

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

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

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

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

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

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

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

OPPOSED:

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

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

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

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

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

Godwin: Loves the quaintness of the Town.

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

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

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

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

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

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**Denotes Action Required

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

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

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

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

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

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

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

This public hearing is closed.

Regular meeting called to order

Citizen's Time open

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

Linda Landwehr

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

Guy Gravett

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

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

Ayes: 5

Nays: 0

Absent: Jarboe

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

Sherwood Forest Subdivision

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

Town ZTAs

Carried to January 24, 2005

ARB Guidelines

Carried to January 24, 2005

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**Denotes Action Required

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

Piedmont Mews Plat of Correction

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

**Ayes: 5
Nays: 0
Absent: Jarboe**

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

**Ayes: 5
Nays: 0
Absent: Jarboe**

For the record, council comments:

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

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

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

Haymarket Station Site Plans and Proffer agreement

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

Police Report

Council asks for a schedule/calendar

Business License Application

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

**Ayes: 5
Nays: 0
Absent: Jarboe**

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

**Ayes: 5
Nays: 0
Absent: Jarboe**

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

Comments on the Harrover parcels re-zoning application:

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

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

Frogale Cash Bond release

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

**Ayes: 5
Nays: 0
Absent: Jarboe**

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

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

**A1 Personnel PC, ARB, and BZA
A1 Review performance to review
A3 Lease
A7 Consultation with town attorney
Tobias seconds**

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

**Sikorsky-Yes, Tobias-Yes, Stutz-Yes, Taylor-Yes, Garcia-Yes, Weir-Yes
Jarboe Absent**

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

- 1. Stop issuing permits for any construction activities at Haymarket Station.**
- 2. Issue a stop work order for construction activities in and about Haymarket Station. Both for violation of Centex's Proffer Agreement, site plan, and the Ordinances of the Town of Haymarket, and to direct the Mayor to send a letter to Centex Homes and its counsel notifying them of Council's intended actions and inviting them to appear to answer any questions Council may have.**

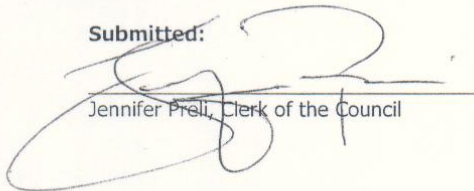
**Garcia seconds
Ayes: 5
Nays: 0
Absent: Jarboe**

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

**Tobias seconds;
Ayes: 5
Nays: 0
Absent: Jarboe**

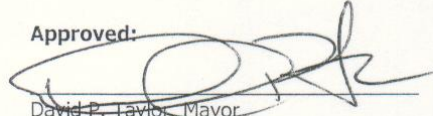
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Submitted:



Jennifer Prell, Clerk of the Council

Approved:



David P. Taylor, Mayor

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**Denotes Action Required

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

DRAFT for APPROVAL

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

TOWN OF HAYMARKET, VIRGINIA

DESIGN GUIDELINES

FOR

THE ARCHITECTURAL REVIEW BOARD

Draft as of October 11, 2004

Post Office Box 87 • Haymarket, Virginia 20168 • 703-753-2600 Fax 703-753-2800

DRAFT for APPROVAL

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1. FOREWORD

The following Guidelines have been established by the Haymarket Town Council (hereinafter, "the Town Council") to provide the Architectural Review Board (hereinafter, "the ARB") with guidelines to follow during their review procedure. Modifications to these Guidelines may be suggested by the ARB at any time, but all modifications must be reviewed and approved by simple majority of the Town Council prior to implementation.

It is the intent of the Town of Haymarket (hereinafter, "the Town"), by adoption of these guidelines, to maintain and promote the historic architectural flavor and consistency of the 18th Century Colonial Period (hereinafter, "the Colonial Period") during which the Town of Haymarket was established. 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 Colonial period.

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 Colonial Period and may utilize architectural and historic sources to recommend on any design issue not expressly defined in these guidelines.

