker	(C)
Northern Flicker	Northern Flicker	(C)
Eastern Wood- Pewee	Eastern Wood- Pewee	(C)
Eastern Phoebe	Eastern Phoebe	(C)
Eastern Kingbird	Eastern Kingbird	(C)
Purple Martin	Purple Martin	(C)
Downy Woodpecker	Downy Woodpecker	(C)
Blue Jay	Blue Jay	(C)
American Crow	American Crow	(C)
Common Raven	Common Raven	(C)
Carolina Chickadee	Carolina Chickadee	(C)
Yellow-rumped Cuckoo	Yellow-rumped Cuckoo	(C)
Wren	Wren	(C)
Blue-Gray Gnatcatcher	Blue-Gray Gnatcatcher	(C)
Eastern Bluebird	Eastern Bluebird	(C)
Wood Thrush	Wood Thrush	(C)
American Robin	American Robin	(C)
Gray Catbird	Gray Catbird	(C)
Northern Mockingbird	Northern Mockingbird	(C)
European Starling	European Starling	(C)
Warbler	Warbler	(C)
Ovenbird	Ovenbird	(C)
Common Yellowthroat	Common Yellowthroat	(C)
Yellow-breasted Chat	Yellow-breasted Chat	(C)
Summer/Scarlet Tanager	Summer/Scarlet Tanager	(C)
Northern Oriole	Northern Oriole	(C)
Indigo Bunting	Indigo Bunting	(C)
Rufous-sided Towhee	Rufous-sided Towhee	(C)
Sparrow	Sparrow	(C)
Pied-billed Grebe	Pied-billed Grebe	(C)
Eastern Meadowlark	Eastern Meadowlark	(C)
Common Grackle	Common Grackle	(C)
Brown-headed Cowbird	Brown-headed Cowbird	(C)
Oriole	Oriole	(C)
House Finch	House Finch	(C)
American Goldfinch	American Goldfinch	(C)
Parrot	Parrot	(C)
Opposum	Opposum	(C)
Ground Hog	Ground Hog	(C)
Squirrel	Squirrel	(C)
Skunk	Skunk	(C)
Chipmunk	Chipmunk	(C)
Moose	Moose	(C)
Turtle	Turtle	(C)
Tenrec	Tenrec	(C)
Tamara	Tamara	(C)
Progn	Progn	(C)
Volcanarius	Volcanarius	(C)
Beaver	Beaver	(C)

Formatted: Font: Arial
 Formatted: Font: Arial, No underline
 Formatted: Font: Arial
 Formatted: Font: Arial

Source: 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

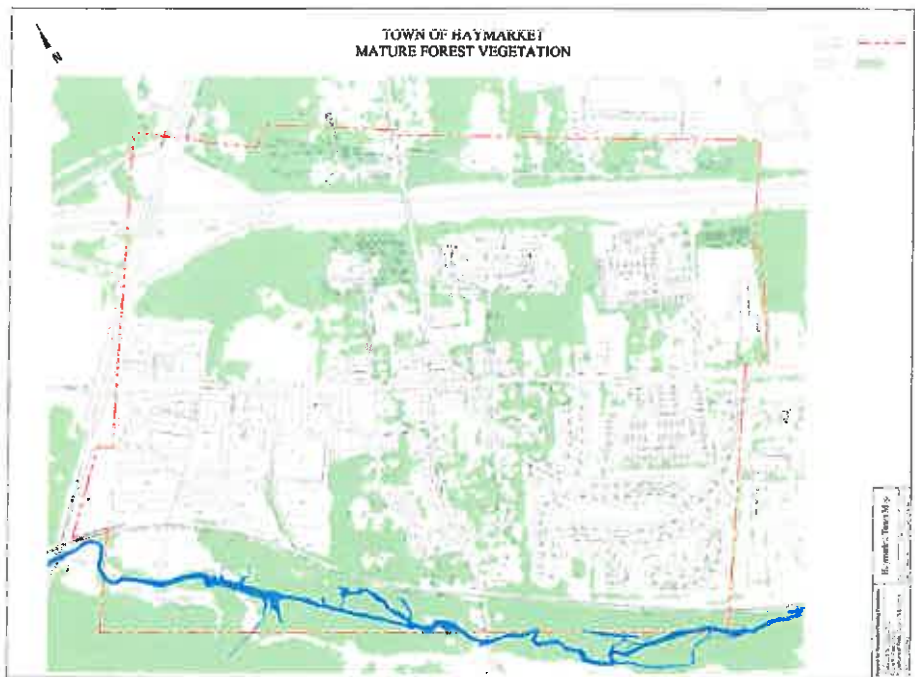
Formatted: Font: Arial, No underline
 Formatted: Font: Arial
 Formatted: Font: Arial, No underline
 Formatted: Font: Arial
 Formatted: Font: Arial, No underline
 Formatted: Font: Arial
 Formatted: Font: Arial, No underline

TABLE 11: Wildlife Habitat Potential for Soils in Haymarket

Soil	and e.	Woodland Wildlife	Wetland Wildlife	Wetland Plan	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

- Formatted ... [848]
- Formatted ... [851]
- Formatted ... [856]
- Formatted Table ... [849]
- Formatted ... [850]
- Formatted ... [852]
- Formatted ... [854]
- Formatted ... [857]
- Formatted ... [853]
- Formatted ... [855]
- Formatted ... [858]
- Formatted ... [859]
- Formatted ... [860]
- Formatted ... [861]
- Formatted ... [862]
- Formatted ... [863]
- Formatted ... [864]
- Formatted ... [865]
- Formatted ... [867]
- Formatted ... [868]
- Formatted ... [869]
- Formatted ... [870]
- Formatted ... [871]
- Formatted ... [866]
- Formatted ... [872]
- Formatted ... [874]
- Formatted ... [875]
- Formatted ... [876]
- Formatted ... [877]
- Formatted ... [878]
- Formatted ... [873]
- Formatted ... [879]
- Formatted ... [880]
- Formatted ... [881]
- Formatted ... [882]
- Formatted ... [883]
- Formatted ... [884]
- Formatted ... [885]
- Formatted ... [887]
- Formatted ... [888]
- Formatted ... [889]
- Formatted ... [890]
- Formatted ... [891]
- Formatted ... [886]
- Formatted ... [892]
- Formatted ... [894]
- Formatted ... [895]
- Formatted ... [896]
- Formatted ... [897]
- Formatted ... [898]

FIGURE 10: Mature Forest Vegetation Map



Formatted: Font: Arial

Formatted: Font: Arial

Source: Prince William County, Department of Technology, GIS Division April 11, 2007.

Table 10 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.

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

1.4 POTENTIAL AND EXISTING SOURCES OF POLLUTION

Formatted: Font: Arial

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 pollutions 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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Pollution can be classified as being point source and non-point 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. Non-point source pollution is pollution which has a diffuse source such as atmospheric fallout or storm water runoff. The following section describes some of the Town's existing pollution sources as well as some of the potential 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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

1.4.1 Failing Septic Systems

Formatted: Font: Arial, No underline

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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

According to the 1990 Occoquan Watershed Septic 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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

The Town is sewerred, 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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

1.4.2 Illegal Dumping of Hazardous Wastes

Formatted: Font: Arial, No underline

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 opportunity 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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

1.4.3 Underground Storage Tanks

THIS SECTION IS CURRENTLY BEING UPDATED.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

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 State Water Control Law which prohibits any introduction of petroleum or other harmful products that could potentially affect 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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

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 12 presents the underground storage tank statistics for the Town.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

TABLE 12: Underground Storage Tank Statistics for Haymarket
NOT YET UPDATED

Total Number of Tanks			
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 Age 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)	
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 12 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 the concrete. The remaining land area for both unprotected steel and concrete poses a moderate corrosion hazard.

1.4.4.1 Above Ground Storage Tanks
THIS SECTION IS CURRENTLY BEING UPDATED.

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 Countermeasure 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.

- Formatted ... [916]
- Formatted ... [917]
- Formatted ... [919]
- Formatted ... [920]
- Formatted ... [921]
- Formatted Table ... [918]
- Formatted ... [922]
- Formatted ... [924]
- Formatted ... [925]
- Formatted ... [923]
- Formatted ... [926]
- Formatted ... [927]
- Formatted ... [928]
- Formatted ... [929]
- Formatted ... [931]
- Formatted ... [932]
- Formatted ... [930]
- Formatted ... [933]
- Formatted ... [934]
- Formatted ... [935]
- Formatted ... [936]
- Formatted ... [937]
- Formatted ... [938]
- Formatted ... [939]
- Formatted ... [940]
- Formatted ... [941]
- Formatted ... [942]
- Formatted ... [943]
- Formatted ... [944]
- Formatted ... [945]
- Formatted ... [946]
- Formatted ... [947]
- Formatted ... [948]
- Formatted ... [949]
- Formatted ... [950]
- Formatted ... [951]
- Formatted ... [952]
- Formatted ... [953]
- Formatted ... [954]
- Formatted ... [955]
- Formatted ... [956]
- Formatted ... [957]
- Formatted ... [958]

1.4.5 Malfunctioning BMP Facilities

THIS SECTION IS CURRENTLY BEING UPDATED.

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Although the actual time that a storm water 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.

Formatted: Font: Arial, 10 pt, No underline

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.

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

1.4.6 Non-point Source Pollution

Non-point 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 storm-water 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 non-point 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 non-point 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.

Formatted: Font: Arial

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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

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

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Non-point 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 storm-water 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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

The impervious cover of the Town, from which the achievements 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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, No underline

Formatted: Font: Arial

TABLE 13: Impervious Acreage of the Town of Haymarket
NOT UPDATED

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 non-point 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, storm water management facilities be installed to help control increased storm water runoff created by new development thereby reducing the possibility of downstream flooding and erosion. Table 14 on the following page presents some of the most common sources of non-point source pollution in urbanizing areas.

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: (Default) Arial, 10 pt, Not Italic

Formatted: Font: Arial, 10 pt, No

Formatted Table

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: (Default) Arial, 10 pt, Not Italic

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, No underline

TABLE 14: Common Sources of Non-Point Source Pollution in Urban Areas

Non-point Pollutant Source	Pollutant
Local Soil Erosion.....	Particulates (inert)
Local Plants and Soils (transported by wind and traffic).....	Nitrogen and Phosphorous
Wear of Asphalt Street Surface.....	Phenolic Compounds
Spills and Leaks from Vehicle.....	Grease, Petroleum, N-Paraffin, and Lead
Spills from Vehicles (oil additives).....	Phosphorous 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

- Formatted: Font: Arial
- Formatted Table
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline

1.5 HISTORIC RESOURCES

Historic resources include sites, buildings, structures, objects, or districts that are associated with or are representative of human activities and events. They may date to any period, but are generally older than fifty years. Virginia State Code 15.2-2306 is the enabling legislation that empowers local municipalities to determine what resources are and are not considered historic and therefore worthy of protection based on their contribution to the local historic fabric. From this local designation there is the possibility of attaining the higher designation as either a state or national landmark by inclusion in either the Virginia Landmarks Register (VLR) and/or the National Register of Historic Places (NRHP). Inclusion in the VLR or NRHP invokes a higher degree of review for state and/or federally funded projects that threaten these landmarks. However, not attaining inclusion in the state or national registers in no way negates the importance of being designated as historic on the local level. Historic 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 historic resources still exist.

TABLE 15: Age of Town Structures

Year Constructed	Number	Percentage
Prior to 1910	23	4.5%
1911-20	3	5%
1921-30	7	1.4%
1931-40	7	1.4%
1941-50	7	1.4%
1951-60	16	1.4%
1961-70	8	3%
1971-80	12	1.8%
1981-90	138	27%
After 1991	297	57%
1991-2000	120	
After 2000	120	

1.5.1 Historic District Zoning

In 1994 the entire town was placed under a Historic District Zoning Ordinance. A historic district is an example of an overlay zoning which imparts additional protection specific to historic properties in addition to whatever underlying zoning requirements are already enforced by a locality's zoning regulations. Support for the adoption of a local historic district to protect historic resources can be found in Virginia's Comprehensive Plan enabling legislation (Sec. 15.2.2223 of the Virginia Code), which recognizes the importance of preserving a local jurisdiction's heritage. A local property does not have to be listed in either a state or national register in order to be designated historic on the local level.

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.

- Formatted ... [959]
- Formatted ... [960]
- Formatted ... [961]
- Formatted Table ... [962]
- Formatted ... [963]
- Formatted ... [964]
- Formatted ... [965]
- Formatted ... [966]
- Formatted ... [967]
- Formatted ... [968]
- Formatted ... [969]
- Formatted ... [970]
- Formatted ... [971]
- Formatted ... [972]
- Formatted ... [973]
- Formatted ... [974]
- Formatted ... [975]
- Formatted ... [976]
- Formatted ... [977]
- Formatted ... [978]
- Formatted ... [979]
- Formatted ... [980]
- Formatted ... [981]
- Formatted ... [982]
- Formatted ... [983]
- Formatted ... [984]
- Formatted ... [985]
- Formatted ... [986]
- Formatted ... [987]
- Formatted ... [988]
- Formatted ... [989]
- Formatted ... [990]
- Formatted ... [991]
- Formatted ... [992]
- Formatted ... [993]
- Formatted ... [994]
- Formatted ... [995]
- Formatted ... [996]
- Formatted ... [997]
- Formatted ... [998]
- Formatted ... [999]
- Formatted ... [1000]
- Formatted ... [1001]
- Formatted ... [1002]
- Formatted ... [1003]
- Formatted ... [1004]
- Formatted ... [1005]

- 3. Physical Factors such as railroads, expressways, rivers and major changes in land use.
- 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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

1.5.2 Architectural Styles

Through the Comprehensive Plan, the Town of Haymarket has the opportunity to encourage and promote the preservation of the remaining significant cultural resources as well as the 19th century feel and character of the Town.

Although the Town of Haymarket was established in 1799 it suffered a devastating fire during the Civil War. Only two historic buildings that survived the fire are still standing: The McCormick House and St. Paul's Church. These two buildings represent the ante-bellum architecture of Haymarket. The remaining historic buildings are predominantly from the 1870-1920 period of rebuilding that the town underwent after the war.

When the Town adopted the historic district in 1994 it also established the Architectural Review Board (ARB). The ARB, according to Town Code Section 58-559 was established "to prevent developments obviously incongruous with the old and historic aspect of the surroundings." Rather than basing the design of new construction on extant historic structures in town, the ARB was pursuing a colonial theme to all new development in town. In 2004 the Town held a Charrette in the hope of getting some objective advice concerning the Town's visions for development. The opinion on the Town's architecture was essentially that "the Town's architectural standards should reflect the fact that Haymarket has an incremental quality to it; that is, it has been built over time. However, the town does not really have a colonial heritage but more of a 1800s to early 1900s rural/country style. This style includes frame buildings, much of the time white, with tin or other metal roofs. Masonry materials and shingle roofs (such as Old Town Alexandria) have been used but are not as common. The Town should prepare architectural standards that are examples of Haymarket's extant historic architecture and not adopt architectural standards from another community."

Formatted: Font: Arial

The core of Haymarket is laid out in a standard grid pattern characterized by two and three story wood sided structures. The majority of the historic structures in Haymarket represent vernacular forms with a strong Greek revival influence. The Greek revival style was the most popular style in America from 1820-1860 and is often known as the "national style". The most distinctive quality of the Greek revival style in the reduced, vernacular form was the front facing gable, wide cornices, columned porticos, and deep, unornamented fascia boards. Even when Victorian details are present, they are usually combined with Greek revival details. One of the most interesting aspects of the historic structures in town is the fact that, when given a chance to rebuild after the Civil War, the residents maintained their strong attachment to earlier, familiar forms and styles.

Formatted: Font: Arial, 10 pt, No underline

The Town's historic structures are important because they contribute to Haymarket's "sense of place" and provide tactile lessons on the cultural influences of the people who built the community. New construction should be encouraged to respect and blend in with the existing, historic structures. In the coming years, the Town should encourage the use of both colonial styles and, new construction that reflects the extant historic structures.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

1.5.3 Historic Buildings Inventory

Based on a survey conducted by the Virginia Department of Historic Resources (VDHR) in 1996 as well as Section 58-554 (a) of the Town Code which states: "all buildings within the Old and Historic Town of Haymarket which are 50 years old or older are designated historic buildings" the following structures are designated historic and worthy of protection in the Town of Haymarket.

