



TOWN OF HAYMARKET PLANNING COMMISSION
REGULAR MEETING
~ AGENDA ~

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

15000 Washington Street, Suite 100
Haymarket, VA 20169

Tuesday, January 21, 2020

7:00 PM

Council Chambers

I. Call To Order

II. Pledge of Allegiance

III. Public Hearing - Van Metre Amended SUP

IV. Citizen's Time

V. Minute Approval

1. Planning Commission - Work Session - Dec 16, 2019 6:00 PM
2. Planning Commission - Regular Meeting - Dec 16, 2019 7:00 PM

VI. Agenda Items

1. Van Metre Amended SUP

VII. New Business

VIII. Old Business

IX. Architectural Review Board Update

X. Town Council Update

XI. Adjournment



TOWN OF HAYMARKET PLANNING COMMISSION

WORK SESSION ~ MINUTES ~

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

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, December 16, 2019

6:00 PM

Council Chambers

A Work Session of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 6:00 PM.

Chairman Matt Caudle called the meeting to order.

I. Call To Order

Chairman Matt Caudle: Present, Councilman Steve Shannon: Present, Commissioner Nicholas Pulire: Present, Commissioner Aayush Kharel: Present, Commissioner Pearl Carter-Bush: Present.

II. Comprehensive Plan Work Session

1. Comprehensive Plan Working Document

The Town of Haymarket Planning Commission started working on updating the Comprehensive Plan. Town Planner Emily Lockhart stated that she would like the members of the Planning Commission to bring back their 5 top priorities of what they see is important to them for the Town at the next meeting based on the discussion at the evening's meeting. She stated that the staff will do a citizens survey as well to gather information. She stated that once they establish the 5 tops vision or mission statements, it will help guide the document. Once the 5 priorities are set, they will schedule meetings for the public, both formal and informal. Ms. Lockhart stated that there should be a good vision and mission statement. A discussion followed on the vision and mission statement. Ms. Lockhart also shared that she will be working with the Architectural Review Board on the historic portion of the Comprehensive Plan by updating a historic inventory list. There was a suggestion from Councilman Shannon to establish, set and don't not alter the public hearings. Ms. Lockhart suggested that the Commission schedule work sessions at 6 pm before the Planning Commission Regular Monthly meetings for the purpose of working on the Comprehensive Plan. Ms. Lockhart stated that for the next meeting they will work on the Introduction, top priorities, vision and mission statements. The Commission asked for updated zoning and mapping of in town developments.

III. Haymarket Hotel Venture, LLC Discussion

Town Planner Emily Lockhart displayed the site plan for the hotel for the Commission to review and ask questions to the applicant who was in attendance. There was a question about the entrance for the hotel off of Fayette Street instead of Payne. The applicant stated that the entrance was dictated by VDOT. There was also a question about parking in case of an event and the hotel is booked at capacity since the parking requirements is just over the allowable space per room. The applicant stated that they would internally work with another business to accommodate the overflow parking. There was also a discussion on the sidewalk. The applicant stated that there would be a brick sidewalk along Jefferson Street. Councilman Shannon suggested that the sidewalk be stamped concrete that looks like brick on Jefferson Street. Town Planner Lockhart shared that the Architectural Review Board approved the final submittal at their last meeting. Ms. Lockhart shared that the applicant has adequately addressed the landscape buffering from the Town's ordinance. A question was raised about signage notifying the traveler where the entrance is. The applicant addressed the question with the requirements given to them from VDOT. There was also a discussion on the subject of sidewalk near the corner of Fayette Street and Payne Lane. There was a discussion about dust and debris during construction. Ms. Lockhart stated that the applicant would need to follow Prince William County regulations. The applicant also stated that they have strict guidelines that would be followed as well.

Chairperson Matt Caudle asked to have a joint meeting with the Architectural Review Board to discuss the subject of signage not only in the Comprehensive Plan but also on this project. Ms. Lockhart stated that she would bring that up at the next Architectural Review Board meeting for a possible March meeting.

Minutes Acceptance: Minutes of Dec 16, 2019 6:00 PM (Minute Approval)

IV. Adjournment

1. Motion to Adjourn

| | |
|------------------|--|
| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Steve Shannon, Councilman |
| SECONDER: | Nicholas Pulire, Commissioner |
| AYES: | Caudle, Shannon, Pulire, Kharel, Carter-Bush |

Submitted:

Approved:

Kimberly Henry, Clerk of the Council

Matt Caudle, Chairperson

Minutes Acceptance: Minutes of Dec 16, 2019 6:00 PM (Minute Approval)



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ MINUTES ~

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

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, December 16, 2019

7:00 PM

Council Chambers

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

Chairman Matt Caudle called the meeting to order.