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.

The ARB recognizes the existence and adherence of sub-division homeowners' association agreements within the town. These guidelines are in concert with other existing guidelines, however, in the event of disagreement, the ARB will consider the current architectural style of the sub-division, the location of the sub-division, the nature of the disagreement and the ruling of particular homeowners' association boards in resolving conflicting architectural change requests.

2. CERTIFICATE OF APPROPRIATENESS

The Certificate of Appropriateness is the vehicle by which an applicant receives approval for an application before the ARB. This certificate expires one year after the date of approval by the ARB if construction described in the application has not been started.

3. DEFINITION OF HISTORIC BUILDINGS

A "Historic Building" is defined as a site, foundation, building or facility (occupied or otherwise) initially constructed fifty (50) years or more from the date of consideration by

the ARB of any intent to modify, build an addition to or demolish said facility. Any site, foundation, building or facility constructed otherwise will be considered a "Non-Historic Building."

4. SPECIAL CONSIDERATIONS FOR HISTORIC BUILDINGS

An exterior addition to a Historic Building may radically alter its appearance or obscure its historic significance. When an addition is planned, it shall be designed and constructed in a manner consistent with the architecture and design elements of the period of initial construction and not detract from the character-defining features of the Historic Building.

To this end, the ARB shall examine the proposed modifications to the historical structure and weigh if such proposed modification would detract from the significance or integrity of the existing facility.

These special considerations shall be met in any renovation or addition to a Historic Building:

- a. The size and scale of the addition shall be limited so as not to compromise the integrity of the Historic Building or the surrounding structures.
- b. The alteration or addition must use materials, level of detail, fasteners, finishes and colors which are compatible with the Historic Building's period of construction and should take into account compatibility with surrounding structures.
- c. The alteration or addition must incorporate the design elements and principles from the existing or pre-existing structure.

Table 13 – Historic Structures from the Comprehensive Plan (2001) and information from the Historical Commission will be utilized as Guidelines for construction purposes.

5. DEMOLITION OF HISTORIC BUILDINGS

Section 12-353 of the Town Code covers general demolition of buildings within the Town.

6. ADDITIONS TO CONTEMPORARY AND NON-HISTORIC STRUCTURES IN THE HISTORICAL OVERLAY

As the Town of Haymarket continues to develop, it is the ARB's responsibility to monitor the aesthetic development in a manner consistent with the Colonial Period.

New constructions within the Town must have the general characteristics of the Colonial period encompassed in the design, as defined in these guidelines.

Additions or renovations to existing structures within the Town not constructed under this or previous design guidelines shall comply with these guidelines in an attempt to make these design elements common and standard amongst all properties in the Town.

To this end, the ARB shall examine the proposed modifications to any Non-Historic Building and consider if such proposed modification would detract from the Colonial Period objective.

Additionally, any exterior modification to any other Non-Historic Building within the Town shall be reviewed by the ARB to consider its compatibility with the surrounding structures.

7. COLORS

Painting shall be done using colors complementary to its surroundings as well as being appropriate for the architectural period of the Historic Building or Non-Historic Building. Colors of a building shall also take into consideration roof, foundation materials and design elements and principals. Approved color samples are available at the Town Hall, however, applicants may submit color sample(s) for ARB consideration & approval.

8. AWNINGS

Material used to construct awnings or canopies shall be limited to canvas or similar material. Vinyl, plastic or aluminum will not be considered as material for use in the construction of awnings or canopies.

9. CHIMNEYS

The exteriors of all exposed chimneys or mock-chimneys constructed in the Town shall be constructed or faced of brick or stone. The exterior design shall include a connection to the base or ground of the home and extend above the roofline.

10. BRICK AND EXTERIOR ELEMENTS

Whenever possible original siding materials shall be repaired and retained, rather than removed or covered.

Painting of brick or stone is not permitted unless, in the reasonable judgment of the ARB, the surface has deteriorated or no other method of cosmetic repair is reasonably possible.

