



ARCHITECTURAL REVIEW BOARD

REGULAR MEETING

~ MINUTES ~

Emily Lockhart, Town Planner
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, January 20, 2021

7:00 PM

Council Chambers

A Regular Meeting of the Architectural Review Board of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 7:00 PM.

Vice Chairwoman Suzanne Luersen called the meeting to order.

I. Call To Order

Due to the COV-ID 19 pandemic and Governor Northam's executive order on social distancing, Commissioner Aayush Kharel and Chairwoman Sheridan King attended this evening's meeting via Zoom from their respective homes.

Councilman Marchant Schneider: Present, Commissioner Aayush Kharel: Remote, Chairwoman Sheridan King: Remote, Vice Chairwoman Suzanne Luersen: Present, Board Member Rochele Utz: Present.

II. Pledge of Allegiance

Vice Chairwoman Suzanne Luersen invited everyone to stand for the Pledge of Allegiance.

III. Citizen's Time

There were no citizens present wishing to address the Architectural Review Board at this evening's meeting.

IV. Minute Approval

1. Architectural Review Board - Regular Meeting - Nov 18, 2020 7:00 PM

Board Member Utz moved to approve the minutes from the November 18, 2020 Architectural Review Board meeting. Councilman Schneider seconded the motion. The motion carried.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Rochele Utz, Board Member
SECONDER:	Marchant Schneider, Councilman
AYES:	Schneider, Kharel, King, Luersen, Utz

V. Agenda Items

1. ZP #2021-001 - Zandra's Patio Enclosure 14600 Washington St. Suite 146

Town Planner Emily Lockhart gave a brief update on this application. Ms. Lockhart explained that at the November meeting, the Architectural Review Board gave preliminary approval for this applicant so that they could meet a COV-ID grant funding deadline. She stated the applicant would like to enclose the patio during the colder months to provide additional seating. Ms. Lockhart gave the dimensions, color and general design of the enclosure before handing it over to the applicant who was present via Zoom. At this time, the owner of Zandra's gave a more detailed description of the enclosure. The Board Members asked additional questions regarding the design. The applicant stated that the enclosure would be up from October - March every year but asked for the Board to extend the March time frame until May this year due to the COV-ID restrictions. A short discussion followed on the request to extend the time line until May for this year only.

Councilman Schneider moved that the Haymarket Architectural Review Board approve ZP #2021-001 for the patio enclosure at 14600 Washington Street with the following conditions: 1. - that for the first year the enclosure may only be up or be in place from the last week in October through the first week in May 2021 and any subsequent years the enclosure may only be in place from the last week of October until the first week of April and 2. - the structure be maintained in good condition with any repairs be reasonably

tended to through the duration of the use. Vice Chairman Luersen seconded the motion. The motion carried by a roll call vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Marchant Schneider, Councilman
SECONDER:	Suzanne Luersen, Vice Chairwoman
AYES:	Schneider, Kharel, King, Luersen, Utz

2. Aldi Sign and Facade Architectural Package

Town Planner Emily Lockhart introduced the representative from Aldi and invited him to the podium to give the design changes that were suggested from the last Architectural Review Board meeting. Ms. Lockhart shared that her concern with the sign is that it does not meet the height within the zoning ordinance. She stated that the ARB can discuss the design of the sign but the height will have to go through a zoning matter. The representative shared the changes to the building that was suggested at the last meeting. The Board Members discussed the design changes. There was a consensus that all the changes that were made since the last meeting were great with the exception to the sign. They felt the sign under the current ordinance would fit between the second and third floor windows. Councilman Schneider stated that the Planning Commission is currently going through a zoning text amendment and suggested that the representative petition the Commission asking for a larger sign higher up on the building. Mr. Schneider stated that his concern was if the ARB approve the facade on the building and the sign doesn't get approved, then there is no use for the facade. The applicant asked for approval of the changes with the sign as presented in the drawings and if the size of the sign does not get approved then they would lower the size of the sign and place it lower on the building. Town Planner Lockhart stated that it could be at least 6-8 months before the Planning Commission gets to the allowable sign size in the zoning ordinance. A discussion continued on the sign.