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, No underline

Formatted: Font: Arial

TABLE 16: Historic Building Inventory

Address	Date of Construction	Historical Name
14600 Washington Street	ca. 1935	Old Pace West School
14710 Washington Street	ca. 1924	Lewis Manufactured Home
14740 Washington Street	ca. 1926	Lewis Manufactured Home
14801 Washington Street	ca. 1900's	Jordan House
14800 Washington Street	ca. 1900	Baptist Church
14841 Washington Street	ca. 1900	Watts House
14881 Washington Street	ca. 1900	House
14891 Washington Street	ca. 1900	LeRoy House/Madison Shop
14910/14900 Washington Street	ca. 1895	Melton House/store
14941 Washington Street	ca. 1948	Old Fire Station (1 st one in western PWC)
14950 Washington Street	ca. 1870's <small>Built on site of the Red House of Fern</small>	Roland House/Red House Tavern (first building built before Haymarket became a town)
14951 Washington Street	ca. 1910	Old Bank Building
15020 Washington Street	ca. 1920's	Old Post Office
15025 Washington Street	ca. 1883	School House/Town Hall
15030 Washington Street	ca. 1920	Rust/Pickett House
15101 Washington Street	ca. 1888/90	Dr. Payne House/Winterham
6590 Jefferson Street	ca. 1910	Garrett House
6630 Jefferson Street	ca. 1900	Hulfish House
6707 Jefferson Street	ca. 1920's	Large example bungalow
6706 Jefferson Street	ca. 1901	Gossom House
6712 Jefferson Street	ca. 1935	Baker/Bear House
6713 Jefferson Street	ca. 1910	Masonic Lodge
6720 Jefferson Street	ca. 1930	Gossom House
6720 Jefferson Street	ca. 1930	Gossom House
6741 Jefferson Street	ca. 1890	Brownie Smith House
6751 Jefferson Street	ca. 1870	Alrich House
6771 Jefferson Street	ca. 1870-89	Wise/Creech House
6810 Jefferson Street	ca. 1900	Leonard House
6810 Jefferson Street	ca. 1900	Leonard House
6811 Jefferson Street	ca. 1890	James Beale House
6745 Fayette Street	ca. 1800	McCormick House
6735 Fayette Street	ca. 1911	St. Paul's Parish Hall
6740 Fayette Street	ca. 1890-1910	Meade House
6750 Fayette Street	ca. 1800	St. Paul's Church
6750 Fayette Street	ca. 1900	St. Paul's Rectory
6790 Fayette Street	ca. 1930	Sarah Turner House
6796 Fayette Street	ca. 1800	Pearson's House

- Formatted ... [1006]
- Formatted ... [1009]
- Formatted ... [1010]
- Formatted ... [1007]
- Formatted Table ... [1008]
- Formatted ... [1011]
- Formatted ... [1012]
- Formatted ... [1013]
- Formatted ... [1014]
- Formatted ... [1019]
- Formatted ... [1015]
- Formatted Table ... [1016]
- Formatted ... [1017]
- Formatted ... [1018]
- Formatted ... [1020]
- Formatted ... [1022]
- Formatted ... [1023]
- Formatted ... [1024]
- Formatted ... [1021]
- Formatted ... [1025]
- Formatted ... [1026]
- Formatted ... [1027]
- Formatted ... [1028]
- Formatted ... [1029]
- Formatted ... [1030]
- Formatted ... [1031]
- Formatted ... [1032]
- Formatted ... [1033]
- Formatted ... [1034]
- Formatted ... [1035]
- Formatted ... [1037]
- Formatted ... [1038]
- Formatted ... [1039]
- Formatted ... [1036]
- Formatted ... [1040]
- Formatted ... [1041]
- Formatted Table ... [1042]
- Formatted ... [1043]
- Formatted ... [1044]
- Formatted ... [1045]
- Formatted ... [1046]
- Formatted ... [1047]
- Formatted ... [1048]
- Formatted ... [1049]
- Formatted ... [1050]
- Formatted ... [1051]
- Formatted Table ... [1052]
- Formatted ... [1053]
- Formatted ... [1054]
- Formatted ... [1059]

1.5.4 Potential Archaeological Sites

There are several sites in addition to those listed in Table 16 that are equally important although there may be no structures extant on them. 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. In particular, the Town should require developers of the sites identified below to undertake a Phase I archaeological study prior to any preliminary review of a proposed development's site plan.

Site #1 6790 Fayette Street (Sarah Turner House) – South of St. Paul's Church

- A. possibility of early 19th century artifacts and/or features from time of District Court
- B. possibility of Civil War period artifacts since it was likely an area where sick and/or wounded soldiers were encamped when building was used as a hospital.

Site #2 "Old Railroad Station" – North West of the railroad tracks on Jefferson St.

- A. Built ca. 1915 the railroad station was torn down before 1950.

Site #3 "Old Haymarket School" – Fayette Street; North of Washington

- A. Used as the Town's school from 1905-1945; burned in late 1950's.

Site #4 East and West of Jefferson Street (Old Carolina Rd); North of I66

- A. Possible encampment sites from the Civil War period
- B. Possible location of Town's old trash disposal site.

- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Indent: First line: 0.45"
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial

1.5.5 Activities and Events

In addition to the physical nature of the Town, activities and events shape the character of Haymarket. Other small towns in Northern Virginia sponsor signature events such as Occoquan with its Spring and Fall crafts show and Purcellville with the Bluemont concert series. There are a number of present or potential events, activities, and displays that do or could give Haymarket a unique recognition. These include festivals and concerts at different times of the year such as Spring, Independence Day, Christmas, and "Haymarket Days". These events are centered on Washington Street (with some activities in places such as Saint Paul's), which should be decorated in banners and flags. The events could stretch from the Pace West School on the east end of Town to just past the Town Museum (Old Town Hall). Parking could be provided at the school, the Town Hall, and should be provided for in any new developments on the west of end of Town. Here is a partial list of activities:

- | | | |
|----------------------------|----------------------------|---------------------------|
| Summer Concerts | Haymarket Day | National Night Out |
| Haymarket Earth Day | Holiday Celebration | Bicycle Rodeo |

- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial

1.6 GROWTH DETERMINANTS

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

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, there 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.

Formatted: Font: Arial

1.6.1 Environmental Constraints

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

The quality of life and the aesthetically pleasing nature of the Town are in 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.

Formatted: Font: Arial

Chesapeake Bay Preservation Act

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

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:

Formatted: Font: Arial

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:

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

- 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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

In accordance with the guidelines 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.

Formatted: Font: Arial, 10 pt, No underline

- ◆ Resource Protection Areas (RPAs) – RPs 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; 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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

In the fall of 2007, Pursuant to §10.1-2103 10 of the Act and § 9 VAC 10-20-250 of the Regulations, The Department of Conservation & Recreation (Staff) conducted a compliance evaluation of the Town of Haymarket's local Phase I program and recommends that the Board find that certain aspects of the Town's implementation of its Phase I program do not fully comply with §10.1-2109 and 2111 of the Act and §§ 9 VAC 10-20-231 and 250 of the Regulations. Staff further recommends that the Town of Haymarket undertake and address the one Recommended Condition contained in this staff report no later than June 30, 2008.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Background

The Department initiated the compliance evaluation process for the Town of Haymarket by sending a notification letter and locality checklist to the Town on March 10, 2007. Department staff met with Town staff on May 10, 2007 to discuss the compliance evaluation process and review items the Town was able to provide from the Department's Checklist for Local Program Compliance Evaluation. A second meeting to review site plan files and to carry out field investigations took place on September 11, 2007. Follow-up phone conversations and email exchanges were held with Town staff throughout the process to discuss the site plan review process and Ordinance implementation policies. Copies of field notes, photographs, site plan review sheets, materials provided by the Town and the completed Checklist for Local Program Compliance Evaluation are included in the file.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

I. Evaluation and Critique: Elements of the Local Program

The requirements of the Regulations are incorporated into Article II of the Town's Chesapeake Bay Preservation Ordinance (CBPO). The Town adopted the required ordinance revisions on January 12, 2004. The Board reviewed the Town's revised ordinance on September 20, 2004 and found the Town's amended ordinance to be consistent. The Town of Haymarket's Phase II program was found consistent with the Act and Regulations on March 3, 1994.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

Formatted: Font: Arial, No underline

The Town of Haymarket's Chesapeake Bay Preservation Areas (CBPAs) include all of the Resource Protection Area (RPA) and Resource Management (RMA) features required by the Regulations. The Town's RMAs are jurisdiction-wide. The Town's 2004 revision resulted in the establishment of a 100-foot buffer on both sides of North Fork Creek as well as along both sides of two unnamed intermittent streams. The Town's RPA features all lie along the southern boundary with Prince William County. There are no IDAs in the Town.

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt

II. Evaluation and Critique: Land Use and Development Performance Criteria

General Performance Criteria Program Element

The requirements to minimize land disturbance, preserve indigenous vegetation and minimize impervious

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

cover are included in the Town's CBPO, and Town staff endeavor to consistently apply elements of their local program such that the CBPO goals are met. The predominant form of new development in the Town is commercial, with residential development representing a slightly smaller percentage of development activity.

Formatted: Font: Arial

Plan of Development Review Process

The development review process requirements (Article II-54-62 and II-54-116) of the Town's Chesapeake Bay Preservation Ordinance apply to all development and redevelopment projects that propose to disturb more than 2,500 square feet of land. When necessary, the Town may require a Water Quality Impact Assessment, depending on the nature and location of the proposed activity.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Development plans within the Town's Chesapeake Bay Preservation Areas are reviewed for compliance with erosion and sediment control, storm-water management, and CBPO requirements by the Town's contracted engineering consultant, Prince William Soil and Water Conservation District staff and the Haymarket Planning Commission. Upon submittal, plans are distributed by the Town to the consulting engineers and to the Soil and Water Conservation District. Plans reviewed are returned to the Town with comments and specific suggestions for revisions. When necessary, plans are reviewed several times prior to approval by the outside reviewers.

Formatted: Font: Arial

Erosion and Sediment Control

Haymarket Town Council approved an amended Erosion and Sediment Control Ordinance on June 16, 2007, with specific revisions developed by the Town staff after consultation with the Potomac Watershed Office of the DCR Soil and Water Conservation Department. Potomac Watershed Office staff has sent the new ordinance to the Virginia Soil and Water Conservation Board in Richmond for their review on July 18, 2007. Board approval is anticipated.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Erosion and sediment control applications, reviews and inspections are handled by a private engineering firm and staff members of the Prince William Soil and Water Conservation District. Both the firm and the Soil and Water Conservation District operate under a contract with the Town. Erosion and Sediment Control reviews are carried out subject to standards established by Prince William County.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

The Potomac Watershed Office of the DCR Soil and Water Conservation Department has conducted a review of the Town's erosion and sediment control program and found the Town provisionally consistent in May 2007.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Septic Tank Pump-Out Program

The majority of the Town is connected to public sewer through the Prince William County Service Authority. According to an Environmental Health Manager with Prince William County, there are only about nine functioning or abandoned septic systems remaining in the Town. These nine properties are included in the database of properties flagged by the County for periodic septic pump-out notification. Roughly 25,000 septic system owners in Prince William County were notified of the pump-out requirement in May 2006. It is not known how many of that overall number were within the Town limits. The Prince William County Health Department is negotiating with the County Watershed Management Division for that agency to take over the administration of septic pump-out notifications. The next round of notifications is anticipated for later in fiscal year 2009.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Storm-Water Management Program and Best Management Practices

Plan review is carried out on behalf of the Town by the above-referenced consultants and includes review of compliance with storm-water management requirements of the Virginia Storm-Water Management Handbook. Since adoption by the Town of its Chesapeake Bay Act program, eight storm-water quality BMPs have been installed in the Town. Of these, four BMPs have recorded maintenance agreements. The Commonwealth has provided Town staff with a sample BMP Maintenance Agreement form for its use, and discussed with them the need for careful documentation of all such agreements and establishment of a system to monitor the inspection and maintenance of all BMPs.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Recommended Condition:

To fully comply with § 9 VAC 10-20-120.3 of the Regulations, the Town must consistently use standard BMP maintenance agreements, with provisions for inspection and maintenance procedures, and must develop and use a BMP tracking system to ensure BMPs are being properly maintained.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Resource Protection Area Performance Criteria Information

The Town's Chesapeake Bay Preservation Areas have been digitized and the map is available for use by the public, as a general representation of the RPAs and RMAs, by accessing Prince William County's interactive digital County Mapper program.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Regulatory Relief Mechanisms

Approximately 36 percent of the Town is undeveloped, with just under 30 acres located within the Town's Conservation District along North Fork Creek. Requests for exceptions to the requirements of the Town's Chesapeake Bay Act Ordinance are made in writing to the Town Manager, with the review body being the Haymarket Town Council. All RPA exception requests require submittal of a WQIA. Since the Town's Chesapeake Bay Preservation Ordinance was amended in 2004, no exceptions have been granted.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

III. Evaluation and Critique: Program Administration and Enforcement

The Town's program administration and enforcement staff for Chesapeake Bay Preservation Act development issues include the Town Manager and the Building Official. While development pressures in the Town are apparently manageable at present, projected trends indicate the need for more efficient strategies to address water quality protection before, during and after the development process.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

Haymarket's population in 2000 was 879. In 2006, Haymarket had an estimated population of 1,150. Most of the Town's development activities come from new commercial and residential construction (62 percent of the Town's residential units were built since 1997). The Town's growth generally conforms to the rapid rate of development and population growth in Prince William County, which surrounds the Town on all sides. Prince William County has grown 34.8 percent (by 97,642 persons) since 2000. Given these circumstances and trends, the Town of Haymarket must work proactively with its citizens and the development community to underscore the importance of strict adherence to its CBPO program. It must also forge a stronger cooperative relationship with Prince William County in order to effectively provide services such as septic-system pump-out notification.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Effective August 1, 2008 the Town's BMP Maintenance Agreement Tracking System was approved by the Chesapeake Local Assistance Board. The approval of that system put the Town in full compliance with the regulations of the Chesapeake Bay Preservation Act.

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

IV. Field Investigation

With the exception of one property the Town has no recent history of development activities in its RPA. All development in the Town that has occurred in Haymarket in the last two years has been in the RMA. According to the Town's consulting engineer, a total of four plans have been reviewed in that time period. Staff reviewed the four approved plans and conducted field investigations of each. No development has occurred yet on two of the four sites.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

V. Summary of Findings

The Town Manager has been responsive and cooperative during the compliance evaluation process, spending a significant amount of time providing assistance and information to assist the Department in its review. Town staff has been very receptive to Department guidance offered during the compliance evaluation process. The need for increased efforts on the part of Town staff to enforce RPA buffer violations and monitor the maintenance of BMPs has been met with the development of the BMP Tracking system and will help Town staff as they strive for greater efficiency in the administration of the Town's Chesapeake Bay Act program. Department staff will work closely with Town staff to provide technical assistance as needed by the Town.

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

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 government can use in granting, denying or modifying requests to rezone, subdivide, or to use and

Formatted: Font: Arial, 10 pt, No

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.

Formatted: Font: Arial

Formatted: Font: Arial, No underline

FIGURE 11: Chesapeake Bay Preservation Area Map

NOT AVAILABLE AT THIS TIME

Topographic Constraints

According to the Soil Survey of Prince William County, Virginia, there are no mapped areas with slopes greater than 15 percent. However, much 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 17.

TABLE 17: 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.

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 12. 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

Formatted: Font: Arial

Formatted ... [1160]

Formatted ... [1161]

Formatted ... [1162]

Formatted ... [1163]

Formatted Table

Formatted ... [1164]

Formatted ... [1165]

Formatted ... [1166]

Formatted ... [1167]

Formatted ... [1168]

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted ... [1169]

Formatted ... [1170]

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted ... [1171]

Formatted ... [1172]

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted ... [1173]

Formatted ... [1174]

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted ... [1175]

Formatted ... [1176]

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted ... [1177]

Formatted ... [1178]

Formatted ... [1179]

Formatted ... [1180]

Formatted: Font: Arial, 10 pt, No underline

development within the floodplain area is prohibited.

Formatted: Font: Arial

Areas of Mature Forest Vegetation

Formatted: Font: Arial, 10 pt

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 10 previously showed those areas of mature vegetation within the Town.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, No underline

FIGURE 12: FEMA Floodway Map (Wetlands)



Formatted: Font: Arial

Formatted: Font: Arial

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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

> **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 Wetlands Boards. VMRC retains an oversight and appellate role for localities which have adopted these coastal resources ordinances.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

> **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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

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.

Formatted: Font: Arial

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 within the area.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Sensitive Soils

Formatted: Font: Arial, 10 pt

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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

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 13 on the next page presents a map of soil erosion hazards for the Town of Haymarket.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

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. Soils that have a moderate shrink-swell potential include Calverton Silt Loam and the Sudley-Oatlands Complex while soils with 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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Table 18 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.

Formatted: Font: Arial, 10 pt, No

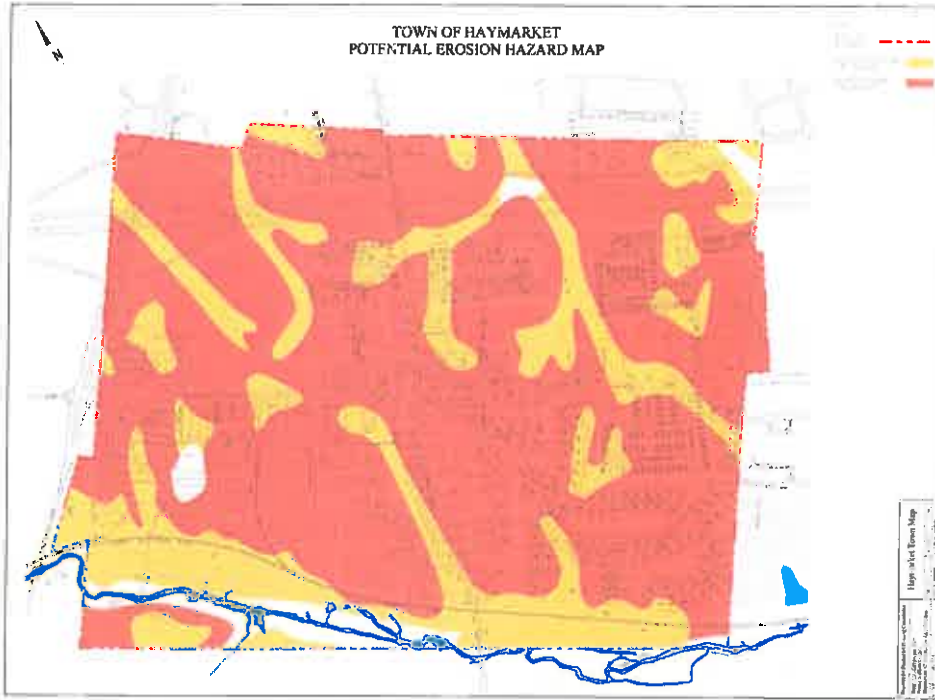
Formatted: Font: Arial

TABLE 18: Engineering Constraints of Soils in Hayward

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)	Moderate	Depth to Rock	Moderate	Low Strength, Frost Action	Moderate / Slight	None / Depth to Rock
Menasha Silt Loam (45B)	Severe	Wetness	Severe	Low Strength	Severe / Severe	Flooding / Wetness Flooding
Arcola-Nestora Complex (5C)	Severe	Depth to Rock	Moderate	Low Strength, Slope, Frost Action	Mod-Severe / Moderate	Depth to Rock, Slope / Slope, Depth to Rock
Dules Silt Loam (17A)	Severe	Wetness, Perce. Slowness	Severe	Low Strength, Frost Action, Shrink-Swell	Severe / Severe	Wetness, Shrink-Swell / Wetness-Shrink-Swell
Rowland Silt Loam (4B)	Severe	Flooding, Wetness, Perce. Slowness	Severe	Flooding, Frost Action	Severe / Severe	Flooding / Wetness / Flooding, Wetness
Calbarton Silt Loam (11B)	Severe	Wetness, Perce. Slowness	Severe	Frost Action	Severe / Severe	Wetness / Wetness
Sudley-Oaklands Complex (522)	Moderate-Severe	Perce. Slowness, 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
Sudley-Kelly Complex (13B)	Severe	Depth to Rock, Wetness, Perce. Slowness, Perce. Slowness	Severe	Low Strength, Frost Action / Low Strength, Shrink-Swell	Severe / Mod-Severe	Wetness, Depth to Rock-Shrink-Swell / Wetness, Shrink-Swell

- Formatted ... [1181]
- Formatted ... [1182]
- Formatted ... [1185]
- Formatted ... [1189]
- Formatted Table ... [1183]
- Formatted ... [1184]
- Formatted ... [1187]
- Formatted ... [1186]
- Formatted ... [1188]
- Formatted ... [1190]
- Formatted ... [1191]
- Formatted ... [1197]
- Formatted ... [1198]
- Formatted ... [1199]
- Formatted ... [1192]
- Formatted ... [1194]
- Formatted ... [1195]
- Formatted ... [1196]
- Formatted ... [1193]
- Formatted ... [1200]
- Formatted ... [1201]
- Formatted ... [1203]
- Formatted ... [1204]
- Formatted ... [1205]
- Formatted ... [1206]
- Formatted ... [1207]
- Formatted ... [1208]
- Formatted ... [1202]
- Formatted ... [1209]
- Formatted ... [1212]
- Formatted ... [1213]
- Formatted ... [1214]
- Formatted ... [1215]
- Formatted ... [1216]
- Formatted ... [1217]
- Formatted ... [1210]
- Formatted ... [1211]
- Formatted ... [1218]
- Formatted ... [1219]
- Formatted ... [1221]
- Formatted ... [1222]
- Formatted ... [1223]
- Formatted ... [1224]
- Formatted ... [1225]
- Formatted ... [1226]
- Formatted ... [1220]
- Formatted ... [1227]
- Formatted ... [1228]
- Formatted ... [1230]
- Formatted ... [1231]

FIGURE 13: Potential Erosion Hazard Map



Formatted: Font: Arial

Formatted: Font: Arial

As demonstrated in Table 18, 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 are located primarily in areas which have already been developed within the Town.