Existing paint may be removed if done in a manner that will not damage the surface of the structure. Such method of paint removal shall be reviewed in advance by the ARB if such facility is a Historic Building.

Foundation exteriors must be comprised of wood, hardboard siding, brick, stone or concrete with a brick relief. Paneling and exposed cinder or concrete block shall not be considered.

The following materials shall be considered acceptable for exteriors of building within the Town:

- a. Wood
- b. Wood-look Vinyl Siding
- c. Hardboard Siding
- d. Stone
- e. Brick
- f. Stucco

For Wood-look Vinyl Siding, Hardboard Siding and other manufacture exterior elements, the ARB will make reasonable efforts to supply a list of selected vendors, their approved materials and a list of manufacturers. This information shall be at the Town Hall. The ARB may also consider substitutions of equal or greater quality for these materials.

All detached housing must have consistent material on fronts and sides or have a mix of materials indicative of structures built in the Colonial Period. In structures where stone or brick exteriors are combined with a wood or wood-look vinyl siding, all exposed exterior sides of the structure must have a consistent distribution of materials.

All new constructions and renovations of structures constructed in the Colonial style shall have exterior dentil moldings where appropriate and must be proportionate to the size and scale of the structure.

The ARB may consider other exterior materials at its sole discretion as long as the material is consistent with the design goals of the Colonial Period.

11. DECKS

Deck plans must be submitted to the ARB for design approval with a list of materials. The ARB will not review plans for adherence to Town or County building codes. Approved materials are pressure-treated lumber and a manufactured wood and plastic material such as TREX[®] or other similar product. Decks will be painted or stained. Due to the difficulty in specifying colors that apply to all structures, deck paint colors or stain colors must be approved by the ARB. Once painted or stained, the finish should be maintained to prevent peeling or fading.

12. FENCES AND WALLS

If walls or fencing are to be erected, colors and choice of materials shall compliment and be consistent with the design and materials of the building, taking into consideration the overall design criteria of the Colonial Period. Landscaping can be used in conjunction with these structures to strengthen their screening properties.

The only approved types of fencing available within the Town shall be of a wood or a wood-look product constructed in the manner of a picket, board or split rail fence. Wrought iron fencing is also allowed. All fences shall be of an open nature. Pickets must be separated from each other by a space equal to the width of the selected picket, not greater than three inches and not less than one inch. Additionally, the picket will not have a horizontal width of more than four and a half inches but no less than two inches. Board or Board-on-Board (six-inch board only) is permitted on rear yards only. Board-on-Board fence may be maintained within the Town as long as such construction was completed prior to the adoption of this regulation, provided that no more than twenty-five percent of the fence is replaced. All Board fences shall be scalloped with finials on posts. Low stone walls (under 3 feet in height) may also be used.

In districts zoned residential or business, the height of the fence shall comply with town ordinance. In industrial zoned areas, the fence shall not exceed seven feet but no less than three feet.

For the selection of pickets, wall and wall patterns and wrought iron fences, a sample list of approved materials and patterns are available for review at the Town Hall. Applicants may submit their design style & materials to the ARB for consideration & approval.

(Note: Proposed styles & materials should be similar or present a similar sense of form & design as to provide visual consistency throughout the Town.)

AT NO TIME WILL STOCKADE, BARBED OR RAZOR WIRE, OR ANY SIMILAR EXPOSED FENCING SECURITY DEVICE BE USED ON A FENCE WITHIN THE TOWN. AT NO TIME WILL STOCKADE, SNOW FENCING OR EXPOSED CHAIN LINK FENCING BE ALLOWED WITHIN THE TOWN.

Freestanding walls may only be constructed of brick, concrete or fieldstone. If concrete or concrete block is to be used to create a freestanding wall, it shall have a façade of brick or fieldstone around it.

Retaining walls shall be constructed of brick, concrete, fieldstone or wood. If a retaining wall is constructed of wood, a minimum of a six-inch by six-inch beams, rectangular cross-section, pressure treated wood or railroad ties must be used in its construction.