I. Call To Order

Chairman Matt Caudle: Present, Councilman Steve Shannon: Present, Commissioner Nicholas Pulire: Present, Commissioner Aayush Kharel: Present, Commissioner Pearl Carter-Bush: Present.

II. Pledge of Allegiance

Chairman Matt Caudle asked everyone to stand for the Pledge of Allegiance followed by a moment of silence.

III. Minute Approval

1. Planning Commission - Regular Meeting - Oct 21, 2019 7:00 PM
Councilman Shannon moved to approve the minutes of the Planning Commission Regular Meeting for October 21, 2019. The motion was seconded by Commission Member Carter- Bush.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Steve Shannon, Councilman
SECONDER: Pearl Carter-Bush, Commissioner
AYES: Caudle, Shannon, Pulire, Kharel, Carter-Bush

2. Planning Commission - Regular Meeting - Nov 18, 2019 7:00 PM
Councilman Shannon moved to approve the minutes of the Planning Commission Regular Meeting for November 18, 2019. The motion was seconded by Commission Member Kharel.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Steve Shannon, Councilman
SECONDER: Aayush Kharel, Commissioner
AYES: Caudle, Shannon, Pulire, Kharel, Carter-Bush

IV. Citizens Time

Marie Turner, Fayette Street, expressed her disappointment from the discussion at the Work Session in regards to the entrance of the hotel. Ms. Turner stated that she has been to ARB meetings and Town Council Meetings asking for a consideration to have the entrance to the hotel come off of Payne Lane instead of Fayette Street due to traffic concerns.

V. Agenda Items

1. Haymarket Hotel Venture, LLC Final Site Plan

Town Planner Emily Lockhart recapped the discussion from the Work Session on the site plan for the hotel. She stated the applicant answered concerns from the Commission and also addressed citizens concerns that have been raised. She stated that both Councilman Shannon and Commissioner Kharel brought to the Commission the concerns from the Town Council and Architectural Review Board, respectively. Ms. Lockhart also addressed the entrance. She stated that VDOT assigned the entrance to be on Fayette Street and asked that the Town consider sharing the entrance with the hotel. Ms. Lockhart continued stating that it would mean that the Town would need to move the caboose and relocate it, which would be very costly. She stated that the applicant filed an exception with VDOT to not share entrances. She also stated that the

Minutes Acceptance: Minutes of Dec 16, 2019 7:00 PM (Minute Approval)

applicant would be installing sidewalk along Washington, Fayette, Jefferson Streets as part of the improvements. Ms. Lockhart stated the address would be recognize as 15001 Washington Street and that there was a discussion on navigation to the entrance. She also stated there was a discussion on overflow parking, the lighting in the parking lot as well as on the streets, including the corner of Fayette and Payne Lane, and landscaping buffers. Ms. Lockhart stated that she and the Town Engineer have worked on the plans extensively. She shared that the Town Engineer has signed off on the final plans being ready for conditional approval. The conditional approval would be on VDOT, DEQ and PWC Service Authority providing all of their comments. If any of their comments would change the site plan presented, Ms. Lockhart stated that those plans would come back to the Planning Commission for review and consideration. There was a question about the entrance that was raised earlier during citizens time. Ms. Lockhart asked that the applicant to podium to explain the entrance. He addressed the subject of the shared entrance. He stated there is no obligation for the Town to consider a shared entrance. He stated that they were required by VDOT to bring the Town into the conversation about a shared entrance. In regards to the Payne Lane entrance, the applicant stated that in working with VDOT the Fayette Street entrance would have the least effect. He stated that there was infrastructure concerns when considering the entrance on Payne.

Councilman Shannon moved that the Planning Commission conditionally approve the Haymarket Hotel Final Site Plan. The approval is conditional on the approval of the Final Site Plan from the outside agencies to include: VDOT, DEQ and Prince William County Service Authority. Also with the condition that light fixtures be added on Fayette Street to properly light the pedestrian sidewalks along the street. The motion was seconded by Commissioner Pulire. The motion carried by a roll call vote.

| | |
|------------------|--|
| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Steve Shannon, Councilman |
| SECONDER: | Nicholas Pulire, Commissioner |
| AYES: | Caudle, Shannon, Pulire, Kharel, Carter-Bush |

VI. New Business

Town Planner Emily Lockhart shared with the audience that the Planning Commission had their first Comprehensive Plan Work Session earlier in the evening. She stated that the Planning Commission will have additional work sessions for the next 6 months before the Regular Meeting. She shared that the goal is to involve the public, in addition to working with the Town Council and the Architectural Review Board, in updating the Comprehensive Plan for the Town of Haymarket.