Formatted: Font: Arial, 10 pt, No

The environmental 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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

1.6.3 Overview of Cultural Constraints

Formatted: Font: Arial, No underline

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

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

towns and cities is essential and emphasized the importance of preserving locally significant resources.

Formatted: Font: Arial

It is often wrongly assumed that the federal or state government protects historic resources and that listing in either the National or Virginia Register of Historic Places 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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

▲

Formatted: Font: Arial, No underline

TABLE 19: Employment Characteristics

	Number	Percent		Number	Percent
Employment Status			INDUSTRY		
Population 16 yrs & older	648	100.00	Agriculture, Forestry, Fishing & Hunting, and Mining	0	0.0
In labor force	523	80.7	Construction	80	15.6
Civilian labor force	519	80.1	Manufacturing	40	7.8
Employed	513	79.2	Wholesale Trade	9	1.8
Unemployed	6	0.9	Retail Trade	64	12.5
Percent of civilian labor force	1.2	(X)	Transportation & Warehousing & Utilities	26	5.1
Armed Forces	4	0.6	Information	25	4.9
Not in labor force	125	19.3	Finance, Insurance, Real Estate & rental & leasing	28	5.5
Females 16 yrs & older	312	100.0	Professional, scientific, management, administrative, & waste mgmt serv.	92	17.9
In labor force	222	71.2	Educational, health & social services	86	12.9
Civilian labor force	222	71.2	Arts, entertainment, recreation, accommodation & food services	20	3.9
Employed	216	69.2	Other Services (except public admin)	27	5.3
Own children under 6 years	123	100.0	Public Administration	36	7.0
All parents in family in labor force	85	62.8			
			CLASS OF WORKER		
COMMUTING TO WORK			Private wage and salary workers	420	81.9
Workers 16 yrs and over	512	100.0	Government workers	71	13.8
Car, truck or van-drove alone	406	79.3	Self-employed workers in own not incorporated business	22	4.3
Car, truck or van-carpooled	67	13.1	Unpaid family workers	0	0.0
Public transportation (includes taxi)	13	2.5			
Walked	9	1.8	OCCUPATION		
Other means	4	0.8	Management, professional & related occupations	227	44.2
Worked at home	13	2.5	Service occupations	37	7.2
Mean travel time to work (minutes)	33.7	(X)	Sales & office occupations	133	25.9
Employed civilian population 16 yrs & older	513	100.0	Farming, fishing & forestry occupation	0	0.0
			Construction, extraction & maintenance occupations	81	15.8
			Production, transportation, & material moving occupations	35	6.8

Source: U.S. Census Bureau

1.6.4 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 built-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 it's future.

The development of the earlier Longstreet Commons community and the Greenhill Community has caused the Prince William County Service Authority to provide water service into the Town. At that time, a water main was extended along Washington Street to Fayette Street, with lines down Jefferson Street in either direction from Longstreet Commons to Fayette Street.

- Formatted ... [1265]
- Formatted ... [1267]
- Formatted Table ... [1266]
- Formatted ... [1268]
- Formatted ... [1269]
- Formatted ... [1270]
- Formatted ... [1271]
- Formatted ... [1272]
- Formatted ... [1273]
- Formatted ... [1274]
- Formatted ... [1275]
- Formatted ... [1276]
- Formatted ... [1277]
- Formatted ... [1278]
- Formatted ... [1279]
- Formatted ... [1280]
- Formatted ... [1281]
- Formatted ... [1282]
- Formatted ... [1283]
- Formatted ... [1284]
- Formatted ... [1285]
- Formatted ... [1286]
- Formatted ... [1287]
- Formatted ... [1288]
- Formatted ... [1289]
- Formatted ... [1290]
- Formatted ... [1291]
- Formatted ... [1292]
- Formatted ... [1293]
- Formatted ... [1294]
- Formatted ... [1295]
- Formatted ... [1296]
- Formatted ... [1297]
- Formatted ... [1298]
- Formatted ... [1299]
- Formatted ... [1300]
- Formatted ... [1301]
- Formatted ... [1302]
- Formatted ... [1303]
- Formatted ... [1304]
- Formatted ... [1305]
- Formatted ... [1306]
- Formatted ... [1307]
- Formatted ... [1308]
- Formatted ... [1309]
- Formatted ... [1310]
- Formatted ... [1311]
- Formatted ... [1312]
- Formatted ... [1313]
- Formatted ... [1314]

1.7 TRANSPORTATION SYSTEMS

There are several plans to address transportation and parking.

1.7.1 Regional Highway System

Haymarket is a critical crossing of a major, if overburdened, highway and road system. As explained previously, Haymarket's earliest population and 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, Haymarket's reason for being was as a crossroad along the east-west path, Washington Street/Route. 55, and Jefferson Street/ Old Carolina Road, the north-south route in the Piedmont foothills. Today, I-66 is the east-west route and Route 15 in the north-south path. Still, with the incredible amount of development occurring in western Prince William County, all of these routes are stressed with little relief in sight.

1.7.2 Local Street and Highway System

TABLE 20: Traffic Volumes on Key Roads in Haymarket

TRAFFIC VOLUMES ON KEY ROADWAYS IN HAYMARKET			
Roadway	Segment	Traffic Volumes- AADT	PWC Transportation Dept. Volumes-AADT
		Existing ¹	Projected ²
		(2012)	(2002/2030) (2020)
Washington Street	West of Rt. 15	3,3005,400	-46,100
	Between Rt. 15 and Jefferson	7,90011,000	10,90016,400
	East of Jefferson	7,9009,100	12,60021,700
Route 15	North of I-66	19,000	18,50036,600
	Between I-66 and Washington St.	2130,000	15,10050,500
	South of Washington	2129,000	15,10026,200
Jefferson Street	North of I-66	6807,800	4,4003,700
	Between I-66 and Washington St.	7006,300	4,2003,600
	South of Washington St.	7006,500	3,8001,400
Virginia Department of Transportation Prince Williams County Department of Public Works			

There are no reasonable alternatives for east-west travel into and out of Haymarket other than Washington Street. This road parallels I-66 and is the local connector between Gainesville and Rt. 15. As noted in Table 20, traffic volume along Washington Street is expected to increase by more than 50%

- Formatted ... [1424]
- Formatted ... [1425]
- Formatted ... [1426]
- Formatted ... [1427]
- Formatted ... [1428]
- Formatted ... [1429]
- Formatted ... [1430]
- Formatted Table ... [1431]
- Formatted ... [1432]
- Formatted ... [1433]
- Formatted ... [1434]
- Formatted ... [1435]
- Formatted ... [1436]
- Formatted ... [1437]
- Formatted ... [1438]
- Merged Cells ... [1439]
- Formatted ... [1440]
- Deleted Cells ... [1441]
- Formatted ... [1442]
- Formatted ... [1443]
- Formatted ... [1444]
- Formatted ... [1445]
- Formatted ... [1446]
- Formatted ... [1447]
- Formatted ... [1448]
- Formatted ... [1449]
- Deleted Cells ... [1450]
- Formatted ... [1451]
- Formatted ... [1452]
- Formatted ... [1453]
- Formatted ... [1454]
- Formatted ... [1455]
- Formatted ... [1456]
- Formatted ... [1457]
- Formatted ... [1458]
- Formatted ... [1459]
- Formatted ... [1460]
- Formatted ... [1461]
- Formatted ... [1462]
- Formatted ... [1463]
- Formatted ... [1464]
- Formatted ... [1465]
- Formatted ... [1466]
- Formatted ... [1467]
- Formatted ... [1468]
- Formatted ... [1469]
- Formatted ... [1470]
- Formatted ... [1471]
- Formatted ... [1472]
- Formatted ... [1473]

by 2020.

In turn, Jefferson Street will potentially be serving as a reliever route for much of the traffic on Rt. 15. According to Prince William County and VDOT, traffic on Jefferson Street may increase six-fold by 2020.

1.7.3 Access to Land Uses and Local Circulation

The intensity of traffic on Washington Street and at the intersections with Rt. 15 and Jefferson Street was one of the major, if not the major, issues discussed during the 2004 Charrette. Many residents expressed a preference for transportation management measures such as traffic calming rather than traffic signals. The traffic engineer explained that there are not many options for improving Washington Street and keeping it the small town street that it is. Measures such as 4-way stop signs can be effective, low-cost ways to manage traffic, but as volumes increase stoplights will become necessary in order to allow the movement of traffic through these key intersections.

The Charrette Report offered two design schemes for Washington Street. One strategy kept the street within its present design with no median. The other design scheme called for a boulevard with a landscaped median and providing for left turn lanes. The Charrette did not recommend one design over the other. While the boulevard design does allow for better traffic management, it is recognized that this may require additional right-of-way and may interfere with the sidewalk improvements already made.

1.7.4 Public Transportation Services

A number of Town citizens and other interested parties expressed interest in extending VRE (Virginia Railway Express) service to Haymarket. While commuter rail could be very positive for Haymarket and the surrounding area, a number of significant issues need to be addressed and resolved. Among those issues are the need to eliminate at-grade crossings at Route 29 and Old Carolina Road; the lack of a suitable parking area within the Town; the need to construct a second track to accommodate passenger service; and, the disturbance of the Chesapeake Bay Preservation Area, which abuts the current track right-of-way.

VRE is undertaking/undertook an "Alternatives Analysis/Major Investment Study" scheduled to be completed in 2009 in order to... That study will analyze all of the alternatives for VRE extension to the Gainesville/Haymarket area. Once the Alternatives Study is complete, an Engineering Study and an Environmental Impact Statement must be prepared following the study. These studies are expected to be completed in 2012. No rail construction can begin until the completion of the I-66/Route 29 interchange, also estimated to be complete in 2012. VRE estimates that the construction of any alternative rail service in the Gainesville/Haymarket area could not begin until 2013/2014.

An important public transportation option is the development of a local bus or trolley system which can connect developments in the immediate vicinity of Haymarket with the downtown shopping area. Such a system would provide multi-stop local service with the capability of connecting to a larger, regional bus system. A local Haymarket Trolley system will both enhance the small-town atmosphere and complement the "walking town" concept. Funding for a trolley system is available through Federal and state grant sources. Use of a "demonstration grant" would allow the town to assess the viability of a trolley system for a year before making a long-term commitment. The one-year demonstration program is... explored for the 2008/2009 budget year.

1.7.5 Parking

Parking is an unglamorous, but essential planning feature for contributing to Washington Street's transportation requirements, urban design plan, and meeting the needs of businesses and the desire of their patrons. At present, parking is free and every business or activity has to meet its parking needs on its property. Centralized parking locations could be very advantageous by opening up more of each parcel for development and/or green space, channeling traffic access, and making more parking available. However, parking lots are costly and would have to be paid for through fees. This would be a

- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No underline, Highlight
- Formatted: Font: 10 pt, No underline, Highlight
- Formatted: Font: Arial, 10 pt, No underline, Highlight
- Formatted: Font: 10 pt, No underline, Highlight
- Formatted: Font: Arial, 10 pt, No underline, Highlight
- Formatted: Font: 10 pt, No underline, Highlight
- Formatted: Font: Arial, 10 pt, No underline, Highlight
- Formatted: Font: Arial, 10 pt, No underline, Highlight
- Formatted: Font: Arial, 10 pt, No underline, Highlight
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No underline, Highlight
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No underline, Highlight
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No underline

hard sell in a community like Haymarket, which is accustomed to free parking when one goes to the store, restaurant, or Town Hall. In turn, it may actually disadvantage those businesses that are dependent upon central parking in comparison to those who have free parking on their property.

Formatted: Font: Arial

The Charrette team recommended that at least as an immediate step and maybe longer term, the Town work with businesses and other activities such as churches to develop a program of shared parking where parking lots within blocks would be grouped together and the parking shared by all the businesses in that block. If the two share parking, duplication of parking lots can be avoided. Combined parking lots also allow for better traffic management by reducing and better placing entrances and exits.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Haymarket worked with a local planning professional to evaluate its parking standards in 2007. The study recommended analysis of industry standards as they relate to a small historic town, comparison with adjacent jurisdictions, shared parking scenarios, and recommendations. In 2014 the Town Council commissioned a Parking Assessment and Ordinance Review. This report will be analyzed and zoning amendments put forth for review as appropriate.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

1.8 POPULATION GROWTH AND ECONOMY

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Haymarket's earliest population and 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 Route 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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

1.8.1 Historical Haymarket and Haymarket of Today

Formatted: Font: Arial, No underline

Formatted: Font: Arial

The historic downtown centered on Washington and Jefferson Streets has been explained as a center that met the service needs of the 1800s and early 1900s. Today it increasingly serves more of a specialty market for Town government, the museum, restaurants, professional services and small retail shops. The western shopping area near the Routes 166/29/55 intersection has met and continues to meet the needs of local residents. It is more parking oriented and has services such as food, banking, and pharmaceuticals.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

The boundaries of the Town of Haymarket have been consistent over the last century. But if one looks at the 1910 map of the Town, it will be noted that the "downtown" (the area between Fayette Street on the west, Madison Street on the east, up to the present day I-66 right-of-way, and south to Saint Paul's Church) has been and is the image of Haymarket. The area is one half mile across and in many ways this area is reflective of present day "new urbanism" planning. It allows for ease of walking distance for the pedestrian, it can be traversed in 10 or 15 minutes, and the buildings are brought forward to the street. If the Town government moves to the Harrover property, this may naturally extend the walking town further east.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

1.8.2 Population Characteristics

Formatted: Font: Arial, No underline

Formatted: Font: Arial

The Town of Haymarket has seen its share of the population growth in Northern Virginia. Over the past fifteen years, from 1990 to 2004, the Town's population grew over 200 percent. The Town's current population represents roughly 2 percent of the Gainesville Magisterial District population. During the same time period, the Gainesville Magisterial District grew over 60 percent and the County over 50 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.

Formatted: Font: Arial, 10 pt, No underline, Highlight

Formatted: Font: Arial

Formatted: Font: Arial, No underline

TABLE 21: Population Growth

Area	1990	2000	2010	2011
Haymarket	483	504,879	879,178	1,019,909
Gainesville Magisterial District	31,148	39,432	33,631	73,142
Prince William County	215,686	280,271	244,791	402,002

Source: U.S. Census Bureau, 2004 Population Estimates, Census 2000, 1990 Census.

Based on data for the 2000 Census, Haymarket's population is evenly split between male and female, with the median ages being 32 years. Over 70% of the residents are over 18, while 10% are under 5 years of age.

There are 304 single family homes and 117 town homes in Haymarket, with the average household size just under three and the average family size just over three.

1.8.3 Employment

The majority of Haymarket residents, over 16 years of age, is employed (80%), and is commuting over 30 minutes each way on our area's clogged roads.

Private industry employs 81.9% of workers, the government employs 13.8%, and 4.3% are self-employed. Industries include professional services, construction, education and retail.

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

TABLE 22: Employment Growth

Area	1990	2000	2010	2011
Haymarket	63,325	65,523	74,896	893
Gainesville Magisterial District	9,094	15,868	11,026	25,220
Prince William County	65,742	116,843	76,876	157,254

Source: MWCOC Round 5.2 Figures, Adopted March, 1995, PWC Office of Mapping & Information Resources
Source: U.S. Census Bureau, 1990 Census, Census 2000, Census 2010

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 (now known as Jiffy-Lube Live), a 25,000-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 to the area as part of 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 attractive for manufacturing needs. The anticipated widening of Route 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.

- Formatted ... [1515]
- Formatted ... [1516]
- Formatted ... [1517]
- Formatted ... [1518]
- Formatted ... [1519]
- Formatted ... [1520]
- Formatted ... [1521]
- Formatted ... [1522]
- Formatted ... [1523]
- Formatted ... [1524]
- Formatted ... [1525]
- Formatted ... [1526]
- Formatted ... [1527]
- Formatted ... [1528]
- Formatted ... [1529]
- Formatted ... [1530]
- Formatted ... [1531]
- Formatted ... [1532]
- Formatted ... [1533]
- Formatted ... [1534]
- Formatted ... [1535]
- Formatted ... [1536]
- Formatted ... [1537]
- Formatted ... [1538]
- Formatted ... [1539]
- Formatted ... [1540]
- Formatted ... [1541]
- Formatted ... [1542]
- Formatted ... [1543]
- Formatted ... [1544]
- Formatted ... [1545]
- Formatted Table ... [1546]
- Formatted ... [1547]
- Formatted ... [1548]
- Deleted Cells ... [1549]
- Formatted ... [1550]
- Formatted ... [1551]
- Formatted ... [1552]
- Formatted ... [1553]
- Formatted ... [1554]
- Formatted ... [1555]
- Deleted Cells ... [1556]
- Formatted ... [1557]
- Formatted ... [1558]
- Formatted ... [1559]
- Formatted ... [1560]
- Formatted ... [1561]
- Formatted ... [1562]
- Formatted ... [1563]
- Formatted ... [1564]

1.8.4 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.