Front yard picket fences will be painted in colonial white or shades of white or will match the primary or trim color of the main structure.

The style and color of the fence or walls shall be compatible in color and style to fences or walls that it abuts.

Section 12-13 of the Town Code covers additional requirements for fences within the Town.

13. HANDICAPPED RAMPS

Handicapped ramps shall be at the rear or side of a building where possible, but shall not add any undue burden on the use of the facility by the handicapped. The ramp shall not be manufactured in a runway style perpendicular to the front façade.

14. LIGHTING

Lighting for structures in the Town shall reflect the style and era of the Colonial Period. Fixtures shall utilize an incandescent lighting source. If a more intense light source is needed, metal halide or an equivalent lighting method shall be used. In no case shall high-pressure sodium lights be permitted. Free standing lights shall not exceed sixteen feet in height and all lights shall be directed downward into the site. A combination of free standing and wall-mounted fixtures is recommended in order to yield varied levels of lighting. Utilitarian fixtures or bare bulbs shall not be permitted in the Town.

Existing light fixtures shall be utilized where possible. In the case of Historical Buildings, lighting fixtures shall be compatible with the design and era of the Historical Building. All exterior lighting schemes shall be preplanned in its entirety and such plan, with detailed specifications, must be presented to the ARB for consideration and approval.

Walkway lights and those that spotlight desirable features are acceptable so long as the fixtures are inconspicuous.

Fixtures and lumen distribution shall be included in this design. Light intensity shall be kept at the minimum necessary to provide adequate lighting.

Residential and Business Town lighting shall be in accordance with the Streetscape Plan.

15. ROOFING

Roof design, materials and textures shall be consistent with the existing structures in the Historic District. Approved roof materials include metal, composition shingle, slate or synthetic slate, and wood. Wherever pressed tin or standing seam style roofs exists, it shall be preserved and refurbished unless the cost of such preservation/refurbishing exceeds twenty-five percent of the assessed value of the structure. In any additions to

Historic or Non-Historic Buildings with existing pressed tin roofs, the same roof style shall be extended.

16. ROOFTOP SCREENING

If roof-mounted mechanical equipment is used, it shall be screened from public view on all sides. The screening material and design shall be consistent with the design, textures, material, and colors of the building. The screening shall appear as an integral part of the building.

17. TELECOMMUNICATION DISHES, DRUMS AND TOWERS

Dishes, drums or other equipment used primarily for sending or receiving of satellite or terrestrial communication larger than twenty-four inches in diameter are not permitted within the Residential or Business zoned districts. Communications dishes or drums located in an Industrial zoned district must be surrounded by fencing and obscured from view if mounted on the ground. Any exposed dish or drum mounted on a tower or monopole shall be painted white or another color defined by the ARB.

No antenna larger than twenty-four linear feet shall be constructed or attached to any building or structure within an Industrial zoned district. At no time may a device capable of transmitting more than three watts of transmission power be installed in a Residential zoned district.

At no time shall a tower or monopole be constructed within a Business or Residential zoned district.

18. SCREENING

All outdoor utilities, transformers, meters, trash dumpsters, and mechanical units shall be screened from the public view by walls, fences, landscaping or combination thereof. Where landscaping is used, it shall provide a year-round screen.

19. STREETScape

Benches, trees, trash receptacles, and streetlights may not be placed on public rights-of-way unless considered appropriate by the ARB and with approval of the Town Council.

At no time may sidewalks be constructed of material other than concrete or brick. The style and color of the sidewalk shall be consistent in material and pattern throughout the length of the street.

For the selection of patterns and materials for sidewalks, the ARB will make a reasonable effort to supply a list of approved material and patterns, and this information shall be made available for review at the Town Hall.

Mailboxes and any other parcel receptacle must be compatible with the colors and style of the buildings represented.

