



ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
~ MINUTES ~

Emily Kyriazi, Town Planner
http://www.townofhaymarket.org/

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, October 19, 2022

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.

Councilman Marchant Schneider called the meeting to order.

I. Call To Order

Councilman Marchant Schneider: Present, Vice Chairwoman Suzanne Luersen: Present, Commissioner Robert Hallet: Present, Board Member Stacy Curran: Present, Vice Chairman Benjamin Barben: Present.

II. Pledge of Allegiance

Chairman Marchant Schneider invited everyone to stand for the Pledge of Allegiance.

III. Citizens Time

Chairman Schneider welcomed the local high school government class who was present at the meeting to observe how the meeting is conducted. Mr. Schneider gave the class a brief explanation about the Board and their responsibilities to the Town.

There were no citizens at the meeting wishing to address the Architectural Review Board.

IV. Minute Approval

1. Architectural Review Board - Regular Meeting - Sep 21, 2022 7:00 PM

Commissioner Hallet moved to adopt the minutes for the regular scheduled meeting on September 21, 2022. Board Member Curran seconded the motion. The motion carried.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Robert Hallet, Commissioner
SECONDER: Stacy Curran, Board Member
AYES: Schneider, Luersen, Hallet, Curran, Barben

V. Agenda Items

1. Motion to Take Item Off the Table

Zoning Administrator Emily Kyriazi shared that the ARB requested to table the decision at the previous meeting so that the applicant could provide additional information and so that they could conduct a site visit. Mrs. Kyriazi stated that the Board conducted the visit earlier that evening in which the additional information was provided.

Mrs. Kyriazi asked Chairman Schneider to take the item off the table by motion.

Chairman Schneider moved to take agenda item the demolition permit application for 14997 Walter Robinson Lane off the table and up for discussion. Commissioner Hallet seconded the motion. The motion carried.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Marchant Schneider, Councilman
SECONDER: Robert Hallet, Commissioner
AYES: Schneider, Luersen, Hallet, Curran, Barben

2. Demolition Permit Application Cont.- 14997 Walter Robinson Lane

Chairman Schneider gave a brief report on the site visit that was conducted earlier. He stated that earlier that evening the ARB visited the site with the representatives for D.R. Horton, the developer, and two members of the Robinson Family. He stated that the family shared that the house was built in 1902 and a number of the members of the family had lived there. He also

shared that later several additions were put on the house. He continued by stating that the Board toured the inside of the house and saw the general layout of the building. Mr. Schneider stated that typically the Board would consider a demolition permit prior to the subdivision for the project was made. He added that construction of a new house has already been approved for that particular parcel. Zoning Administrator Emily Kyriazi noted that there was an original site plan approval approximately early 2005 with the request on some updates on the site plans. Chairman Schneider gave a list of information that was requested from the last meeting. Mr. Schneider opened up a discussion from the Board. Mr. Schneider asked if the Board would want to consider giving an opportunity for the building to be relocated which would be on the burden of the interested party. A short discussion followed. Mr. Schneider provided options of approving the permit with conditions provided in the agenda packet.

Board Member Luersen moved that the ARB approve COA ZP#2022-1019 to demolish the single-family structure at 14997 Walter Robinson Lane, subject to the following Conditions of Approval and Findings for Approval as presented on Page 93 of the agenda. Board Member Curran seconded the motion. The motion carried by a roll call vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Suzanne Luersen, Vice Chairwoman
SECONDER:	Stacy Curran, Board Member
AYES:	Schneider, Luersen, Hallet, Curran, Barben

3. Sign Application - Planet Fitness

Prior to the consideration of this item, Chairman Schneider introduced the new Town Planner, Thomas Britt. Mr. Britt gave a brief biography and his role in the Town's needs as the Town Planner. Zoning Administrator Emily Kyriazi provided assistance to Mr. Britt on the sign permit application updates. Mrs. Kyriazi shared that Planet Fitness will be occupying the one half of the old Food Lion building with Aldi occupying the other half of the building. Mrs. Kyriazi referred to page 104 of the agenda packet with the staff report regarding the application. She stated that the sign was one of the standard signs to be consistent with the existing Aldi sign by using the same facade. She also shared that since the Aldi sign approval, there was a zoning text amendment that addressed sign permits by allowing internal illuminating signs. Mrs. Kyriazi gave the floor to the applicant to give a brief report on the design and layout of the sign. The sign would be LED illuminated and reduced in size per comments from staff. The applicant stated that he realized that the signs are white faced lettering throughout the shopping center but would like the Board to consider the branding color associated with Planet Fitness similar to the colored logo that Aldi has. He gave details on the sign and dimensions. After the report, he asked for any questions from the Board. There is a short discussion on font and color.

Commissioner Hallet moved that the Board approve the COA for ZP #2022-1020, as presented, with the exception of white lettering for Planet Fitness Signage proposed at 6707 Lea Berry Way. Board Member Luersen seconded the motion. The motion carried by a roll call vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Robert Hallet, Commissioner
SECONDER:	Suzanne Luersen, Vice Chairwoman
AYES:	Schneider, Luersen, Hallet, Curran, Barben

4. Exterior Modification and Sign Application - 14845 Washington Street

Town Planner Thomas Britt gave a brief report for the exterior modification and sign application for 14845 Washington Street. Mr. Britt shared that the property addressed is zoned transitional commercial. He shared that the applicant would like to install a new white picket fence, a new sign and new siding on the building. Mr. Britt introduced the applicant and invited him to the podium to answer any questions from the ARB. Questions from the ARB consisted of fencing materials which would be a composite material, location of siding replacement, and the dimensions and placement details of the sign on the property. The ARB discussed the details of the sign. The ARB also discussed the height of the fence and moving the fence back away from the perimeter of the property and having the sign against the property line outside the fence.