VII. Old Business

Town Planner Emily Lockhart shared that the Van Metre project is currently being addressed by the Town Council. She shared that the public hearing was continued to the January regular monthly meeting in order for the Town Council to hear any additional comments from the citizens.

VIII. Architectural Review Board Update

Commissioner Kharel gave an update from the last Architectural Review Board meeting. He stated that they approved some business sign applications and the Hotel Venture last submittal on signage and lighting. He also shared that the ARB had a discussion with St. Paul's Episcopal Church on ideas for replacing the door at the church.

IX. Town Council Update

Councilman Shannon gave the Town Council updates. He shared that the Town Council talked about closing the first entrance to the McDonald's. Mr. Shannon shared that McDonald's does not want to close the first entrance. Town Planner Lockhart stated that she would be working with the owners of the property and may have additional information available in the future. Councilman Shannon also shared that the Town Council will be issuing a letter to the property owners of 14881 Washington Street about the color of the roof. Lastly, Councilman Shannon shared that the Town Council approved an ordinance to impose penalty and interest on delinquent meals tax.

Minutes Acceptance: Minutes of Dec 16, 2019 7:00 PM (Minute Approval)

X. Adjournment

Councilman Shannon moved to adjourn the evening's meeting. The motion was seconded by Commission Member Kharel.

1. Motion to Adjourn

| | |
|------------------|--|
| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | Steve Shannon, Councilman |
| SECONDER: | Aayush Kharel, Commissioner |
| AYES: | Caudle, Shannon, Pulire, Kharel, Carter-Bush |

Submitted:

Approved:

Kimberly Henry, Clerk of the Council

Matt Caudle, Chairman

Minutes Acceptance: Minutes of Dec 16, 2019 7:00 PM (Minute Approval)



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

Emily K. Lockhart
TOWN PLANNER
ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning Commission
FROM: Emily K. Lockhart, Town Planner
DATE: January 15, 2020
SUBJECT: Special Use Permit Request – Van Metre, 38 Residential Townhomes

UPDATED:

Applicant, Van Metre Communities, LLC, has amended their Special Use Permit Request to alter the layout of the 38 townhouses. The updated layout has been proposed to accommodate the addition of a commercial two-story building along Washington Street; the previously proposed by-right use will remain on site as well. The applicant will be present at the January 21st meeting to discuss the updates and the changes.

APPLICATION SUMMARY:

Applicant, Van Metre Communities, LLC, has requested a Special Use Permit for the Smith Property – 6701 Hunting Path Road, 14860 Washington Street, and 14850 Washington Street - to construct 38 residential townhomes in the B-1 zoning district. The proposed townhomes would occupy the north half of the property and abut the Longstreet Commons neighborhood (see attached Special Use Permit Plan). The south portion of the property abutting Washington Street, would be occupied by a B-1 commercial use.

Land Summary:

- Site Address: 6701 Hunting Path Road, 14860 Washington Street, and 14850 Washington Street.
- Acreage: 4.8 acres (designated to SUP use, additional acreage designated to commercial use)
- Current Land Status: Undeveloped
- Zoning District: B-1, Town Center
- Historic Resources on Site: based on the Cultural Resources Study three artifacts were found dating back to the prehistoric time period, late 18th/19th century and 19th/20th century. Based on these artifacts and the opinion of the Thunderbird Archeology – *“the site lacks research potential and is not eligible for listing in the National Register of Historic Places under Criterion D, no further work is recommended in association with the site.”* (Thunderbird Archeology, page i).

The Zoning Ordinance requires the following standards are considered and met prior to approval.

- (1) *The proposed use at the stipulated location shall be in accordance with the official policies of an adopted comprehensive plan, and with any specific element of such plan.*
- (2) *The proposed use shall be in accordance with the general purpose and intent of the applicable zoning district requirements.*
- (3) *The proposed use shall not adversely affect the use or values of surrounding properties and structures.*
- (4) *The proposed use shall not adversely affect the health, safety or general welfare of persons residing or working in the neighborhood.*
- (5) *Pedestrian and vehicular traffic generated by the proposed use shall not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*
- (6) *Utility, drainage, parking, loading and other necessary facilities provided to serve the proposed use shall be adequate.*

Staff Analysis of these standards can be found below;

Special Use Permit Standards (Sec 58-1.7, (d)):

1. *The proposed use at the stipulated location shall be in accordance with the official policies of an adopted comprehensive plan, and with any specific element of such plan.*

Commercial/Residential Blend East of Town's Center

*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. 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. 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.*

The Town Comprehensive Plan adopted in 2008, designates the properties as Planned Transitional Commercial. Our current Zoning Ordinance allows for townhouses as a by-right use in the transitional commercial district, thus creating a direct conflict with the intent of the Comp Plan for low-intensity commercial uses on this property with adequate buffering.