According to the U.S. Census Bureau's model-based income statistics for 2003, the median household income for Haymarket was \$77,999 about 7% higher than Prince William County at \$72,897. That figure is 45.7% higher than the 1990 Census, showing an actual median income of \$49,370. The new estimate is more than double the median income earned by residents as observed in the 1980 Census. The median household income for Haymarket is higher than the median income for Prince William County or the Commonwealth of Virginia. The U.S. Census Bureau's model-based income estimate for the Commonwealth of Virginia in 2003 was \$50,028.

TABLE 23: Haymarket Income, 1970-2000

SUBJECT	HOUSEHOLDS	TOTAL	MARRIED COUPLES		NON-FAMILY HOUSEHOLDS	
			MA	RR	IND	IND
Number						
TOTAL	336582	239500	214450	118	97	
Less than \$10,000	1110	1	1	0	106	
\$10,000-\$19,999	147	8	4	0	64	
\$20,000-\$29,999	1	5	5	4	11	
\$30,000-\$39,999	15	711	511		15	
\$40,000-\$49,999	2523	1618	12	2	9	
\$50,000-\$74,999	10350	7344	69	4	25	
\$75,000-\$99,999	7184	6386	61	0	8	
\$100,000-\$149,999	56221	48188	45	0	11	
\$150,000-\$199,999	15114	1092	1092	0	0	
\$200,000 or more	953	949	950	0	0	
Median Income	79,833	120,174	76,197	12	45.6	49,750
		17,708	0.814	25		

- Formatted ... [1568]
- Formatted ... [1569]
- Formatted ... [1570]
- Formatted ... [1571]
- Formatted ... [1572]
- Formatted ... [1573]
- Formatted ... [1574]
- Formatted ... [1575]
- Formatted ... [1577]
- Formatted ... [1578]
- Deleted Cells ... [1579]
- Formatted ... [1580]
- Formatted ... [1576]
- Formatted ... [1581]
- Formatted Table ... [1583]
- Formatted ... [1584]
- Deleted Cells ... [1585]
- Formatted ... [1582]
- Formatted ... [1586]
- Formatted ... [1587]
- Formatted ... [1588]
- Formatted ... [1589]
- Formatted ... [1590]
- Formatted ... [1591]
- Formatted ... [1592]
- Deleted Cells ... [1594]
- Formatted ... [1595]
- Formatted ... [1596]
- Formatted ... [1593]
- Formatted ... [1597]
- Formatted ... [1598]
- Formatted ... [1600]
- Formatted ... [1601]
- Formatted ... [1599]
- Formatted ... [1602]
- Deleted Cells ... [1603]
- Formatted ... [1604]
- Formatted ... [1605]
- Inserted Cells ... [1606]
- Formatted ... [1607]
- Deleted Cells ... [1608]
- Formatted ... [1609]
- Formatted ... [1610]
- Formatted ... [1611]
- Formatted ... [1612]
- Formatted ... [1613]
- Formatted ... [1614]
- Formatted ... [1615]
- Formatted ... [1616]
- Deleted Cells ... [1618]

(dollars)					94.167	
Mean Income (dollars)	74,134	124,287	90,745	84,479	NA	54,579
			25,917			
					41.809	88.157
PERCENT DISTRIBUTION						
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0
Less than \$10,000	3.317	0.48	0.5	0.0		107.3
\$10,000-\$19,999	41.2	3.306		0.0	14.9	9.0
\$20,000-\$29,999	4.809	1.0		21.1	2.30	0.0
\$30,000-\$39,999	7.5	2.63	3.322	45.524		15.598
\$40,000-\$49,999	7.540	3.6		70.7	5.6	18.0
\$50,000-\$74,999	3.0	3.2	26.4	258.8	9.1	7.3
\$75,000-\$99,999	2.3	2.2	0.0	814.2		15.9
\$100,000-\$149,999	9.238	0.0	10.537	6.2	41.149	0.939
\$125,000-\$149,999	7.4	9.6		10.7	0.0	5.2
\$150,000-\$199,999	19.6	18.45		20.42	4.79	0.0
\$200,000 or more	0.091	0.098		0.010	0.049	0.0

Source: Census 2000 and U.S. Census Bureau, Housing and Household Economic Statistics Division, Small Area Estimates Branch

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 spouses work. All of these changes must be addressed as growth continues and the needs of the community change.

1.8.5 Housing

The following table shows that single family or one unit housing structures dominate in Haymarket with

- Formatted ... [1651]
- Formatted ... [1652]
- Formatted ... [1653]
- Formatted ... [1654]
- Formatted ... [1655]
- Formatted ... [1657]
- Formatted ... [1656]
- Formatted ... [1658]
- Formatted ... [1659]
- Formatted ... [1660]
- Formatted ... [1661]
- Formatted ... [1662]
- Formatted ... [1663]
- Formatted ... [1664]
- Formatted ... [1665]
- Formatted ... [1667]
- Formatted ... [1668]
- Deleted Cells ... [1669]
- Formatted ... [1666]
- Formatted ... [1670]
- Formatted ... [1671]
- Formatted ... [1672]
- Formatted ... [1673]
- Formatted ... [1674]
- Inserted Cells ... [1675]
- Formatted ... [1676]
- Deleted Cells ... [1677]
- Deleted Cells ... [1678]
- Formatted ... [1679]
- Formatted ... [1680]
- Inserted Cells ... [1681]
- Formatted ... [1682]
- Formatted ... [1683]
- Formatted ... [1684]
- Deleted Cells ... [1685]
- Formatted ... [1686]
- Formatted ... [1687]
- Formatted ... [1688]
- Formatted ... [1689]
- Formatted ... [1690]
- Formatted ... [1691]
- Inserted Cells ... [1692]
- Formatted ... [1693]
- Formatted ... [1694]
- Deleted Cells ... [1695]
- Deleted Cells ... [1696]
- Formatted ... [1697]
- Deleted Cells ... [1699]
- Deleted Cells ... [1700]
- Deleted Cells ... [1701]

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.

TABLE 24: Household Characteristics

Characteristic	1970	1980	1990	2000	2006	2011
Total Population	288	260	483	879	1095	1,782
Number of Housing Units	79	84	223	337	Not Avail	619
Number of One Unit Structures	63 (79%)	65 (77%)	199 (89%)		Not Avail	588
Number of Two Plus Unit Structures	16 (20%)	19 (22%)	22 (9%)		Not Avail	28
Number of Mobile Homes	3	4	2		Not Avail	0
Number of Owner Occupied Units	36 (45%)	52 (61%)	169 (75%)	236	Not Avail	516
Number of Renter Occupied Units	42 (53%)	32 (38%)	32 (14%)	85	Not Avail	66
Average Household Size	3.64	3.09	2.36	2.74	Not Avail	3.08
Average Value of Owner Occupied Units	\$18,424	\$50,000	\$150,000	\$165,800	Not Avail	\$326,500
Average Monthly Rent	\$81	\$175	\$600	Not Avail	Not Avail	\$1,735

Source: U.S. Department of Commerce, Census Bureau, 1980, 1990 Census of Housing; 2007-2011 American Community Survey 1989; Windshield Housing Survey 1989; 5-year estimates; Factfinder2.census.gov

- Formatted ... [1736]
- Formatted ... [1737]
- Formatted ... [1738]
- Formatted ... [1739]
- Formatted ... [1740]
- Formatted ... [1741]
- Formatted ... [1742]
- Formatted ... [1743]
- Formatted ... [1745]
- Formatted ... [1746]
- Formatted ... [1747]
- Formatted ... [1748]
- Formatted ... [1749]
- Formatted ... [1750]
- Formatted ... [1751]
- Formatted ... [1752]
- Formatted ... [1753]
- Formatted ... [1754]
- Formatted ... [1755]
- Formatted ... [1756]
- Formatted ... [1757]
- Formatted ... [1758]
- Formatted ... [1759]
- Formatted ... [1760]
- Formatted ... [1761]
- Formatted ... [1762]
- Formatted ... [1763]
- Formatted ... [1764]
- Formatted ... [1765]
- Formatted ... [1766]
- Formatted ... [1767]
- Formatted ... [1768]
- Formatted ... [1769]
- Formatted ... [1770]
- Formatted ... [1771]
- Formatted ... [1772]
- Formatted ... [1773]
- Formatted ... [1774]
- Formatted ... [1775]
- Formatted ... [1776]
- Formatted ... [1777]
- Formatted ... [1778]
- Formatted ... [1779]
- Formatted ... [1780]
- Formatted ... [1781]
- Formatted ... [1782]
- Formatted ... [1783]
- Formatted ... [1784]
- Formatted ... [1785]

TABLE 25: Household Characteristics Detailed

TABLE 25 Subject	#	%
Total population	8791782	100.0
SEX AND AGE		
Male	462879	52.649.3
Female	417903	47.460.7
Under 5 years	96170	10.9.5
5 to 9 years	82160	9.40
10 to 14 years	60152	6.8.5
15 to 19 years	36120	4.16.7
20 to 24 years	4281	4.85
25 to 34 years	177315	20.117.7
35 to 44 years	195345	22.219.3
45 to 54 years	87252	9.914.1
55 to 59 years	3257	3.62
60 to 64 years	3952	4.42.9
65 to 74 years	1956	3.2
75 to 84 years	117	1.3.9
85 years and over	25	0.2.3
Median age (years)	32.52	(X)
18 years and over	6141,215	69.968.2
Male	316580	35.932.5
Female	298635	33.935.6
21 years and over	5961,169	67.865.6
62 years and over	50114	5.64
65 years and over	3278	3.64.4
Male	1626	1.82.0
Female	1642	1.82.4
RELATIONSHIP		
Total Population	8791,782	100.0
In households	8791,782	100.0
Householder	321585	36.532.8
Spouse	205376	21.123.3
Child	299628	32.935.1
Own child under 18	250532	28.429.9

*United States Census Bureau 2010

TABLE 25 CONTINUED Subject	#	%
Other relatives	2599	2.95.8
Under 18 years	4226	1.45
Non-relatives	2996	45.4
Unmarried partner	1935	2.30
In group quarters	0	0.0
Institutionalized population	0	0.0
Non-institutionalized population	0	0.0
HOUSEHOLDS BY TYPE		
Total households	321585	100.0
Family households (families)	235460	73.278.6
With own children under 18 years	188287	43.049.1
Married-couple family	205376	63.984.3
With own children under 18 years	146236	35.940.3
Female householder, no husband present	2596	37.8
With own children under 18 years	1936	5.98.2
Nonfamily households	86125	26.821.4
Householder living alone	6189	19.915.2
Householder 65 years and over	710	3.21.7
Households with individuals under 18 years	147304	45.952.6
Households with individuals 65 years and over	2460	40.37.5
Average household size	2.743.05	(X)
Average family size	3.2139	(X)
HOUSING OCCUPANCY		
Total housing units	337821	100.0
HOUSING TENURE		
Occupied housing units	321385	100.0
Owner-occupied housing units	236470	73.580.3
Renter-occupied housing units	85115	26.519.7
Average household size of owner-occupied unit	2.803.08	(X)
Average household size of renter-occupied unit	2.5991	(X)

- Formatted ... [1804]
- Formatted ... [1904]
- Formatted ... [1805]
- Formatted ... [1905]
- Formatted ... [1806]
- Formatted ... [1807]
- Formatted ... [1906]
- Formatted ... [1907]
- Formatted ... [1909]
- Formatted ... [1908]
- Formatted ... [1910]
- Formatted ... [1809]
- Formatted ... [1810]
- Formatted ... [1808]
- Formatted ... [1911]
- Formatted ... [1913]
- Formatted ... [1914]
- Formatted ... [1915]
- Formatted Table ... [1912]
- Formatted ... [1812]
- Formatted ... [1813]
- Formatted ... [1811]
- Formatted ... [1917]
- Formatted ... [1918]
- Formatted ... [1916]
- Formatted ... [1815]
- Formatted ... [1816]
- Formatted ... [1814]
- Formatted ... [1920]
- Formatted ... [1921]
- Formatted ... [1919]
- Formatted ... [1818]
- Formatted ... [1819]
- Formatted ... [1817]
- Formatted ... [1923]
- Formatted ... [1924]
- Formatted ... [1922]
- Formatted ... [1820]
- Formatted ... [1822]
- Formatted ... [1823]
- Formatted ... [1824]
- Formatted Table ... [1821]
- Formatted ... [1926]
- Formatted ... [1927]
- Formatted ... [1925]
- Formatted ... [1825]
- Formatted ... [1826]
- Formatted ... [1827]
- Formatted ... [1929]
- Formatted ... [1930]

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.

- Formatted: Font: Arial
- Formatted ... [2012]
- Formatted ... [2013]
- Formatted ... [2014]
- Formatted ... [2015]
- Formatted ... [2016]

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, the average home costs \$150,000. In 2000, the average home cost \$200,000. By 2005 the average home cost \$450,000.

- Formatted: Font: Arial, 10 pt, No underline
- Formatted: Font: Arial, 10 pt, No underline, Highlight

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.

- Formatted: Font: Arial
- Formatted ... [2017]

1.8.6 Affordable Housing

The Town's zoning ordinances encourage fair share housing with its multiple classifications of residential housing in the residential zones as well as apartment style housing in its commercial zones. As reflected in the table below, there is a wide range of housing types and prices in Haymarket for its diverse population. As of December 2007, the housing inventory included four distinct categories:

- Formatted ... [2018]
- Formatted ... [2019]
- Formatted: Font: Arial, 10 pt, No underline, Highlight
- Formatted Table
- Formatted: Font: Arial, Highlight

UNIT TYPE	COUNTING YEAR
Rental Units (Apartments)	12
Condominiums	48
Town Homes	128
Detached Single-Family	295
TOTAL	471*

*20% of these homes are not yet built

- Formatted ... [2020]
- Formatted ... [2021]
- Formatted ... [2022]
- Formatted ... [2023]
- Formatted ... [2024]
- Formatted ... [2025]
- Formatted ... [2026]
- Formatted ... [2027]
- Formatted ... [2028]
- Formatted ... [2029]
- Formatted ... [2030]

Haymarket has over 400 housing units within its borders, ranging from apartment rental prices of \$750-\$1500 per month to town homes and single family homes ranging in purchase price from the mid-\$200,000's to over \$750,000. The Town intends to maintain a diverse community of well-kept neighborhoods with a range of housing opportunities in a pleasing environment consistent with its historic character.

1.9 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. In May of 2004 Haymarket sponsored an intensive planning session where residents, designers, businesses and Town and County Officials collaborated on a vision for development. The workshop established a platform for a free flow of information and opinion sharing.

- Formatted: Font: Arial, 10 pt, No underline, Highlight
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No underline, Highlight

The Town of Haymarket's Charrette provided a forum for building community consensus on a vision for the Town's future. The Charrette Report included descriptions of Haymarket's historical significance, its architecture, economics, development intentions, design issues, transportation challenges, and suggestions for a "downtown square" to preserve the small town atmosphere clearly favored by residents

- Formatted ... [2031]
- Formatted ... [2032]
- Formatted ... [2033]
- Formatted: Font: Arial, 10 pt, No underline

responding to the 2004 Citizen Survey and those who attended the Charrette planning session.

Formatted: Font: Arial

As part of the citizen's input to the Charrette, a short survey was mailed to 650 Haymarket area residents. Results from 130 respondents, representing a 20% return, were presented at the beginning of the Planning Session. Here is a summary of the residents input from that survey;

Formatted ... [2034]

TOP REASONS FOR MOVING TO HAYMARKET

Formatted ... [2035]

- Small town (41)
- Affordable / desirable housing (41)
- Location (25)
- Country setting (23)

Formatted ... [2036]

Formatted ... [2037]

Formatted ... [2038]

Formatted ... [2039]

PRIMARY ISSUES FACING HAYMARKET

Formatted ... [2040]

- Out-of-control growth (63)
- Traffic congestion (55)
- Shabby downtown area (35)
- Insufficient infrastructure (30)
- Lack of retail stores downtown (12)

Formatted ... [2041]

Formatted ... [2042]

Formatted ... [2043]

Formatted ... [2044]

SINGLE FAMILY HOMES PREFERRED FOR HAYMARKET

Formatted ... [2045]

- Large lot single family homes (94)
- Small lot single family homes (56)
- Townhouses (25)
- No more housing (10)
- Condo's (10)
- Apartments (3)

Formatted ... [2046]

Formatted ... [2047]

Formatted ... [2048]

Formatted ... [2049]

Formatted ... [2050]

ALMOST EVERYONE PATRONIZES SHOPS IN HAYMARKET

Formatted ... [2051]

- Food
- Fuel
- Services

Formatted ... [2052]

Formatted ... [2053]

RESIDENTS LOOKING FOR DIVERSE TYPES OF BUSINESSES

Formatted ... [2054]

- Independent retail (104)
- Professional Services (50)
- Corporate retail (30)
- Offices (27)

Formatted ... [2055]

Formatted ... [2056]

Formatted ... [2057]

SPECIFIC BUSINESSES REQUESTED

Formatted ... [2058]

- Restaurants
- Small businesses people can use
- Drug store
- Coffee shop / ice cream shop / bakery / pub
- Boutique shops
- No big box stores

Formatted ... [2059]

Formatted ... [2060]

Formatted ... [2061]

Formatted ... [2062]

Formatted ... [2063]

Formatted ... [2064]

1.9.2 2006 Survey Results

Formatted ... [2065]

The Planning Commission also consulted with the Town's citizens during the comprehensive planning process update by conducting a community survey. In the survey, conducted during the winter of 2006, residents of Haymarket were asked to provide their feelings concerning a variety of community characteristics and services as well as provide basic statistical information.

Formatted ... [2066]

Formatted ... [2067]

Formatted ... [2068]

369 surveys were distributed to residential property owners in the region by members of the Planning Commission, plus over 5,000 surveys were mailed to area residents and business owners, thus offering wide participation in the survey process. 131 property owners returned the completed survey, constituting a 35% return rate. With a return rate of 35% percent, the survey is considered to be

Formatted ... [2069]

Formatted ... [2070]

Formatted: Font: Arial, 10 pt, No underline

representative of population characteristics and attitudes prevailing throughout the community.

