



ARCHITECTURAL REVIEW BOARD

WORK SESSION
~ MINUTES ~

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

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, June 16, 2021

6:00 PM

Council Chambers

A Work Session of the Architectural Review Board of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 6:14 PM.

Chairwoman Sheridan King called the meeting to order.

I. Call to Order

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

II. Agenda Items

1. Historic Overlay District Discussion

Town Planning Assistant, Samantha Lewis, handed out re-rendered maps of the various historic district overlay maps from 2013. Ms. Lewis explained that in 2013, the ARB recommended a revised historic district overlay and then the Planning Commission, using the ARB recommended map, provided another version. The orange council map presented includes present day recommendations from Town Planner, Emily Lockhart. Ms. Lockhart explained the reason for these present day amendments was to take out the properties that have HOA's. Ms. Lockhart invited Councilman Schneider to impart some institutional knowledge regarding the versions of these maps. Councilman Schneider explained the goal of the reduction in the historic district overlay was to reduce staff paperwork, and the revised overlay was meant to only include the main corridors and gateway areas. The hybrid plan of the PC and ARB was taken to Council in 2014 and ultimately voted down over concerns that properties taken out would not be allowed back in.

Ms. Lockhart opened the floor for member discussion. Mr. Schneider asked that the overlay follow existing and future property lines. Ms. Lockhart noted the overlay would include Karter School, and a discussion would have to be had to include or exclude four town homes immediately behind Karter School. Some business zoned parcels were included to protect the residential viewshed. Chairwoman King clarified the process for home improvements for homes not included in the overlay. Ms. Lockhart explained a small change such as painting the house, would no longer be an ARB concern, but rather an HOA matter. Mr. Schneider suggested that the Planning Commission make performance standards for fences and other items in the zoning ordinance for properties that do not fall in the future reduced overlay. Chairwoman King asked if any HOA requirements are different than what is required by the ARB. Ms. Lockhart is unaware of that, but will request the information in order to check. Ms. Lockhart explained even if the HOA allows something different from the town, residents still have to follow the Town's zoning ordinance. Ms. Lockhart and Ms. Lewis will come back at the next meeting with visuals to demonstrate which properties would be visible in the viewshed. Mr. Schneider outlined the primary parcels to be included in the overlay are the corridors, commercial and transitional lots, and viewshed from the major historic resources which Fayette Street has the largest collection, from Winterham to just before Jefferson. Ms. Lockhart said there is no set timetable for this revised overlay. There is a goal for August for a recommended revised overlay.

2. Sign Ordinance Discussion

Ms. Lewis spoke to the work session members regarding the sign ordinance. Ms. Lewis explained that the sign definitions now live in the Sign Article. Awning and canopy signs were removed because they were not being utilized. Marquee signs were taken out due to the nature of the sign. Prohibited signs were cleaned up and clarified. Ms. Lewis suggested that the wall signs in the gateway sign zoning area be increased to 16 square feet in area which is more in line with surrounding towns. Councilman Schneider pointed out that two sides of the Washington Street in the gateway area have two different standards. Mr. Schneider suggested allowing businesses in the B-2 to have a larger sign size, similar to the standards of the I-1

district, if the parcel is set back far enough from the road. Chairwoman King agreed and acknowledged there have been changes in the town since the sign ordinance was written. Ms. Lockhart suggested ending the discussion here and asked the members to read through the sign ordinance draft and add any comments.

III. Adjournment

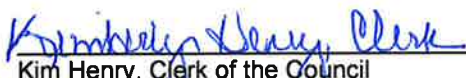
Chairwoman King made a motion to adjourn the meeting. Councilman Schneider seconded the motion. The motion carried.

1. Motion to Adjourn

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

Submitted:

Approved:


 Kim Henry, Clerk of the Council


 Sheridan King, Chairwoman