Placement of vending machines, to include any dispensing machine, will not detract from the architectural period of the structure. Vending and dispensing machine placement must be approved by the ARB via a submitted certificate of appropriateness.

20. WINDOWS AND DOORS

Window air conditioning units are discouraged. If they must be used, placement in a side or rear window is preferred on Historic Buildings.

Original window and door materials, on historic structures, shall be repaired and rehabilitated rather than replaced, though, if replaced, it shall be with windows and doors similar in construction and design of the windows or doors being replaced, unless such replacement would not be characteristic of the existing architectural style utilized in the structure, as judged by the ARB. Storm window and doors shall not be used unless the design allows the original window or door to show through. Sliding glass doors shall not be allowed on the front of the structure if they are visible from the street.

21. SIGN LETTERING AND STYLES

Accepted sign lettering typestyles, or fonts, are Berkely Oldstyle, Century Schoolbook, Garamond, Goudy Oldstyle, Marriage, Nicolle, Palton, Tiffany, University Roman, and Zaph Chancery. See Appendix A for a sample of each of these typestyles.

Sign sizes, placement, and overall design are covered in Chapter 58, Article IX of the Town Code. Sign shapes, colors and styles shall follow colonial examples. Appendix B contains acceptable sign styles, as long as they conform to Town Code requirements. Company icons or trademarks must conform to an accepted sign style and cannot be used as the overall sign design.

22. WASHINGTON STREET AREA SPECIAL REQUIREMENTS

Chapter 58, Article XIV of the Town Code covers additional requirements for the Washington Street Area.

23. SITUATIONS NOT COVERED

These guidelines are not designed to cover every possible situation. Architectural alterations or new construction requests that do not fall into any of the categories found in these guidelines will be reviewed for appropriateness by the ARB on a case-by-case basis

Appendix A: Sign Lettering Typestyles

Typestyle Samples

Berkely Oldstyle

ABCDEFGHIJKLMNOPQRSTUVWXYZ 1234567890
abcdefghijklmnopqrstuvwxyz \$&#?!%@

Century Schoolbook

ABCDEFGHIJKLMNOPQRSTUVWXYZ 1234567890
abcdefghijklmnopqrstuvwxyz \$&#?!%@

Garamond

ABCDEFGHIJKLMNOPQRSTUVWXYZ 1234567890
abcdefghijklmnopqrstuvwxyz \$&#?!%@

Goudy Oldstyle

ABCDEFGHIJKLMNOPQRSTUVWXYZ 1234567890
abcdefghijklmnopqrstuvwxyz \$&#?!%@

Marriage

ABCDEFGHIJKLMNOPQRSTUVWXYZ 1234567890
abcdefghijklmnopqrstuvwxyz \$&#?!%@

Nicollet

ABCDEFGHIJKLMNOPQRSTUVWXYZ 1234567890
abcdefghijklmnopqrstuvwxyz \$&#?!%@

Palton

ABCDEFGHIJKLMNOPQRSTUVWXYZ 1234567890
abcdefghijklmnopqrstuvwxyz \$&#?!%@

Tiffany

ABCDEFGHIJKLMNOPQRSTUVWXYZ 1234567890
abcdefghijklmnopqrstuvwxyz \$&#?!%@

University Roman

ABCDEFGHIJKLMNOPQRSTUVWXYZ 1234567890
abcdefghijklmnopqrstuvwxyz \$&#?!%@

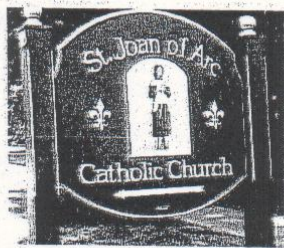
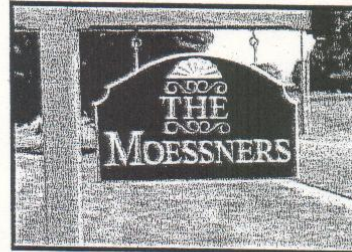
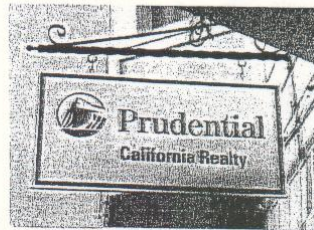
Zaph Chancery

ABCDEFGHIJKLMNOPQRSTUVWXYZ 1234567890
abcdefghijklmnopqrstuvwxyz \$&#?!%@

Appendix B: Sign Styles

The following examples demonstrate the subdued colonial style and are not inclusive of all acceptable sign styles. Any particular sign style must be approved by the ARB in a certificate of appropriateness.