Formatted: Font: Arial

Here is what residents said about moving to Haymarket :

Formatted: Font: Arial, 10 pt, No

- Over 80% of Haymarket residents have lived here five years or less.
- The number one reason for moving here was to live in a small town.
- Over 90% of Haymarket residents are satisfied or very satisfied with the quality of life here.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

While people moved here to enjoy the small town atmosphere of Haymarket, they believe the primary issue facing us right now is the "over-development" in and around the town. Several different questions asked about growth, and respondents said:

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

- No more houses.
- Put in sidewalks from Sheetz to Tyler, Piedmont to Somerset so we can get out of our cars and enjoy a walking town.
- Open nice, sit-down restaurants.
- Give us a park with playground for our kids.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Transportation and Highway Needs

Formatted: Font: Arial

Nowhere was the over-development concern expressed more clearly than in the dissatisfaction over the local roads. When asked what the most important road improvement for our area would be, improvements to Route 55 topped the list. Some said to widen it, others said to add turn lanes and turn arrows, some asked for more lights, and others suggested re-timing the lights at all local intersections to improve traffic flow. A few people even suggested building a bypass or traffic circles to get traffic out of town completely.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Since 84% of adults who commute to work drive their own car, and only 12% car-pool, it is clear that public transportation solutions are not meeting worker's needs.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt

Another telling statistic is the time that residents spend commuting to and from their jobs. In 1990, the peak travel time was between 6-7 AM and after 6 PM. In the 2004 survey, the peak travel time was between 5-7 PM. Rush-hour accidents on I66, Route 29 and Route 15 result in commuters cutting through Haymarket at dangerously high speeds to try and make up for lost time.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Both the 2004 and the 2006 Surveys were clear about residents concern regarding the pace of development and associated traffic overwhelming the small Town of Haymarket.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

There was also dissatisfaction about a lack of nearby recreational options, no doubt exacerbated by traffic congestion. Residents still expressed the belief that Haymarket can retain its small-town charm if its historic structures are protected, a pedestrian-friendly downtown is nurtured and growth is contained. Proof of this belief is shown in the overwhelming 92% of respondents that remain satisfied with the overall quality of the life in Haymarket.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Local Government

Formatted: Font: Arial, 10 pt, No

While residents expressed frustration with how long it seemed to take to make decisions, they were pleased to see the Town working to bring in more business and strive to move forward. Town government was seen as better by 39% of respondents, the same by 35% of respondents, and worse by 25% of respondents when compared to the past several years. Sixty-one percent rated the management of Haymarket as excellent or good, while 40% rated it as fair or poor. Three specific problem areas were mentioned: (1) Police Department; (2) Town center property management; and (3) organizational issues. Basic services such as garbage collection, recycling and street maintenance received good ratings, as did the traffic light recently installed at the intersection of Washington and Jefferson Streets.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

The 2006 survey results are in Appendix B.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

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 regarding 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.

Building and revitalizing the Town are simultaneous and equal objectives emphasizing the historic theme and should be integrated into all developments and adaptive uses. Flexible and evolving traffic and parking management is crucial to developing or using all properties. The developers and the Town can mutually benefit from reasonable proffers negotiations. The Town and property owners will be able to compete and be sustainable from the strength of position as an historic small Town, which deliberately offers quality of experience.

2.1 PUBLIC FACILITIES

Main Street Revitalization

The Charrette team complimented the Town on the Streetscape improvements that have occurred along Washington Street to date. Based on their analysis, the Charrette team proposed a design for Washington Street called "Country Crossroads – A Walkable Country Town. "Country Crossroads – A Walkable Country Town" would keep Washington Street very close to its present design with no median. Emphasizes would be placed along the sidewalks with street trees and street furniture.

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

OBJECTIVES

- A. Develop the Harrover Town Center property into the Haymarket Government Center with Town Hall, Police Department and community green Town Hall by the end of 2016.08
- B. Explore the possibility of creating a community green space(s) on the Harrover property to include a bandstand (gazebo) and playground.
- C. Develop an Emergency Response Plan for the Town to prepare for a natural or man-made catastrophic event.

GOAL Revitalize Main Street.

- Formatted ... [2071]
- Formatted ... [2072]
- Formatted ... [2073]
- Formatted ... [2074]
- Formatted ... [2075]
- Formatted ... [2076]
- Formatted ... [2077]
- Formatted ... [2078]
- Formatted ... [2079]
- Formatted ... [2080]
- Formatted ... [2081]
- Formatted ... [2082]
- Formatted ... [2083]
- Formatted ... [2084]
- Formatted ... [2085]
- Formatted ... [2086]
- Formatted ... [2087]
- Formatted ... [2088]
- Formatted ... [2089]
- Formatted ... [2090]
- Formatted ... [2091]
- Formatted ... [2092]
- Formatted ... [2093]
- Formatted ... [2094]
- Formatted ... [2095]
- Formatted ... [2096]
- Formatted ... [2097]
- Formatted ... [2098]
- Formatted ... [2099]
- Formatted ... [2100]
- Formatted ... [2101]
- Formatted ... [2102]
- Formatted ... [2103]
- Formatted ... [2104]
- Formatted ... [2105]
- Formatted ... [2106]
- Formatted ... [2107]
- Formatted ... [2108]
- Formatted ... [2109]
- Formatted ... [2110]

2.3 IMPLEMENT SOUND LAND USE PLAN

The Washington Street Enhancement Project encompasses the improvement of Washington Street throughout the Town limits and includes enhanced pedestrian, bicyclist, and vehicle access through the Historic Town of Haymarket. The project also includes installation of brick sidewalks, colonial-style streetlights, park benches, trash receptacles, bicycle lanes and racks, brick planters and requisite engineering. The improvements have been broken down into three phases. Phase IA (Madison Street to the eastern limits of Town) is anticipated to be completed by the Town using enhancement funds, Phase IA is not completed. Phase II (Fayette Street to Madison Street) was completed by the Town using enhancement funds. Phase III (Fayette Street to the western edge of Town) is partially completed and will be the responsibility of individual developers, since all the property owned in Phase III is commercially zoned.

Construction of Phase IA of the Washington Street Enhancement Project, initially approved for funding in 1996, entails a phased widening of existing 2-lane Route 55 (Washington Street). This encompasses approximately 990 feet on Washington Street from Madison Street to the eastern edge of Town.

In 2002/2003 the project was put on hold prior to the acquisition of easements and right-of-way for the utility relocation phase. When the project was restarted in 2006, VDOT required a supplemental Utility Field Inspection (UFI) as well as completion of an Environmental Study, a new requirement for the Streetscape program.

The UFI and Environmental Study were completed in early 2008. The Town is now selecting appraisers to begin the "easement and right-of-way acquisitions" phase which we estimate to be completed in the summer of 2008. Upon completion of the right of way acquisition, the Town will be on schedule to relocate the Utilities were relocated in 2009 and the project was awarded in 2010. Construction of the phase is expected in the fall of 2014.

GOAL Coordinate Town development with development of the surrounding portion of Prince William County.

OBJECTIVE

A. The County and Town share land around the intersection of Route 15 and Interstate 66, and Old Carolina Road. Working with County planners and the developers of the adjoining property, a unified design for this area can be developed. This will spare area residents the undesirable effects of uncoordinated and unsupervised strip development. Development of this unified design is currently ongoing.

B. Coordinate land use and associated traffic impacts of all developments within one mile of the town limits as well as broader Haymarket with Prince William County and VDOT. The Town is currently working with the County Supervisors and the County Planning Department staff to provide input to the planned development within the one-mile planning area.

GOAL Complete all three phases of Streetscape, including ongoing repairs.

Phase IA – From Madison Street to the Eastern Limit of Town

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No underline, Highlight

Formatted: Font: 10 pt, No underline, Highlight

Formatted: Font: Arial, 10 pt, No underline, Highlight

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

Formatted: Font: 10 pt, No underline, Highlight

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

OBJECTIVES

A. The Environmental Study was completed and approved by VDOT in March 2008. The Utility Field Inspection was completed in March 2008 and the final utility design was completed in April 2008.

Formatted ... [2111]
Formatted ... [2112]

B. Obtaining appraisals of the rights-of-way and easements needed to relocate the utilities and install the curb and gutter and sidewalks will be completed in the third quarter of 2008. Approval of those appraisals by VDOT is scheduled to be complete by the fourth quarter of 2008.

Formatted ... [2113]

C. Right-of-Way acquisitions are to be complete by the first quarter 2009 were completed.

Formatted: Font: Arial, 10 pt, No underline, Highlight

D. Utility relocation construction to begin in the first quarter of 2009 was completed.

Formatted: Font: Arial, 10 pt, No

E. Construction of Phase IA to begin began in the third quarter of 2009 and is expected to be complete in the fall of 2014.

Formatted ... [2114]
Formatted ... [2115]
Formatted ... [2116]

Phase II – From Fayette Street to Madison Street

Formatted: Font: Arial
Formatted ... [2117]

OBJECTIVES

A. This phase is complete with the exception of repairs or replacement of the brick crosswalks which were installed along Washington Street.

Formatted ... [2118]
Formatted ... [2119]

B. The brick crosswalks are to be replaced with stamped asphalt on an as-needed basis during the fourth quarter of 2008.

Formatted: Font: Arial, 10 pt, No underline, Highlight

Phase III – From Fayette Street West to Route 15

Formatted: Font: Arial

OBJECTIVES

A. Have the Streetscape work in this phase completed by the developers of the property along Washington Street. Segments are complete just west of Fayette Street on the north side of Washington Street and from Route 15 to the Bloom building to Route 15 on the south side.

Formatted ... [2120]
Formatted ... [2121]

B. The segment from Fayette past the Bloom building is scheduled to be complete by the fourth quarter of 2008 was completed in

Formatted: Font: Arial, 10 pt, No underline, Highlight

C. The segment at the western end of town along the property line of the Quarles property is to be was completed by the first quarter of 2009 in

Formatted: Font: Arial, 10 pt, No

Formatted ... [2122]
Formatted ... [2123]
Formatted ... [2124]

GOAL Create a well-organized, cohesive community which functions efficiently. Efforts to meet this goal and the strategies below are ongoing.

Formatted: Font: Arial

A. To recognize the Town's residential areas as the primary land use which should be protected.

Formatted ... [2125]
Formatted ... [2126]

B. To create well defined, attractive commercial areas which offer accessibility and create a neighborhood shopping atmosphere which does not negatively affect adjacent residential areas.

Formatted ... [2127]
Formatted ... [2128]

C. 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.

Formatted ... [2129]

- D. To develop an adequate level of public services to meet future Town needs while identifying locations which improve efficiency and provide maximum accessibility.
- E. To protect environmentally sensitive areas and provide buffers between conflicting land uses; and
- F. To protect the Town's character and history visually represented by the Town's cultural resources and sites.

Formatted: Font: Arial, 10 pt, No underline
 Formatted: Font: Arial
 Formatted: Font: Arial, 10 pt, No underline
 Formatted: Font: Arial
 Formatted: Font: Arial, 10 pt, No underline
 Formatted: Font: Arial
 Formatted: Font: Arial, 10 pt, No underline
 Formatted: Font: Arial

GOAL Develop a balanced program for future land use to ensure the health, welfare and safety of the town and its residents. The recommended future land use program is specified in this Plan and in the approved future land use map.

Formatted: Font: Arial

2.4 NATURAL RESOURCES

GOAL To update this entire section of the Comprehensive Plan by the end of 2010-2015.

Formatted: Font: Arial, No underline
 Formatted: Font: Arial

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

Formatted: Font: Arial, 10 pt, No underline
 Formatted: Font: Arial

OBJECTIVES

- A. Implement and enforce the provisions of the Town's Chesapeake Bay Preservation Ordinance. Work on this objective is ongoing.
- 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 impervious land cover. Work on this objective is ongoing.
- 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. Work on this objective is ongoing.
- 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. Work on this objective is ongoing.
- 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. Based on the requirement from the Chesapeake Bay Local Assistance Board to monitor all BMP maintenance agreements, this objective will be complete in mid-2008.

Formatted: Font: Arial, 10 pt, No underline
 Formatted: Font: Arial
 Formatted: Font: Arial, 10 pt, No underline
 Formatted: Font: Arial
 Formatted: Font: Arial, 10 pt, No underline
 Formatted: Font: Arial
 Formatted: Font: Arial, 10 pt, No underline
 Formatted: Font: Arial
 Formatted: Font: Arial, 10 pt, No underline
 Formatted: Font: Arial
 Formatted: Font: Arial, 10 pt, No underline
 Formatted: Font: Arial
 Formatted: Font: Arial, 10 pt, No underline
 Formatted: Font: Arial

F. Contract with the Prince William Soil & Conservation District to review site plans for compliance with the Town's erosion and sedimentation control standards. This objective was completed in 2006. The contract remains in effect.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

G. Develop an RPA violation enforcement process whereby remedial actions imposed on violations and follow-up actions by Town staff can be monitored and thoroughly documented.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

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. Work on this goal and the objectives below are ongoing.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

OBJECTIVES

A. Locate development away from environmentally sensitive wetlands associated with North Fork Creek and other wetlands identified within the Town.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

B. Restrict development in floodplains associated with North Fork Creek and its tributaries.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

C. Manage development in areas with highly erodible soils, including step slopes, in a manner which minimizes impacts to surface water quality.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

D. Conserve and protect the remaining forest cover within the Town and work to enhance the aesthetic nature of the Town through replanting of trees.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

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. Work on this goal and the objectives below are ongoing.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

B. Work with the State 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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

C. 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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

D. Investigate methods of supporting and/or advocating water conservation.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No underline

within the Town including public education and amendments to the Town's building code.

GOAL Restore North Fork Creek to its natural 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 during 2008/2009.
- 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 during 2008/2009.

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 the 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. This work will be completed in 2008.
- 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. This work will be completed in 2009.
- C. Work with the Prince William County Health Department to identify the occurrence of malfunctioning septic systems and investigate remediation or removal options. This work will be completed in 2009.
- D. Work with pertinent agencies to stem and clean up the illegal dumping of waste on public or private property within the Town. The goal is to have all illegal dumping sites cleared by 2010.
- E. Investigate the feasibility of public education programs aimed at reducing the incidence of preventable non-point and point source pollution, such as the over-application of fertilizers and pesticides and above ground storage tank spills, before they enter the environment. This work will be completed in 2009.

2.5 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 services.

OBJECTIVE

- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No underline
- Formatted: Font: Arial, 10 pt, No underline, Highlight
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial, 10 pt, No underline, Highlight
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial, 10 pt, No underline, Highlight
- Formatted: Font: Arial, Highlight
- Formatted: Font: Arial, 10 pt, No underline, Highlight
- Formatted: Font: Arial, Highlight
- Formatted: Font: Arial, 10 pt, No underline, Highlight
- Formatted: Font: Arial, Highlight
- Formatted: Font: Arial, 10 pt, No underline, Highlight
- Formatted: Font: Arial, Highlight
- Formatted: Font: Arial
- Formatted: Font: Arial, No underline
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial
- Formatted: Font: Arial, 10 pt, No
- Formatted: Font: Arial

- 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. This work is ongoing.
- 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. This analysis will be completed ~~for the 2009/2010 budget~~ as part of the annual budget and accompanying Capital Improvements Program (CIP).
- C. Retire debt on ~~Town Center property~~ and Harrover property. ~~Debt on the Town Center Property will be retired in 2008 with the sale of the property. The Town will continue to retire the debt on the Harrover property in annual installments.~~
- D. Retain Town Manager, ~~and Town Treasurer, and Town Planner,~~ to implement and oversee agreed projects, programs, budget and staffing priorities. This objective was completed in ~~2007~~2009.

- Formatted ... [2130]
- Formatted ... [2131]
- Formatted ... [2132]
- Formatted ... [2133]
- Formatted ... [2134]
- Formatted ... [2135]
- Formatted ... [2136]
- Formatted ... [2137]
- Formatted ... [2138]
- Formatted ... [2139]
- Formatted ... [2140]
- Formatted ... [2141]
- Formatted ... [2142]
- Formatted ... [2143]

2.6 HOUSING

GOAL Provide a variety of housing options to meet the needs of the existing population and the projected population. Work on this goal and objectives is ongoing.

OBJECTIVES

- A. Encourage a mixture of housing types and prices to meet demands of families of different ages and income levels.
- 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 they conforms with the comprehensive plan and ordinances.
 - (2) Guide housing development so that it occurs in areas readily serviceable by public facilities.
 - (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.

- Formatted ... [2144]
- Formatted ... [2145]
- Formatted ... [2146]
- Formatted ... [2147]
- Formatted ... [2148]
- Formatted ... [2149]
- Formatted ... [2150]
- Formatted ... [2151]
- Formatted ... [2152]
- Formatted ... [2153]
- Formatted ... [2154]
- Formatted ... [2155]
- Formatted ... [2156]
- Formatted ... [2157]
- Formatted ... [2158]
- Formatted ... [2159]
- Formatted ... [2160]
- Formatted ... [2161]
- Formatted ... [2162]
- Formatted ... [2163]
- Formatted ... [2164]
- Formatted ... [2165]
- Formatted ... [2166]

2.7 LAND USE

GOAL Develop a balanced program for future land use to promote the public health, safety and

- Formatted ... [2167]
- Formatted ... [2168]
- Formatted ... [2169]

general welfare. Work on this goal and its objectives is ongoing.