After the discussion, Councilman Schneider moved to approve ZP#2020-016 for 15201 Washington Street with the following conditions: 1). Window replacement and soldier course approved as presented; 2). A single decorative accent or column be placed on the facade instead of the two as presented; 3). The Aldi sign as presented but within the ordinance standard and lowered between the first and second floor of the building and bordered by the soldier course and centered between the columns. Board Member Utz seconded the motion. The motion carried by a roll call vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Marchant Schneider, Councilman
SECONDER:	Rochele Utz, Board Member
AYES:	Schneider, Kharel, King, Luersen, Utz

3. Robinson Village Architectural Master Plan (Van Metre) 14850/14860 Washington St

Because of the difficulties in the presented in the zoom meeting, Chairman King and Commissioner Kharel joined the audio meeting through a conference call instead of via Zoom. Also, at this time Councilman Schneider made a statement recusing himself from this agenda item because of his relationship with the applicant through his job. Mr. Schneider left the building at this time.

Town Planner Emily Lockhart gave an update of the requests from the previous meeting. Ms. Lockhart stated that the applicant addressed those requests by showing the updates on the plans and drawings. Ms. Lockhart stated that she is in full support of the materials, color, architectural design and layout and would recommend approval of the Master Plan.

Board Member Utz moved that the Architectural Review Board approve the Robinson Village Townhouse Architectural Master Plan as presented at the January 20, 2021 Architectural Review Board Meeting. The approval includes the following: Color Scheme approval for the Townhouses, General Design Layout of the Townhouses, Elevations, Fence Style and Design, Light Style and Design, Playground, Entry Sign and Feature, Deck Materials and Driveway and Lead Walk Materials. Chairwoman King seconded the motion. The motion carried by a roll call vote.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Rochele Utz, Board Member
SECONDER:	Sheridan King, Chairwoman
AYES:	Aayush Kharel, Sheridan King, Suzanne Luersen, Rochele Utz
RECUSED:	Marchant Schneider

4. Robinson Village Sales Trailer

Town Planner Emily Lockhart shared that the Sales Trailer would be located at the front of the property on a commercial site that has not yet been developed. She stated that the trailer would serve as the sales trailer for not only the Robinson Village development but for the development just outside the Town limits. The representative from Van Metre stated that the trailer would remain on the site until a model is built at approximately the end of the year.

At this time because of the difficulty in the Zoom streaming, Town Planner asked for a brief recess in order to get all participants off Zoom audio and into a conference call. After the recess, there was a more detailed explanation from the developer in regards to the time frame that the sales trailer would remain on site. There was also discussion about the sales trailer itself and the landscaping on the site.

Board Member Utz moved that the Architectural Review Board approved the Architectural design of the sales trailer for the Van Metre project at Robinson Village as well as the landscaping plan as presented at this evening's meeting, January 20, 2021, with the understanding that the applicant will need to meet all zoning requirements prior to the installation of the sales trailer. Vice Chairman Luersen seconded the motion. The motion carried by a roll call vote.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Rochele Utz, Board Member
SECONDER:	Suzanne Luersen, Vice Chairwoman
AYES:	Aayush Kharel, Sheridan King, Suzanne Luersen, Rochele Utz
RECUSED:	Marchant Schneider

5. Transform Power Yoga Architectural Master Plan

At this time, Councilman Schneider rejoined the meeting.

Town Planner Emily Lockhart shared that the materials samples were available at the table. She stated that she would pass them around the dais or they could go to the table to view them as well. Ms. Lockhart introduced the applicant and explained that even though the video of the zoom meeting is running, the audio is through a conference call. She invited the applicant to speak on the design of the building.

The applicant stated that the design of the yoga studio is a proposed 2 phased project. Phase one would be 2 yoga studios, some admin offices and a juice bar. Phase Two will be a second story addition with additional class rooms and administrative areas. The applicant stated that the design influence and character is one of tranquility in nature so the building is curved walls and a lot of glass for natural lighting. The materials used will be steel, concrete and wood finished that will be warm yet higher tech finishes. At this time, Ms Lockhart passed around the wood samples that was referenced.