Use of these images is for exemplary purpose only and is not an endorsement of any business shown. Letter typestyle will follow paragraph 21.



Please Read into the town council's January 3rd meeting

Town of Haymarket
C/O City Council
15016 Washington St.
PO Box 367
Haymarket, Virginia 20168

December 22, 2004

Dear Sir/Madame:

The residents of Haymarket Village are writing this letter in response to the proposed development of additional land by South Port / Oakridge Builders, on Bleight Drive and Washington Street, in our Town of Haymarket. We contest the proposed development for multiple reasons as listed below:

1. The land which South Port / Oakridge Builders are proposing to build additional homes on is currently zoned for large lot homes. The proposal, as put forward by the builder, is calling for the subject land to be re-zoned to build twenty-nine (29) residences. Of the twenty-nine (29) proposed residences, many would be townhouses. Our understanding is that the twenty-nine residences would be built on a little more than four acres of land. After reviewing a diagram of the proposed layout of the residences; it is evident the drawing/diagram is not to scale. The number of homes being proposed on this small parcel of land will overcrowd and diminish the attractiveness of our existing development. It was noted at the Planning Commission held December 13th; the original proposal put forward by the builder requested the building of thirty-nine (39) homes. Although the amount of homes was lowered by ten (10) homes to twenty-nine (29), at the request of the planning commission; this will still appear to be over crowded. Washington St. is the closest thing that we have to a "Main St." The cramped / overcrowding of homes, will have a negative effect on the aesthetics of our community, and may effect how people view our town.

After dealing with South Port / Oakridge Builders on multiple occasions, many of us have come to realize that the builder does not live in our community or township, and does not care about either one. It is clear by their proposal; their main concern is **PROFITS**, which is evident by their trying to get the current property re-zoned in order to cram as many homes as possible on the small plot of land.

The residents of Haymarket Village are not opposed to the development of this land, but would ask that the Town Council keep the land zoned for large lot single family homes, requiring the builder to build homes on one (1) plus acre lots of land. This would maintain/add to the towns aesthetics. In the current proposal,

the builder says it will build four "large lot homes" on Washington Street's frontage plots that measure approximately 7000 sq ft. This is not a large lot. Our collective observations from around the township, reveal most of the homes, with the exception our development, have much larger lots.

2. In addition, we contest the proposal to build townhouses in our development. The reason many of us moved from prior housing developments was to get away from townhouses and the problems often associated with them. We also oppose the building of townhouses as it will degrade the aesthetics of our development which again, will reflect poorly on our township. At the Planning Commission meeting, representatives for the builder stated that the proposed townhouses would be built inside of the development and would not be seen from Washington Street. Apparently the Planning Commission is concerned about seeing town homes from Washington St., which indicates they understand that townhouses are not aesthetically pleasing. We do not want a view of townhouses anymore than the Planning Commission members.

Another major concern regarding the proposed town homes, is the negative impact they will have upon the value of our existing homes. Many of us opted to purchase a home in a community that did not have town homes or plans to build any. We were willing to pay more for our homes and higher taxes because of this factor.

3. Safety is a concern of the current homeowners as well. Our understanding is that the builders are proposing to build the homes with three (3') to twelve (12') feet between them. We believe this will cause a significant safety risks to the public. Recent fires in the Washington DC, Virginia, and Maryland areas have shown that more homes have been lost due to close proximity, as a result of chain reactions. The potential loss could be catastrophic; not only the loss of homes but more importantly the loss of lives.