Zoning Administrator Emily Kyriazi provided her concerns regarding the sign placement and fence height and placement. Chairman Schneider asked the Board for any suggestions or alternatives on how to address the fence placement other than moving the fence back. Board Member Curran the scale of the placement of fence and sign is overwhelming. A discussion followed on allowable height regulations stated within the Zoning Text Amendment.

Chairman Schneider moved to approve COA for ZP #2022-1012, for M&M Exteriors, LLC fence, siding, and signage proposed at 14845 Washington Street as amended to require that the sign be located in front of the fence adjacent to Washington Street with the sign height be limited to 6.5 feet. Board Member Curran seconded the motion. The motion carried by a roll call vote.

RESULT:	ADOPTED [4 TO 1]
MOVER:	Marchant Schneider, Councilman
SECONDER:	Stacy Curran, Board Member
AYES:	Marchant Schneider, Suzanne Luersen, Stacy Curran, Benjamin Barben
NAYS:	Robert Hallet

5. Crossroads Village Center, Pulte Townhouse Redesign

Zoning Administrator Emily Kyriazi asked for a recess so that Pulti Group could get their presentation ready. After the recess, Zoning Administrator Emily Kyriazi introduced the representatives from Pulti who came before the Architectural Review Board to ask for a design change on the town homes located at the back end of the Crossroads Village Center Development. Mrs. Kyriazi shared that the representatives have brought the original approved design for the ARB to see the comparison with her report being attached. She had the representative show the map of the development. After Mrs. Kyriazi showed the approved design plans for the building in the front portion of the development, she gave the floor to the representatives for the presentation. The representatives showed the differences in the old approved design plan and their requested changes. They shared that they are working with the same style that was approved previously. They shared that they update their products frequently to keep up with the market preference and taste. They shared that the changes will have cleaner lines, some modern door styles, introduction of some new types of materials on the front of the elevations, and upgraded side elevations. They showed the rear and front loading building differences. The representatives also provided the material changes and the requested color changes.

Chairman Schneider asked about the changes to the end units facing Washington Street and the I-66 ramp. The representatives answered stating that the water table on the bottom of the end units which would be high visibility accents and changes on the side windows. Mr. Schneider asked for something to break up the end caps and suggested possibly faux windows. Board Member Barben asked if there any renderings. The representatives did not have any renderings currently available. Mr. Barben stated that he would like to see how the end units would look like with the commercial buildings surrounding them so he could visually see how it would look. Zoning Administrator Kyriazi pulled up the overall sight plan so that Mr. Barben could visualize the height differentials of the buildings on the property. Mrs. Kyriazi showed the site plan to the ARB and gave specific details of each building on the site. Additionally, there was a discussion on the back units and front porch entrances, the walk up to the units, There was also a discussion on the changes to the color schemes. The representatives shared that the desired colors are not too much different than what was originally approved. Mrs. Kyriazi stated that the updated appears darker than original renderings and to show the ARB the true colors.

After the discussion on the requested proposals, the Architectural Review Board asked for the representatives to come back to the November meeting to discuss the following: the high visibility elevations on the southern units and the northern units closest to I-66, variations along the line, any brick work that can be carried around to the end units or any ideas on breaking up the massing, the masonry treatment ideas, and work with landscaper for breaking up the end caps. The ARB thanked the representatives for their time.

6. Town Hall/Police Department Building Sign Design

Town Planner Thomas Britt shared with the ARB the request to put up new signs on the Town Hall building. Mr. Britt gave a graphic and dimensions of the signs that would be above the

Police Department and Town Hall doors. A short discussion followed on the lettering by changing to channel lettering. Mrs. Kyriazi recommended that there be a black border around the sign to set it apart. There was also a discussion about the lighting above the lettering. A discussion also followed on placing the logo branding for each department. Mrs. Kyriazi provided her recommendation of a wall mounted sign with a black border and gooseneck lighting. Mrs. Kyriazi asked for direction from the Board of the faux lighting above the windows on the police department side.

Chairman Schneider moved to approve the sign permit as discussed with a wall mount sign with a black border with gooseneck lighting above all doors and eliminating any unnecessary lighting. Board Member Curran seconded the motion. The motion carried by a roll call vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Marchant Schneider, Councilman
SECONDER:	Stacy Curran, Board Member
AYES:	Schneider, Luersen, Hallet, Curran, Barben

VI. Old Business

Zoning Administrator Emily Kyriazi shared that Town Clerk Kim Henry will be reaching out in scheduling a date for training in November.

VII. New Business

Zoning Administrator Emily Kyriazi shared that there are no new items coming before the Board.

VIII. Planning Commission Updates

Commissioner Hallet shared that the Planning Commission addressed the required zoning text amendment on the CBPA and recommended the subject be forwarded to the Town Council.

IX. Town Council Updates

Schneider shared that the citizens of Haymarket should be receiving a real estate tax refund from the FY22 surplus. Mr. Schneider gave a Haymarket Day wrap up report. He stated that it was a success. Commissioner Hallet thanked the Police Department on the parking passes and traffic control through Longstreet Commons.

X. Adjournment

With no further business before the Architectural Review Board, Board Member Barben moved to adjourn with a second by Commissioner Hallet. The motion carried.

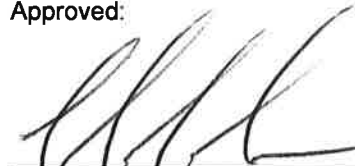
1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Benjamin Barben, Vice Chairman
SECONDER:	Robert Hallet, Commissioner
AYES:	Schneider, Luersen, Hallet, Curran, Barben

Submitted:

Approved:


Kimberly Henry, Clerk of the Council


Marchant Schneider, Chairman