Formatted: Font: Arial

OBJECTIVE

A. Insure compatibility of land use. Protect residential areas from adverse aspects of commercial and industrial land use.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

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, and amend zoning districts if appropriate.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

C. Determine optimum density of development by considering: 1) environmental capacity of land; 2) capacity of public utilities; and 3) transportation networks.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

D. Coordinate Town development with development of the surrounding portion of Prince William County.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

(1) The County and Town share land around the intersection of Route 15, Interstate 66, and Old Carolina Road. 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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

(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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

(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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, No underline

2.8 COMMUNITY, CULTURAL AND HISTORIC RESOURCES

GOAL Preserve Haymarket's rich history.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

OBJECTIVE

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

A. Review and re-write the existing Historic District Zoning Ordinances if found to be in need of updating and/or strengthening.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

B. Acquire a better understanding of existing building codes and county tax incentives that encourage the reuse of historic structures.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

C. Explore incentives the Town could provide to encourage adaptive reuse.

Formatted: Font: Arial, 10 pt, No

D. Maintain the town-owned historic resources, including the Haymarket Museum, the Old Post Office, and the Sears Houses, via a capital improvement program.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

GOAL Educate the public about the history of the town and the surrounding area, as well as the benefits of preserving the town's historic resources.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

OBJECTIVE

Formatted: Font: Arial, 10 pt, No

A. Fund and support programs and research projects for the Haymarket Museum.

Formatted: Font: Arial

B. Encourage the creation of learning opportunities such as lectures, walking tours, and living history demonstrations.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

C. Create exhibits of the history of a structure that can be displayed in historic structures that are re-used as business or retail ventures.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

GOAL Promote the historic character of Haymarket. Work on this goal and objectives are ongoing.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

OBJECTIVE

Formatted: Font: Arial, 10 pt, No

A. Emphasize the history of Haymarket through events such as Haymarket Day.

Formatted: Font: Arial

B. Plan events that convey the cultural flavor of Virginia (e.g. choice of music for town concert series).

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

C. Operate the Haymarket Museum as an historic focal point for the Town.

Formatted: Font: Arial

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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

GOAL Maintain and promote the historic flavor and consistency of architectural styles in this region of Virginia from circa 1750 to 1900.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

OBJECTIVE

A. Continue to identify and document the historic resources in the Town.

Formatted: Font: Arial, 10 pt, No

B. Build on the existing architectural surveys and create an accessible and up to date register of the town's historic resources.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

C. Recognize the aesthetic and economic value of the Town's historic resources and encourage the adaptive reuse of historic structures.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

D. Evaluate and adopt methods to better serve the Town's needs with regard to its historic resources.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

PART III PLAN IMPLEMENTATION

Formatted: Font: Arial, 16 pt, No

Formatted: Font: Arial

3.1 IMPLEMENTATION AND ORDINANCES

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

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 Public Facilities, Transportation, Land Use, Natural Resources, Economy and Finance, Environmental resources, and Historical and Cultural Resources. 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 history, 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 future years.

Formatted: Font: Arial

3.2 PUBLIC FACILITIES PLAN

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

The adequacy of the Town's current facilities as relates to the ability to ensure the health, safety, beauty and prosperity of the Town, has been the subject of recent ongoing review. This review will guide the Town in determining whether the Town's facilities should be relocated, augmented or refurbished in their present location. The Town will consider the impact on services, the revitalization of Washington Street, and the social as well as recreational needs of the Town's growing population in all determinations.

Formatted: Font: Arial

~~The Town Hall and Police Station are currently located at the Town Center Property on Washington Street 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 constructing a new facility on the Harrover site. A small public green on the property is used for various community events throughout the year. The Haymarket Museum (Old Town Hall) has been accepted for listing on the Virginia Landmarks Register and the National Register for Historic Places. Accessibility improvements to the train caboose included on the museum property will begin in the fall of 2014. A third option for the Town would be to acquire and reuse the Pace West Elementary School if the County School Board moves to declare the property a surplus. However, this would move the primary offices to the Town out of the Town Center Area which would cause that area to lose some of its focus as the town center. The Harrover property at the east of Town currently serves as a passive recreation area and is used during Haymarket Day for vendor booths and entertainment. One of the two Sears buildings on the property is used to support the distribution of donated food goods by the Haymarket Regional Food Pantry. The second of the two buildings was formerly used by the Haymarket Police Department.~~

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

~~In order to attain the objectives listed in Part II, the Town may consider refurbishing the Town Center property to create a distinct municipal town center as well as developing the Harrover Property into a municipal and/or combination community / recreation center and community park, refurbish Town-owned property on Washington Street and Payne Lane, encourage the creation of a more urban town center through, and/or explore joint public/private opportunities to meet the population's growing requirements.~~

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

3.3 TRANSPORTATION PLAN

The future transportation system of the Town of Haymarket must strongly support and complement the future land use plan of the Town. Increasing internal and external pressures on the Town's transportation infrastructure require the Town to take a more proactive stance on transportation issues to facilitate ease of movement and an efficient transportation system within the Town limits. The Town must take a more aggressive approach with Regional Transportation Authorities, Prince William County and Virginia Department of Transportation to both encourage mass transit and improve the transportation infrastructure in Haymarket and its surrounds. 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. All new development should have roads constructed in accordance with VDOT standards to ensure that they are accepted in the State's road system. ▲

Formatted: Font: Arial

In conjunction with the transportation plan and the requirement to facilitate ease of traffic movement, the Town will attempt to obtain a one-year demonstration grant for the operation of a trolley system within the Town and adjacent developments. The demonstration program will be used to evaluate the impact of such a system on traffic, parking and the retail businesses in town. Funded through a grant from the Virginia Department of Rail and Public Transportation, the demonstration program will run from July 1, 2008 through September 30, 2009. Haymarket will partner with Virginia Regional Transit (VRT) to operate the system which operates similar systems in Culpeper, Loudoun County, Staunton and several other Virginia localities. The total cost of the trolley system, \$158,400 per trolley, will require a 5% match of \$7,920.00 from the town. A careful assessment during the demonstration period will determine the feasibility of continuing the program. It is anticipated that much of the town's 5% match will be paid through contributions from the business community. ▲

Formatted: Font: Arial, 10 pt, No underline, Highlight

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 needs to include various classes of major route facilities, each designated to serve a particular function. The Transportation Plan and Major Thoroughfare Map for the Town (Figure 14) is based on future land use and traffic requirements. The individual roadway classifications shown on the Major Thoroughfare Map are described below. ▲

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

FIGURE 14: Transportation Plan and Major Thoroughfare Map for the Town



Formatted: Font: Arial

Formatted: Font: Arial

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 in 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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Arterial – Arterial roadways are the major streets which serve large volumes of through traffic between

Formatted: Font: Arial, 10 pt, No underline

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.

Formatted: Font: Arial

Collector – Collector streets connect residential neighborhoods or other area of similar land use with arterial streets. They serve a 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.

Formatted: Font: Arial, 10 pt, No

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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

It is important that the Town work closely with the Regional Transportation Authorities, Prince William County and 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. 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:

Formatted: Font: Arial, 10 pt, No underline

1. Require adequate off-street parking facilities with safe ingress and egress for new commercial development within the Town. The Town should explore the possibility of a public parking lot to maintain and enhance the integrity of the commercial downtown by filling out the building blocks. The Town may consider payment in lieu of providing off-street parking which then could be applied to a public parking lot.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

3. Encourage the development of bike ways and pedestrian pathways connecting the different areas of the Town with other parts of the County.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

4. 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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

5. Work with VDOT, Prince William County and developers to make the Town "pedestrian friendly" through the development of a traffic calming program on through streets within the Town. Calming devices will include signage, plantings along the roadways, speed humps, crosswalks and continued monitoring by the Police Department. The Town will also work with VDOT to explore the feasibility of four-way stops at the intersections of Washington Street and Fayette Street and Washington Street and Madison Street.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

3.4 LAND USE PLAN

Formatted: Font: Arial, No underline

Many land 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

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

environmental and historical character of the town. By addressing the stated goals and objective, the plans serve as a guide to meet the needs and desires of the Town's residents.

Formatted: Font: Arial

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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

The planned objective includes the completion of the Washington Street Enhancement Project, the tenets of which the Town should attempt to coordinate with adjoining development during the design phase. The Town should take an active role in coordinating development in surrounding portions of Prince William County, both with County staff and those entities developing corresponding parcels. Similarly, a feasibility study regarding the annexation of or boundary line adjustment for that portion of the Greenhill Crossing subdivision currently within Prince William County and land zoned for commercial use immediately west of Route 15 should be undertaken with county staff and those entities owning or developing the corresponding parcels. A review of those parcels currently zoned residential on the north side of I-66 should also be undertaken.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline, Highlight

Formatted: Font: Arial

The Land Use Plan delineates 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 the unique character of the Town and the needs of the citizens must be protected. The Land Use Plan designates general areas for residential, commercial, industrial, public open space, and conservation uses.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

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:

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

1. All land use areas will be developed consistent with the Comprehensive Plan's Community Design Policies;

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

2. Vacant land should be developed to the Planned Land Use Map taking into consideration appropriate environmental safeguards and as adequate services can be provided;

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

3. Those areas designated for a more intense use should be redeveloped in the future only as the land use plan dictates;

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

4. Areas now being used as designated should continue unchanged and should be protected from encroachment;

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

5. Areas designated for a more intensive proposed land use classification may be developed and/or 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 the mitigation of issues unique to its location.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

6. Uses within the Industrial district should be evaluated in light of its proximity to the Conservation district as well as the adjacent developments in recent years.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

7. Additional land in Prince William County may have to be acquired through annexation or a boundary line adjustment to ensure the viability and financial stability of the Town through expansion.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, 10 pt, No underline, Highlight

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

As shown on the Planned Land Use Map (Figure 15), the Town is divided into seven (7) land use areas. The numbers of acres in each land use classification depicted on the Land Use Map are presented in Table 26. The following sections provide a more detailed description of the future land use areas planned for the Town.

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

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 eastern portions of the Town. These areas have been designated for residential growth due to the following considerations:

Formatted: Font: Arial

- 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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

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 have already been fully developed.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Commercial Categories. Neighborhood/Town Center, Transitional Commercial and Planned Interchange

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Continued scattered commercial development in the Town, with resultant problems such as parking, traffic congestion and noise, should be discouraged. 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". Consideration should be given to the addition of a transitional commercial district zone along Washington Street east of the Town Center to create a more cohesive mix of low intensity commercial uses either in existing historic structures or new structures consistent with styles that reflect a post-Civil War era.

Formatted: Font: Arial

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. 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 west from the intersection of Washington Street and Hunting Path are proposed as Neighborhood/Town Center commercial areas with a visual connection of brick sidewalks and period street furniture.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

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

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

- 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 Old Town Hall and Old Post Office buildings;

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

4. Beautification activities including additional landscaping, new street furniture (lights, benches, trashcans) and brick sidewalks;

Formatted: Font: Arial, 10 pt, No

5. The elimination of distracting signs;

Formatted: Font: Arial

6. Repair and improve maintenance of sidewalks serving the residents adjacent to the Town Center;

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

7. 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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

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. Conversions of existing residential structures to commercial uses are encouraged and should continue the open, small town atmosphere and sense of place. New structures or additions to existing structures should be permitted under the guidance of the Architectural Review Board and should take into account the impact of parking, lighting, and screening requirements of commercial uses when adjacent to planned residential areas. ~~A zoning ordinance amendment implementing this land use area is anticipated following the adoption of this plan.~~

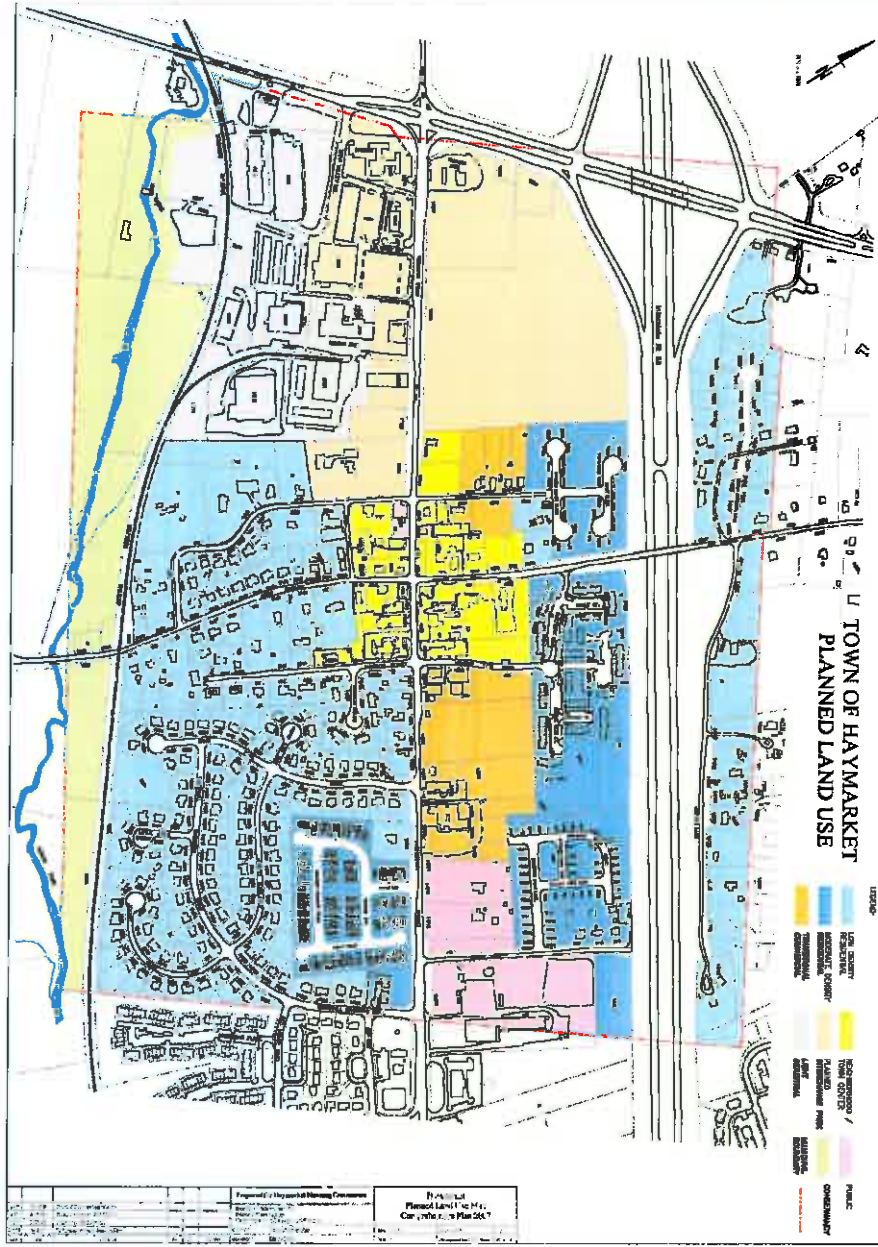
Formatted: Font: Arial

Formatted: Font: Arial, No underline

FIGURE 15: Planned Land Use Map

Formatted: Font: Arial

Formatted: Font: Arial



Formatted: Font: Arial, 10 pt, No

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 make use of existing structures when feasible; however, new structures should be permitted under the guidance of the Architectural Review Board. Rehabilitation and reuse of existing structures would reinforce the character of the Town Center as a focal point of the community, preserve property values and help check future deterioration of structures in the area.

Planned Interchange Park Category –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. More than half of the 41 + acres in the Planned Interchange Park remain undeveloped.

The key to the approach as developed by the Town Planning Commission is cluster development that includes 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.

TABLE 26: Planned Land Use in Haymarket

	2011	2012	2013	2014
Residential				
Low Density	86.77	31.82	10.22	11.77
Moderate Density	36.26	13.30	17.36	47.87
Commercial				
Neighborhood/TC	16.35	6.0	2.62	16.02
Planned Interchange	41.73	15.30	22.17	53.12
Industrial				
Light Industrial	33.15	12.16	3.13	24.52
Conservation	27.11	9.94	23.55	86.86
Transitional Commercial	15.41	5.65	7.83	50.81
Public	15.92	5.84	2.44	15.30
Total Net Land Area	272.74	100%	94.37	34.60%

Note: Acres rounded to the nearest whole number.

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 give to guiding height and bulk, screening, storm-water runoff, impacts on groundwater supplies, and the relationship of the building to the site. While it is recognized that additional employment must be promoted for Town residents, the impact of new industry on the environment and Town facilities and services must be fully studied.

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

Public/ Semi-Public Category

- Formatted ... [2170]
- Formatted ... [2171]
- Formatted ... [2172]
- Formatted ... [2173]
- Formatted ... [2174]
- Formatted ... [2175]
- Formatted ... [2177]
- Formatted ... [2178]
- Formatted Table ... [2176]
- Formatted ... [2179]
- Formatted ... [2180]
- Formatted ... [2181]
- Formatted ... [2182]
- Formatted ... [2183]
- Formatted ... [2184]
- Formatted ... [2186]
- Formatted ... [2188]
- Formatted ... [2190]
- Formatted ... [2192]
- Formatted ... [2185]
- Formatted ... [2187]
- Formatted ... [2189]
- Formatted ... [2191]
- Formatted ... [2193]
- Formatted ... [2194]
- Formatted ... [2195]
- Formatted ... [2197]
- Formatted ... [2199]
- Formatted ... [2201]
- Formatted ... [2203]
- Formatted ... [2196]
- Formatted ... [2198]
- Formatted ... [2200]
- Formatted ... [2202]
- Formatted ... [2204]
- Formatted ... [2205]
- Formatted ... [2206]
- Formatted ... [2207]
- Formatted ... [2208]
- Formatted ... [2209]
- Formatted ... [2210]
- Formatted ... [2211]
- Formatted ... [2212]
- Formatted ... [2213]
- Formatted ... [2214]
- Formatted ... [2215]
- Formatted ... [2216]
- Formatted ... [2217]
- Formatted ... [2218]
- Formatted ... [2219]

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 Planned 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 Planned Land Uses Map for public/semi-public use include:

Formatted: Font: Arial, 10 pt, No underline

1. The Pace West Elementary School Area – The school facility and surrounding property was sold by the Prince William County Board of Supervisors to a private owner in 2013. Recreation fields on the property are leased by Prince William Parks and Recreation. The private owner has rehabilitated the former school facility and it is currently used for private school, church, and professional offices use. The land adjacent to the school should be protected and maintained in the event that the the land school facility becomes available for rehabilitation for public use. Adjacent areas should be well planned to insure compatibility with the former 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 owner, 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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

2. The Town Center Area – included within this area are the Town Hall and Post Office which currently 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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

3. 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. St. Paul's Church and Parish Hall are structures that call attention to the preservation of the Town's historic environment. The church is noted in many chronicles and emulates the Town's past.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

4. Museum - The Haymarket Museum was established in 2002. It was formerly the Old Town Hall/School House/Court House built in 1893. The Museum is eligible for designation as a public Landmark. This structure protects the history of the town and should always remain a Museum under the Town's ownership. The Museum is also part of the Civil War Trails of Virginia and Journey Through Hallowed Ground Heritage Area. There are two markers located on the Museum property, which tell the history of what happened to the town during the Civil War.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

5. The Harrover Properties - These properties were acquired by the Town in order to preserve a portion of the diminishing open space and provide a viable option should the primary public facilities prove inadequate or inefficient.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

6. 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, Prince William County has initiated a bond package that will result in a community size library in the Gainesville area just north of Town on Route 15.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

7. The United States Post Office serving Haymarket is located on Route 55 just east of the town limits. The location offers on-site, off-street parking facilities, which should be adequate for the foreseeable future.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

8. Fire protection and emergency rescue services are provided by the Gainesville-

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Haymarket Volunteer Fire Department (Co.4) located 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 the entire 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 not actively used by the Fire Department and has the potential for commercial or community use and is identified as such on the land use map.