An additional safety concern is the increased traffic flow within the current development. Many of us have children, and are concerned that the added traffic flow would cause an increased risk to our children's safety.

We would like to use this opportunity to mention that several of the residents were never notified or aware of the public hearing regarding the subject proposal. As a result, several of us affected by this issue, missed the opportunity to voice our opinions and objections. Residents such as Keith Verzi, Katrin Phillips, and Tim Benjamin that attended the planning commission meeting, raised the above issues. This matter will have a **significant impact** upon all of us, and we want to be heard.

Many of us were drawn to Haymarket, because of its small town-like atmosphere, with an established government, town services, and police department which are responsive to

our needs. We find these factors more advantageous, versus a large county government which is not as responsive to its citizens.

As citizens of this township, we depend on all of you to protect and look after our interests. For the above reasons, we ask the Town Council to reconsider the proposed development in the Haymarket Village. We would also request that this letter be read into the record of the public hearing, to be held January 3, 2005.

The residents of Haymarket Village, hope all of you give this matter serious consideration and further investigate the impact that this development proposal will have on our community and township.

Respectfully submitted,
The Residents of Haymarket Village

<i>[Signature]</i>	6805 Walnut Park Lane
<i>[Signature]</i>	6809 Walnut Park Lane
<i>[Signature]</i>	14710 DREAMWALK PARK DR.
<i>[Signature]</i>	14812 CYPRESS PARK LN
<i>[Signature]</i>	14808 CYPRESS PARK LN
<i>[Signature]</i>	14808 Cypress Park Lane
<i>[Signature]</i>	14804 CYPRESS PARK LN
<i>[Signature]</i>	6713 Sycamore Park Drive
<i>[Signature]</i>	
<i>[Signature]</i>	6717 Sycamore Park Dr
<i>[Signature]</i>	6717 Sycamore Park Dr
<i>[Signature]</i>	6724 Sycamore Park Dr.
<i>[Signature]</i>	6724 Sycamore Park Dr

Calvin J. Phillips	6700 Sycamore PK Drive
Mark Phillips	6700 Spruce PK Drive
Sam L. Ford	6712 Sycamore Park Dr.
Robert J. Ford	6712 Sycamore Park Dr.
Merrell G. Evers	6738 Sycamore Park Dr.
Robert E. Cochran	14714 Dogwood Park Dr.
Mark E. Caudle	14725 Dogwood Park Dr.
Elizabeth J. Caudle	14725 Dogwood Park Dr.
Shannon Kratos	14721 Dogwood Park Dr.
Justin Kratos	14721 Dogwood Park Dr.
Robert Lane	⁶⁸³¹ 6831 Dogwood PARK LANE
Richard B. Wisel	6825 WALNUT PARK LN
Traci R. Wisel	6825 WALNUT PARK LN
Anne Vang	6817 Walnut Park Lane
John Godwin	14714 Dogwood Park Dr.
John Godwin	14745 Dogwood Park Dr.
John Godwin	6716 SYCAMORE PARK DRIVE

Antifly	6704 Sycamore Park Dr
Vicki Carr	14729 Dogwood Park Drive
Janette	14717 Dogwood Park Dr
Jerry	Same
Heath James	14709 Dogwood Park Dr.
Walt Taylor	14709 Dogwood P. Dr.
Keith Koenig	6817 Walnut Park Lane
Tin Bays	14729 Dogwood Park
Edwards	14733 Dogwood Park
Kate Pledge	14733 Dogwood Park Dr.
Ethel Boyer	14741 Dogwood Park Drive
Billy	14741 Dogwood Park Drive
Cynthia K. Qualtire	6805 Walnut Park Lane
Pat Kewel	6728 Sycamore Pk. Dr.
Robert L. Gruber	4720 Brecht Dr.
Vicki Smith	6721 Sycamore Park Dr

CC: Mayor Town of Haymarket