The ARB discussed the design of the building. Chairman King stated that even though the design is a bit more modern than what is typical in the Town and after looking at all the notes provided, the design is permitted. She also said that since the building sets off Washington Street and is not primarily visible, the design adds a unique character to the Town itself. Commissioner Kharel agreed with Ms. King's opinion of the design. Councilman Schneider stated that, although he agrees with the overall statements already said, with the building being off the main path through Town it could push the envelope a little with something a little more contemporary and unique. He stated that he looked up the Community Design Standards in the Comprehensive Plan where it states that the ARB will encourage developers to move away from cookie cutter designs and more styles that reflect the post Civil War era. He continued to state that modern or industrial designs are not consistent with the historic district that are not appropriate. He also said after looking that the Town's zoning ordinance requirements, it reflects that a building or structure that will promote the general welfare by generating business,

attracting tourist, students, new residents, stimulating interest in the study or architecture and design. He stated that with that said, he feels that the Architectural Review Board has the policy support to consider this design. Vice Chairwoman Luersen agreed with all the comments made. Board Member Utz did not have any comments on the design. A discussion continued with the representatives regarding their design. There was a discussion on the landscaping and having a soft approach to the building and the materials that will be used on the outside of the building. There was also a discussion on the lighting, signage, the dumpster pad site and more landscaping details that would come to the Architectural Review Board at a later time. With no further discussion, Councilman Schneider stated that he could draft a motion.

Councilman Schneider moved that the ARB approve ZP#2021-002 for 6700 Hunting Path Road subject to the architectural drawings submitted with the application and contingent upon future applications that will address the landscaping, the building and parking lot lighting, signage and the materials and location of the dumpster pad. Chairman King seconded the motion. Councilman Schneider re-iterated the reasons for support on this design for the building. With no further comments, the motion carried by a roll call vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Marchant Schneider, Councilman
SECONDER:	Sheridan King, Chairwoman
AYES:	Schneider, Kharel, King, Luersen, Utz

6. 2021 Meeting Schedule

Town Planner Emily Lockhart gave the ARB the 2021 meeting schedule. She stated that there are no conflicts of meetings dates with federal or stated observed holidays.

7. Motion to approve the meeting schedule

Board Member Utz moved to the 2021 Meeting Schedule as presented. Chairman King seconded the motion. The motion carried.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rochele Utz, Board Member
SECONDER:	Sheridan King, Chairwoman
AYES:	Schneider, Kharel, King, Luersen, Utz

VI. Old Business

Town Planner Emily Lockhart gave updates on the McDonald's site plan for a second drive thru. She also gave some updates on gateway signs for the Town that may come up at a future meeting.

VII. New Business

Town Planner Emily Lockhart shared that there are potential new businesses that would take over some empty spaces within the Town and that those businesses may come in for sign applications.

VIII. Planning Commission Updates

Town Planner Emily Lockhart gave the Planning Commission updates from their previous meeting. Ms. Lockhart shared that the Planning Commission denied the SUP for 30 condominiums and that it will be on the Town Council agenda to their next meeting. She also stated that Crossroads Village has applied for 2 SUP's which will be before them at a public hearing at their next meeting. Lastly, Ms. Lockhart shared that the Planning Commission has been working on the Zoning Text Amendment and that they may be bring some items to the ARB for review as it applies to the Zoning Ordinance.

IX. Town Council Updates

Councilman Schneider gave the Town Council updates. He stated that the voucher program was well received and was a success along with the video that was put out featuring some of the businesses in the Town. He stated that the Town Council is also looking at a possibility of putting a DMV Select office in the Town building. Mr. Schneider also gave the hotel updates and that the developer will be walking the site with some of the Council.

X. Adjournment

With no further business before the Architectural Review Board, Board Member Utz motioned to adjourn with a second by Councilman Schneider. The motion carried.

1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Rochele Utz, Board Member
SECONDER:	Marchant Schneider, Councilman
AYES:	Schneider, Kharel, King, Luersen, Utz

Submitted:

Approved:



Kim Henry, Clerk of the Council



Sheridan King, Chairwoman