Formatted: Font: Arial

- 9. The Town maintains its own police force which is supported by the western division of the County's police department located on Wellington Road. The Town's police force does not currently patrol on a 24 hour schedule, which while adequate at this time, will need to be expanded in the future. The Department's office is currently located in the eastern Sears house on the Harrover Property.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

- 10. Public schools servicing the Town are operated by Prince William County. Haymarket children in kindergarten through fifth grades attend Tyler, ~~and Buckland Mill, and Haymarket Drive~~ Elementary Schools. Bull Run ~~and Reagan~~ Middle School encompasses grades six through eight while Battlefield Senior High School handles grades nine through twelve. All of the schools are located outside of the Town limits. The elementary schools are located east and south of the Town respectively, ~~one of two the middle schools off of Catharpin Road and second middle school and the high school north on Route 15~~. 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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

- 11. 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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

In addition to these areas, other important public and semi-public uses include the provision for parks, and other passive and active areas to be encouraged as property develops, providing both the old and new residents with the small Town environment they desire to maintain. 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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

There is currently no 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 with 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. The Pace West 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 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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

The Town's passive recreation needs are served in part 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

Formatted: Font: Arial, 10 pt, No underline

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.

Formatted: Font: Arial

Open Space Conservation Category

Formatted: Font: Arial, 10 pt

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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

3.5 NATURAL RESOURCES PLAN

Formatted: Font: Arial, No underline

Many of the items listed in this section will be reviewed, updated and revised in a future plan amendment to be undertaken in 2009.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

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 Resources 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. 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 include 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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

1. 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 non-point source pollution. To achieve this goal, the Town will pursue the following initiatives:

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

➤ 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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

➤ The Town will 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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

➤ The use of structural BMPs utilizing 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.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

➤ 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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

➤ Coordination with Prince William County and the Prince William Soil & Conservation District to ensure conformance with the Chesapeake Bay Preservation Ordinance.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

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

Formatted: Font: Arial, 10 pt, No underline

initiatives:

Formatted: Font: Arial

- The Town will enforce its Chesapeake Bay Preservation Ordinance and manage development to protect sensitive resources including non-tidal wetlands, floodplains, highly erodible soils including steep slopes, and highly permeable soils.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

- 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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, underline

Formatted: Font: Arial

- The Town will restrict development in the floodplains associated with North Fork Creek and its tributaries to protect the health, welfare, economic, and real-estate interests of the citizens of the Town.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

- The Town recognizes that a significant means of reducing non-point 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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

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 the ensure against groundwater contamination which may adversely affect the Town's biological ecosystem. To achieve this goal the Town will pursue the following initiatives:

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

- The Town will continue to work with Prince William County and 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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

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 initiative:

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

- 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.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

- The Town will work with the Prince William County Department of Public Works, Watershed Division to repair North Fork Creek through state and local riparian restoration projects.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

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:

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, underline

Formatted: Font: Arial

- Using the powers provided under the Town's Chesapeake Bay Preservation Ordinance, the Town will establish a system for the inspection and maintenance of BMP 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 and coordinate with current owners of existing BMP facilities to ensure that their facilities are functioning properly.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial, underline

Formatted: Font: Arial

- The Town should investigate the availability of public education programs aimed at reducing the incidence of non-point and point source pollution before they enter the environment.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

3.6 ECONOMY AND FINANCE PLAN

Formatted: Font: Arial, No underline

Formatted: Font: Arial

In order to both improve the financial status of the Town and address the growing demand for services, the Town must develop revenue sources and support opportunities for local employment.

Formatted: Font: Arial, 10 pt, No

Formatted: Font: Arial

The Town has recently hired both a Town Manager and Treasurer whose task, in part, is to establish and administer financial controls and administrative procedures. Those elements should improve the Town's financial condition, management of staffing priorities, documentation and ability to anticipate and address future needs.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

In the near term, the Town must evaluate its assets and their impact on the fiscal capacity of the Town. The results of that evaluation should be used to determine a course of action regarding the possible sale of select assets or the development of revenue sources to further support them.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Priority should be given to efforts directed at retiring the debt on both the Town Center and Harrover properties.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

The Town should explore state and federal programs that provide funding for public safety, preservation and housing programs, particularly grants administered by both state and federal agencies.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

3.7 CULTURAL AND HISTORICAL RESOURCES PLAN

Formatted: Font: Arial, No underline

Formatted: Font: Arial

The cultural and historic resources of the Town of Haymarket have 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 cultural and historical environment with development will assure that the Town remains a unique and pleasant community in which to live and work.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

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 upon completion of the following:

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

1. Hire an architectural historian to update and complete the Town's architectural survey for the historic district.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

The location of Haymarket at the North-South "crossroads" used by Indians and early colonial settlers, as well as by confederate and union troops during the Civil War, gives the Town a rich history which we wish to preserve. Toward that end, the Town will preserve its rich history by: (1) identifying, documenting and promoting its historic resources; (2) encouraging the adaptive reuse of historic structures; and (3) maintaining Town-owned historic resources.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

3.8 ENVIRONMENTAL RESOURCES AND INITIATIVES

Formatted: Font: Arial, No underline

Formatted: Font: Arial

The Town recognizes its requirement to be a steward of natural resources by taking innovative steps to reduce energy usage and promote sustainability. It is important that the Town take a leadership position in those areas which it can impact: energy efficiency, recycling programs, fuel efficient public vehicles, development of mass transportation options and improvement to air quality. Within those five general areas specific actions have been identified:

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Energy Efficiency:

Formatted: Font: Arial, 10 pt, No underline

Adopt energy saving procedures and devices in all Town-owned buildings and in the design of any new or renovated Town property, during 2008.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

As part of the annual Earth Day event, increase awareness regarding environmental issues through educational programs, and the demonstration of products and services. This effort will begin with the 2008 Earth Day event.

- Formatted ... [2239]
- Formatted ... [2240]
- Formatted ... [2241]
- Formatted ... [2242]
- Formatted ... [2243]

Recycling:

Develop recycling programs for the Town-owned buildings to include recycling of paper, plastics and cardboard, during 2008.

Improve the recycling collection within the Town through better promotion of the current program offered by the waste collection company, during the 2008/09 budget year.

During the annual Earth Day event and other special events provide recycling services for use by all residents including paper, electronic devices, and, if possible, household hazardous waste.

- Formatted ... [2244]
- Formatted ... [2245]
- Formatted ... [2246]
- Formatted ... [2247]
- Formatted ... [2248]
- Formatted ... [2249]

Fuel Efficient Public Vehicles:

Adopt a "green fleet" policy that includes purchase of fuel efficient vehicles and where possible, use of alternative fuels. This program will begin with the next purchase of public vehicles, scheduled in 2009/10.

- Formatted ... [2250]
- Formatted ... [2251]
- Formatted ... [2252]

Mass Transportation Options:

The Town will consider a demonstration program to develop a trolley system that will connect the Town with shopping areas, park and ride parking lots and eventually to mass transit such as a VRE station. The demonstration programs is to begin in mid-2008.

- Formatted ... [2253]
- Formatted ... [2254]
- Formatted ... [2255]

Improve Air Quality as an ongoing part of the development process within the Town:

Adopt a low impact storm water development policy that encourages the use of low impact BMP's.

- Formatted ... [2256]
- Formatted ... [2257]
- Formatted ... [2258]

3.9 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.

- Formatted ... [2259]
- Formatted ... [2260]
- Formatted ... [2261]
- Formatted ... [2262]
- Formatted ... [2263]
- Formatted ... [2264]
- Formatted ... [2265]
- Formatted ... [2266]

Zoning Ordinance

The Zoning Ordinance provides a method of creating specific controls on physical growth and design in the Town. The current ordinance has been updated to expand the reviews of the Council and assist in meeting the goals of the Comprehensive Plan. To further implement the Plan's observations, the Council may consider further regulations relating to the Historic District, commercial districts, architectural review, sign design, parking, and environmental protection. All of these texts may be further developed through a comprehensive ordinances review or on an issue by issue basis through the next five years.

- Formatted ... [2267]
- Formatted ... [2268]
- Formatted ... [2269]
- Formatted ... [2270]
- Formatted ... [2271]

Subdivision Ordinance

The Subdivision Ordinance provides for most of the developmental needs of the Town. 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.

- Formatted ... [2272]
- Formatted ... [2273]
- Formatted ... [2274]
- Formatted ... [2275]

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, constructed, altered or restored until the Architectural Review Board 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.

- Formatted ... [2276]
- Formatted ... [2277]
- Formatted ... [2278]
- Formatted ... [2279]
- Formatted ... [2280]

- Formatted ... [2281]
- Formatted ... [2282]
- Formatted ... [2283]
- Formatted ... [2284]

Capital Improvement Program

The Town recently embarked on generating a new Capital Improvement Program (CIP). Given the expense of public improvements, a CIP program is necessary if the long range public improvements of the Town are to be completed. The Town cannot rely solely on future development or in fill to provide such basic needs as sidewalks and curbs. These must be anticipated and budgeted to implement the improvements suggested in the Plan. In order to fulfill the requirements of the CIP the Town should consider expanding it's tax base with commercial and industrial development on those parcels identified on the Planned Land Use as appropriate.

Formatted: Font: Arial, 10 pt
Formatted: Font: Arial
Formatted: Font: Arial, 10 pt, No

Uniform Statewide Building Code

This document has been adopted by the Town and enforced by certified inspectors who over-see construction within the Town. The Town must continue to ensure that the inspection and permits process remains current, and provides the best possible construction to 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.

Formatted: Font: Arial
Formatted: Font: Arial, 10 pt
Formatted: Font: Arial
Formatted: Font: Arial, 10 pt, No underline
Formatted: Font: Arial

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 also focus attention on the Occoquan Policy and the mandates of the Chesapeake Bay Preservation Act, implementing and enforcing appropriate ordinances to prevent the downstream transmission of pollutants to the Chesapeake Bay area and local reservoirs. To aid in compliance, the Town has executed a contract with the Prince William Soil and Conservation District to review site plans for erosion and sedimentation.

Formatted: Font: Arial, 10 pt
Formatted: Font: Arial
Formatted: Font: Arial, 10 pt, No underline

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.

Formatted: Font: Arial
Formatted: Font: Arial, 10 pt
Formatted: Font: Arial
Formatted: Font: Arial, 10 pt, No

Chesapeake Bay Preservation Ordinance

The Town has adopted the Chesapeake Bay Preservation Ordinance which 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.

Formatted: Font: Arial, 10 pt
Formatted: Font: Arial
Formatted: Font: Arial, 10 pt, No
Formatted: Font: Arial
Formatted: Font: Arial, 16 pt, No

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 to random and piecemeal change, but rather calls for a survey and a study to be conducted every four years for adoption in the fifth year.

Formatted: Font: Arial

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

As the Town changes, the Plan must focus on the needs of the next generation without losing sight of the Town'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.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Haymarket should be commended for its ability to change with the times while essentially keeping its character as a small town community. In the past Haymarket has been the crossroads of a small community offering valuable services to the larger agricultural community surrounding it. Today, it is evolving from that small town serving the agricultural community to a small town serving the special needs of a larger growing suburban community. Although the Town's role is evolving it must strive to maintain its unique identity and foothold in the past.

Formatted: Font: Arial, 10 pt, No underline

Formatted: Font: Arial

Formatted: Font: Arial, No underline

Formatted: Font: Arial

APPENDIX A

LIST OF BUSINESSES LICENSED IN 2007

Company Name	
84 Lumber Company	Formatted ... [2285]
A & A Imports	Formatted ... [2286]
Advantage Lawn & Landscaping	Formatted ... [2287]
Alibi, LLC	Formatted ... [2288]
AM Watts Plumbing & Heating	Formatted Table ... [2289]
Andrew G. Lewis, DDS	Formatted ... [2290]
Angelic Nails, Inc.	Formatted ... [2291]
Any Comm Verizon Wireless	Formatted ... [2292]
Arlington Imports	Formatted ... [2293]
Arthur's Court	Formatted ... [2294]
ASD E&C	Formatted ... [2295]
ASD E&C, Inc.	Formatted ... [2296]
Atlantic Cleaning	Formatted ... [2296]
Automation Consultants, LLC	Formatted ... [2297]
BB&T	Formatted ... [2298]
Bell Backhoe Rental	Formatted ... [2298]
Berry Photography	Formatted ... [2299]
Black Belt College, Ltd	Formatted ... [2300]
Blackberry's Coffee Shop & Marketplace, LLC	Formatted ... [2301]
Bloom #2718	Formatted ... [2301]
Bull Run Accounting & Taxes, LLC	Formatted ... [2302]
C&S Auto Brokers, Inc.	Formatted ... [2302]
Cameron Plumbing, Inc.	Formatted ... [2303]
Capitol Fence, LLC	Formatted ... [2303]
Catfish Lewie's, LLC	Formatted ... [2304]
Century Lumber, LC	Formatted ... [2304]
Century Stair Company	Formatted ... [2305]
Come Paint With Me	Formatted ... [2306]
Contemporary Music Center	Formatted ... [2307]
Crouch's Garage	Formatted ... [2307]
Curves for Women	Formatted ... [2308]
Cypress Contracting, LLC	Formatted ... [2308]
David C. Jones, Jr., PC	Formatted ... [2309]
DayTime PlayTime, Inc.	Formatted ... [2310]
DC Metro Auto Sales	Formatted ... [2310]
De Rana, Inc.	Formatted ... [2311]
Details for the Home	Formatted ... [2311]
DIVA Enterprises, LLC	Formatted ... [2312]
Dominion Construction, Inc.	Formatted ... [2312]
Donald B. Rice Tire Co., Inc.	Formatted ... [2313]
Dr. David R. Gore, OD, PC	Formatted ... [2313]
E & L Auto Sales, Inc.	Formatted ... [2314]
Edward P. Milhous, Inc.	Formatted ... [2314]
Emerald Title & Settlement Services LLC	Formatted ... [2315]
Environmental Design Studios	Formatted ... [2315]
Exit Heritage Realty of Haymarket	Formatted ... [2316]
Expert Cleaners	Formatted ... [2316]
Export Car Connection, Inc.	Formatted ... [2317]
Foster's Grille of Haymarket, LLC	Formatted ... [2317]
Gainesville Dance Center, LLC	Formatted ... [2318]
Gainesville Professional Counseling Center	Formatted ... [2318]
	Formatted ... [2319]
	Formatted ... [2319]
	Formatted ... [2320]
	Formatted ... [2320]
	Formatted ... [2321]
	Formatted ... [2321]
	Formatted ... [2322]
	Formatted ... [2322]
	Formatted ... [2323]
	Formatted ... [2323]
	Formatted ... [2324]
	Formatted ... [2324]
	Formatted ... [2325]
	Formatted ... [2325]
	Formatted ... [2326]
	Formatted ... [2326]
	Formatted ... [2327]
	Formatted ... [2327]
	Formatted ... [2328]
	Formatted ... [2328]
	Formatted ... [2329]
	Formatted ... [2329]
	Formatted ... [2330]
	Formatted ... [2330]
	Formatted ... [2331]
	Formatted ... [2331]
	Formatted ... [2332]
	Formatted ... [2332]
	Formatted ... [2333]
	Formatted ... [2333]
	Formatted ... [2334]
	Formatted ... [2334]

	Formatted	... [2342]
	Formatted	... [2343]
	Formatted	... [2344]
	Formatted	... [2345]
	Formatted	... [2346]
	Formatted	... [2347]
	Formatted	... [2348]
	Formatted	... [2349]
	Formatted	... [2350]
	Formatted	... [2351]
	Formatted	... [2352]
	Formatted	... [2353]
	Formatted	... [2354]
	Formatted	... [2355]
	Formatted	... [2356]
	Formatted	... [2357]
	Formatted	... [2358]
	Formatted	... [2359]
	Formatted	... [2360]
	Formatted	... [2361]
	Formatted	... [2362]
	Formatted	... [2363]
	Formatted	... [2364]
	Formatted	... [2365]
	Formatted	... [2366]
	Formatted	... [2367]
	Formatted	... [2368]
	Formatted	... [2369]
	Formatted	... [2370]
	Formatted	... [2371]
	Formatted	... [2372]
	Formatted	... [2373]
	Formatted	... [2374]
	Formatted	... [2375]
	Formatted	... [2376]
	Formatted	... [2377]
	Formatted	... [2378]
	Formatted	... [2379]
	Formatted	... [2380]
	Formatted	... [2381]
	Formatted	... [2382]
	Formatted	... [2383]
	Formatted	... [2384]
	Formatted	... [2385]
	Formatted	... [2386]
	Formatted	... [2387]
	Formatted	... [2388]
	Formatted	... [2389]
	Formatted	... [2390]
	Formatted	... [2391]

- Golnek Management
- Gossom & Costello Paving Company
- Grille Concepts
- Harvey's Insurance & Financial Services, LLC
- Haymarket Baptist Church Preschool
- Haymarket Barber Shop
- Haymarket Bicycles
- Haymarket Cleaners, Inc.
- Haymarket Family & Cosmetic Dentistry, PC
- Haymarket Motors, Inc.
- Haymarket Pediatrics PLC
- Haymarket Professional Services
- Italian Enterprises, Inc.
- JTripoli, Inc.
- J&T Services, Inc.
- Karachi Auto Sales, Inc.
- KB Sewing & Design
- Kennedy Haymarket Properties, LLC
- Legend Auto Sales
- Leo J. Scolforo, Esq.
- Lifetime Family Medicine, LLC
- Long & Foster Real Estate, Inc.
- Lovell & Colville CPAs
- M & I Auto
- Madison Corner Gift Shoppe
- Mayra's Cleaning Service, LLC
- MAZ Corporation
- McCawleys Auto Glass, LLC
- McDonald's Corporation
- Melanie's Florist
- Mullins Mobile Auto Care, Inc.
- Nashima Auto Sales
- Needles in the Haymarket
- OM Enterprises, LLC
- Perry's Plumbing LLC
- Pickle Bob's
- Precision Engineering & Mfg.
- Quarles Petroleum, Inc.
- R&H Auto Sales
- Red House, LLC
- Redbox Automated Retail, LLC
- RGR, LLC
- RLS Construction Management, LLC
- Rose Roofing
- Russell R. Johnson, III
- RWK Systems, Inc.
- S&W Auto Sales
- Saddlery Liquidators
- Sam Crouch & Sons
- Scott Alan Weible, Attorney-At-Law
- Seasons of Change
- Sheehan Insurance Group, Inc.
- Sheetz, Inc. (Store 205)
- Shoppes at Haymarket, LLC
- St. Paul's Church
- Stanley F. Kayes, DDS, PC
- State Farm Insurance

Steven W. Goozh, DDS	Formatted	... [2399]
Stover Insurance	Formatted	... [2400]
Sunshine Oasis Tanning Studio	Formatted	... [2401]
Super Star Auto. Inc.	Formatted	... [2401]
Taras Techniques, LLC, Holistic Health Care Ctr.	Formatted	... [2402]
Tensi	Formatted	... [2402]
The Gift Gallery	Formatted	... [2403]
The Laminate Company	Formatted	... [2403]
The Palate Restaurant	Formatted	... [2404]
The Social Dog	Formatted	... [2405]
The Very Thing	Formatted	... [2405]
TNT Thread Designs	Formatted	... [2406]
Town & Country Auto Sales	Formatted	... [2407]
Tri-State Auto	Formatted	... [2407]
Unique Bouquets by Edee	Formatted	... [2408]
Unlimited Auto Sales	Formatted	... [2409]
USA Commercial Cleaning Service. LLC	Formatted	... [2410]
Verizon South, Inc.	Formatted	... [2410]
VS Healthy P.A.W.S. Medical Center. Inc.	Formatted	... [2411]
Wackie Fitness, LLC	Formatted	... [2411]
Webb Insurance Agency, Inc.	Formatted	... [2412]
Wolf Realty Associates	Formatted	... [2413]
Wright's Enterprises	Formatted	... [2413]
Xtreme Diamond, LLC	Formatted	... [2414]
Yen Nails	Formatted	... [2415]
	Formatted	... [2416]
	Formatted	... [2417]
	Formatted	... [2418]
	Formatted	... [2419]
	Formatted	... [2420]
	Formatted	... [2421]
	Formatted	... [2422]
	Formatted	... [2423]
	Formatted: Font: Arial	

APPENDIX B

Formatted ... [2424]

Findings from 2006 Survey of Haymarket Town Residents

Formatted ... [2425]

PART I, LIVING IN TOWN IN GENERAL

Formatted ... [2426]

I.1 HOW LONG HAVE YOU LIVED HERE

Formatted ... [2427]

- 84% have lived here 10 years or less (11% 1 or less, 54% 5 or less)
- 16% have lived here more than 10 years

Formatted ... [2428]

Formatted ... [2429]

I.2 TOP REASONS FOR MOVING TO HAYMARKET

Formatted ... [2430]

- Small town atmosphere
- Reasonable home prices
- Quiet, rural area

Formatted ... [2431]

Formatted ... [2432]

I.3 DO YOU ATTEND TOWN COUNCIL MEETINGS

Formatted ... [2433]

Formatted ... [2434]

- 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

Formatted ... [2435]

Formatted ... [2436]

Formatted ... [2437]

I.4 HAVE YOU EVER WANTED TO SERVE ON A BOARD

Formatted ... [2438]

Formatted ... [2439]

- 16% said yes and 84% said no
- Most cited lack of time as reason unable to serve

Formatted ... [2440]

Formatted ... [2441]

I.5 DO YOU KNOW HOW BOARD POSITIONS ARE FILLED

Formatted ... [2442]

Formatted ... [2443]

- 48% said yes and 52% said no

I.6 DO YOU FEEL YOU ARE INFORMED ABOUT WHAT IS GOING ON WITHIN THE TOWN

Formatted ... [2444]

Formatted ... [2445]

- 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

Formatted ... [2446]

Formatted ... [2447]

I.7 WHAT IS PRIMARY ISSUE FACING THE TOWN

Formatted ... [2448]

Formatted ... [2449]

- Growth, over-development
- Traffic
- Over-crowding (people, houses, land)
- Losing small town charm

Formatted ... [2450]

Formatted ... [2451]

I.8 HOW OFTEN DO YOU GO WALKING WITHIN THE TOWN

Formatted ... [2452]

Formatted ... [2453]

- 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

Formatted ... [2454]

Formatted ... [2455]

Formatted ... [2456]

I.9 WHAT TYPE OF HOUSING DEVELOPMENT WOULD YOU SUPPORT

Formatted ... [2457]

Formatted ... [2458]

• 3% for apartments, 8% for condo's, 11% for townhouses, 29% for small lot singles, and	Formatted	... [2459]
• 49% for large lot singles	Formatted	... [2460]
• No more houses	Formatted	... [2461]
• Only large lot singles (R1), otherwise too many people and cars	Formatted	... [2462]
I.10 OVER THE PAST SEVERAL YEARS DO YOU THINK THE TOWN GOVERNMENT HAS	Formatted	... [2463]
• become better 39%	Formatted	... [2464]
• stayed the same 35%	Formatted	... [2465]
• become worse 25%	Formatted	... [2466]
• good that the town is working to bring in more business, handle growth issues, continue to move forward	Formatted	... [2467]
• some feel the town doesn't act in the best interests of its citizens, question town council	Formatted	... [2468]
• members' motives, think it takes too long to make decisions, suggest there needs to be more organization	Formatted	... [2469]
I.11 OVERALL HOW WOULD YOU RATE THE WAY HAYMARKET IS MANAGED	Formatted	... [2470]
• 3% excellent, 58% good, 26% fair, 14% poor	Formatted	... [2471]
• Town is managed excellent – Town Center is managed poorly	Formatted	... [2472]
• Police Department problems are an issue	Formatted	... [2473]
I.12 GARBAGE COLLECTION	Formatted	... [2474]
• 93% very satisfied or satisfied and 7% dissatisfied or very dissatisfied	Formatted	... [2475]
• A few mentioned inconsistent pick-up times as an issue	Formatted	... [2476]
I.13 RECYCLING PROGRAM	Formatted	... [2477]
• 92% satisfied and 8% not satisfied	Formatted	... [2478]
• Some asked for more information, containers, wider use of program	Formatted	... [2479]
I.14 TRAFFIC CONTROL	Formatted	... [2480]
• 51% satisfied and 48% not satisfied	Formatted	... [2481]
• Traffic light big improvement, but need turn lanes	Formatted	... [2482]
• Current roads do not support growth and it's way too congested for a small town	Formatted	... [2483]
• people ignore speed limit and fly through town, putting pedestrians in jeopardy	Formatted	... [2484]
• need clearer speed signs and better enforcement	Formatted	... [2485]
I.15 ROAD SURFACE MAINTENANCE	Formatted	... [2486]
• 70% satisfied and 29% not satisfied	Formatted	... [2487]
• Old Carolina Road / Jefferson Street is a mess	Formatted	... [2488]
• Repair brick crosswalks, sidewalks and potholes	Formatted	... [2489]
• Developers should be required to provide safe passage through construction	Formatted	... [2490]
I.16 AVAILABILITY AND LOCATION OF PARKS	Formatted	... [2491]
• 40% satisfied and 60% not satisfied	Formatted	... [2492]
• Some said county parks sufficient	Formatted	... [2493]
• Long Park too crowded and too far away	Formatted	... [2494]
• Need somewhere for children to play	Formatted	... [2495]
• Many blamed developers for loss of Town's green space	Formatted	... [2496]
	Formatted	... [2497]

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

Formatted	... [2498]
Formatted	... [2499]
Formatted	... [2500]
Formatted	... [2501]

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

Formatted	... [2502]
Formatted	... [2503]
Formatted	... [2504]
Formatted	... [2505]

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

Formatted	... [2506]
Formatted	... [2507]
Formatted	... [2508]
Formatted	... [2509]
Formatted	... [2510]

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

Formatted	... [2511]
Formatted	... [2512]
Formatted	... [2513]
Formatted	... [2514]
Formatted	... [2515]

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

Formatted	... [2516]
Formatted	... [2517]
Formatted	... [2518]
Formatted	... [2519]

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

Formatted	... [2520]
Formatted	... [2521]
Formatted	... [2522]
Formatted	... [2523]
Formatted	... [2524]

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

Formatted	... [2525]
Formatted	... [2526]
Formatted	... [2527]
Formatted	... [2528]

I.24 IS MOST IMPORTANT ROAD IMPROVEMENT

Formatted	... [2529]
-----------	------------

- Widen or improve (turn lanes) Route 55 Formatted ... [2530]
- Put in sidewalks from Sheetz to Tyler, Piedmont to Somerset Formatted ... [2531]
- Widen / pave Old Carolina Road Formatted ... [2532]

I.25 SHOULD THE ENTIRE TOWN BE INCLUDED IN THE HISTORIC OVERLAY Formatted ... [2533]

- 55% yes , 45% no Formatted ... [2534]
- Many do not understand what this is Formatted ... [2535]
- Support measures to protect St Paul's Church, museum, Red Rooster, old firehouse, Winterham and older historic buildings Formatted ... [2536]
- Some said just the downtown area Formatted ... [2537]
- Historic atmosphere of the Town has been destroyed by development Formatted ... [2538]

I.26 WHAT PUBLIC SERVICE NEEDS TO BE IMPROVED Formatted ... [2539]

- Police department Formatted ... [2540]
- Parks and playgrounds Formatted ... [2541]
- Better post office Formatted ... [2542]
- Bus service to Gainesville, Manassas, Metro, MARC Formatted ... [2543]

I.27 WHAT IS THE MOST IMPORTANT CHANGE NEEDED Formatted ... [2544]

- Less growth / development Formatted ... [2545]
- Less traffic through Haymarket Formatted ... [2546]
- Get back the small town feel Formatted ... [2547]

I.28 OVERALL QUALITY OF LIFE IN HAYMARKET Formatted ... [2548]

- 92% satisfied and 8% not satisfied Formatted ... [2549]
- Traffic and growth have detracted from quality of life in last year Formatted ... [2550]
- Need restaurants and sidewalks throughout the Town Formatted ... [2551]

I.29 ANNEXATION Formatted ... [2552]

- 32% in favor and 68% opposed to annexation Formatted ... [2553]
- Most see no benefit to becoming part of the town Formatted ... [2554]
- don't want to be double-taxed on real estate Formatted ... [2555]

PART II, PUBLIC AND COMMUNITY SERVICES Formatted ... [2556]

II.1 DO YOU PATRONIZE BUSINESSES IN TOWN Formatted ... [2557]

- 88% yes and 12% no Formatted ... [2558]
- Tops are Food Lion, Sheetz, Fosters, Papa John's and dry cleaners Formatted ... [2559]
- Nearby Gainesville has everything we need Formatted ... [2560]

II.2 DAY CARE PROVIDER Formatted ... [2561]

- 10% use one in Haymarket and 90% do not Formatted ... [2562]

- Children are too old Formatted ... [2563]
- Use School After-Care Program (SAC) Formatted ... [2564]

II.3 DO SHOPS IN HAYMARKET SERVE YOUR NEEDS Formatted ... [2565]

- 11% said yes and 89% no Formatted ... [2566]
- Would like coffee shop, drug store, nice restaurants Formatted ... [2567]
- No town provides services for all your needs Formatted ... [2568]

II.4 WHAT ADDITIONAL SERVICES DO YOU WANT TO SEE IN TOWN Formatted ... [2569]

- Nice, sit-down restaurants Formatted ... [2570]
- Small drug store with pharmacy Formatted ... [2571]
- None Formatted ... [2572]

II.5 WHERE DO YOU BUY YOUR GROCERIES Formatted ... [2573]

- Less than 25% of residents buy their groceries in Haymarket Formatted ... [2574]
- 50% of residents buy their groceries in Gainesville Formatted ... [2575]
- 25% buy their groceries in other areas Formatted ... [2576]
- Many shop at food warehouses Formatted ... [2577]
- Several complained about quality at Food Lion Formatted ... [2578]

II.6 WHERE DO YOU GO FOR RECREATION Formatted ... [2579]

- area historic attractions Formatted ... [2580]
- area outdoor activities Formatted ... [2581]
- DC, Manassas, Fairfax Formatted ... [2582]

II.7 DO YOU THINK THERE IS A NEED FOR RECREATION IN TOWN Formatted ... [2583]

- 73% yes Formatted ... [2584]
- 27% no Formatted ... [2585]

II.8 WHAT KIND OF RECREATION NEEDED IN TOWN Formatted ... [2586]

- Children need someplace to have fun and learn Formatted ... [2587]
- Need picnic area and area for youth Formatted ... [2588]

II.9 WHAT TYPES OF BUSINESS DEVELOPMENTS NEEDED IN TOWN Formatted ... [2590]

- corporate retail 20% Formatted ... [2591]
- independent retail 41% Formatted ... [2592]
- office space 11% Formatted ... [2593]
- professional services 21% Formatted ... [2594]
- other 8% Formatted ... [2595]
- majority want good restaurants Formatted ... [2596]
- local, independent shops that fit in existing / under construction buildings Formatted ... [2597]
- many said no more businesses of any kind Formatted ... [2597]

II.10 DO YOU FEEL YOUR NEIGHBORHOOD IS Formatted ... [2598]

- very safe 34% Formatted ... [2599]
- reasonably safe 60% Formatted ... [2600]
- not safe 5% Formatted ... [2601]

- 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

Formatted	... [2602]
Formatted	... [2603]
Formatted	... [2604]
Formatted	... [2605]
Formatted	... [2606]
Formatted	... [2607]
Formatted	... [2608]
Formatted	... [2609]
Formatted	... [2610]
Formatted	... [2611]
Formatted	... [2612]
Formatted	... [2613]
Formatted	... [2614]
Formatted	... [2615]
Formatted	... [2616]
Formatted	... [2617]
Formatted	... [2618]
Formatted	... [2619]
Formatted	... [2620]
Formatted	... [2621]
Formatted	... [2622]
Formatted	... [2623]
Formatted	... [2624]
Formatted	... [2625]
Formatted	... [2626]
Formatted	... [2627]
Formatted	... [2628]
Formatted	... [2629]
Formatted	... [2630]
Formatted	... [2631]
Formatted	... [2632]
Formatted	... [2633]
Formatted	... [2634]
Formatted	... [2635]
Formatted	... [2636]
Formatted	... [2637]
Formatted	... [2638]
Formatted	... [2639]
Formatted	... [2640]
Formatted	... [2641]
Formatted	... [2642]
Formatted	... [2643]
Formatted	... [2644]
Formatted	... [2645]



TO: Town of Haymarket Planning Commission
SUBJECT: Amendment to the Planned Land Use Map
DATE: 09/14/15

The Planning Commission requested copies of the initiating resolution by the Town Council regarding the amendment. The resolution is attached for the Commission's reference.

ATTACHMENTS:

- RES 2015-004 Refer Comp Plan Amendment to PC (PDF)



**RESOLUTION REFERRING TO THE PLANNING COMMISSION
CONSIDERATION OF AN AMENDMENT TO THE TOWN OF
HAYMARKET, VIRGINIA, COMPREHENSIVE PLAN**

RESOLUTION #2015-004

WHEREAS, in furtherance of the purposes of the Comprehensive Plan as set out in §15.2-2223 of the Code of Virginia, the Town Council wishes to have the Planning Commission evaluate the current land use designation on the Planned Land Use Map for five parcels, currently designated as residential, fronting Washington Street, east of Madison Drive and west of St. Paul's Drive (the "Study Area"), and wishes to have the Planning Commission consider whether to amend the Planned Land Use Map to change the designated planned land use of the Study Area to commercial;

NOW, THEREFORE, BE IT RESOLVED that the Town Council hereby refers this matter to the Planning Commission to evaluate the planned land use designation for the Study Area and provide its recommendation to Council as to whether amendment of the Planned Use Map to change the Study Area's planned land use from residential to commercial is in furtherance of a coordinated, adjusted and harmonious development of the Town that will best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants; to prepare additional amendments to the Comprehensive Plan, as necessary, to implement any proposed amendment to the Planned Land Use Map; to hold a public hearing regarding said amendments, and return a recommendation to the Town Council within 120 days of the adoption of this Resolution.

Done this 4th day of May, 2015

ATTEST:



Jennifer Preli, Clerk

Voting Aye: Morris, Swinford, Woods, Caudle, Aitken

Voting Nay: 0

Abstaining: 0

Absent: Pasanello



TO: Town of Haymarket Planning Commission
SUBJECT: 1 Mile Notice - Midwood Rezoning
DATE: 09/14/15

Letter from Delegate Bob Marshall's office to PWC Board of Supervisors Corey Stewart.

ATTACHMENTS:

- Stewart-Midwood Substation (PDF)



COMMONWEALTH OF VIRGINIA

HOUSE OF DELEGATES
RICHMOND

ROBERT G. MARSHALL
POST OFFICE BOX 421
MANASSAS, VIRGINIA 20108-0421

THIRTEENTH DISTRICT

COMMITTEE ASSIGNMENTS:
FINANCE
COUNTIES, CITIES AND TOWNS
SCIENCE AND TECHNOLOGY

August 28, 2015

The Honorable Corey Stewart
Chairman, Prince William County Board of Supervisors
McCoart Administration Building
1 County Complex Court
Prince William, VA 22192

Dear Chairman Stewart:

We would like to thank you, Supervisor Candland and Supervisor Lawson for your work on the rezoning for the Midwood site and we fully support all that you are doing on that front.

We wanted to also draw your attention to the decision by the Supreme Court earlier this year in a case against Dominion by James City County. <http://www.courts.state.va.us/opinions/opnscvwp/1140462.pdf>. This decision said that the substation for a transmission line was not considered part of the transmission line but rather a separate building, subject to zoning. This allowed James City County to determine the location for the substation and thus the routing for the line in their case.

Therefore, we would like you to use whatever zoning authority you have to block the placement of the proposed substation to ensure that the substation cannot be built anywhere near the Midwood site. We believe that the use of your zoning authority to both rezone the actual Midwood site and/or to block the building of the substation near the site are the best way to ensure that a datacenter is not built at the Midwood site.

Thank you for your time and consideration. If you have any questions or concerns please contact Delegate Marshall at 703-853-4213.

Sincerely,

Delegate Bob Marshall

Senator Richard Black

RGM/ccg

Cc: Supervisor Pete Candland
Supervisor Jeanine Lawson
Mayor David Leake, Town of Haymarket
Haymarket Town Council