Furthermore, the properties are currently zoned B-1, Town Center District, and the addition of townhouses in the B-1 would be in direct conflict with the Comprehensive Plan's intent.

While the Comprehensive Plan and Zoning Ordinance have conflicting definitions and designations of transitional commercial and the intent for the property, the proposed project would actively work to achieve blending of residential to commercial along Washington Street and secondary streets.

2. *The proposed use shall be in accordance with the general purpose and intent of the applicable zoning district requirements.*

Sec. 58-10.1. - Intent.

The Town Center District, B-1, provides primarily for retail shopping and personal services to be developed either as a unit or in individual parcels oriented to attracting pedestrian shoppers, tourism and local convenience. Recognizing the economic value of the existing historical area, it shall further be the intent of the district to encourage the retention and rehabilitation of structures and uses in the district that have historic and/or architectural significance. The range, size, hours of operation, lighting, signs and other developmental aspects of permitted uses may be limited in order to enhance the general character and historic nature of the district.

While the Zoning Ordinance allows applicants and landowners to request a special use permit for townhouses and multi-family dwellings, the proposed 38 townhouses do not conform with the general intent of the B-1 Zoning District purpose as stated above. The townhouses would allow an opportunity to blend the residential and commercial zoning in an area that was planned as transitional commercial in the 2008 Comprehensive Plan. The proposed townhouse neighborhood would not provide commercial uses that would attract pedestrian users, rather it would create an additional pedestrian base.

As proposed on the GDP all other zoning district requirements have been met to include; height, setbacks, parking, landscaping and other requirements as set forth in the Ordinance. As noted on the GDP, upon further research and engineering these proposed improvements are subject to change, however will be in keeping with the requirements.

3. *The proposed use shall not adversely affect the use or values of surrounding properties and structures.*

Currently, there are no known adverse effects on the use or values of the surrounding properties and structures. Further economic analysis and research will need to be completed to determine the effects on use and value.

Surrounding Properties abutting the Special Use Request include; Longstreet Commons, Haymarket Baptist Church, VCA Healthy Paws, and Dr. Kayes Dental Office.

The proposed townhouse neighborhood would provide a buffer for the Longstreet Commons neighborhood and any new commercial construction on the remainder of the Smith Property. This “buffer” could be viewed as a benefit to the existing homes that abut the Smith Property.

4. *The proposed use shall not adversely affect the health, safety or general welfare of persons residing or working in the neighborhood.*

The proposed townhouse project is not anticipated to adversely affect the health, safety, or general welfare of those residing and working in the neighborhood. The proposed townhouses are new construction and shall conform to current building code regulations and all site development will be analyzed and held to current standards.

5. *Pedestrian and vehicular traffic generated by the proposed use shall not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

The proposed use will create additional vehicular trips per day throughout Town. The entry/exit for the property is positioned on Washington Street, prior to the Hunting Path Road turn lane. The proposed trip generation as stated in the Pennoni Traffic Impact Statement dated, June 21, 2019 for the multifamily housing at 38 dwelling units is projected to be 304 trips (Table 3: Trip Generation, page 6, Pennoni). The am peak hour trip generation is expected to be 23 trips while the pm peak hour is expected to be 26 trips (Pennoni, page 13). While the by-right uses are projected at 782 trips for general office use at 73,000 sq. ft facility and 2,606 trips for a 30,000 sq. ft shopping center and restaurant (Table 3: Trip Generation, page 6). For the complete traffic impact statement data please review the Pennoni Report attached.

6. *Utility, drainage, parking, loading and other necessary facilities provided to serve the proposed use shall be adequate.*

As shown on the generalized development plan the applicant has accounted for adequate utilities, drainage, parking, loading and other necessary improvements on the site. Specifically, the applicant has proposed a stormwater retention dry pond at the east property line abutting the rear of several townhouses, the Haymarket Baptist Church property, the proposed daycare facility on site and the VCA Clinic. The applicant has provided adequate parking for the proposed residents by means of driveway parking, street parking and visitor parking on site.

STAFF RECOMMENDATION:

Staff recommends approval of the Special Use Permit request as it is amended. The amendment allocates additional layout space for a commercial structure while maintaining the original intent and integrity of the plan previously approved.

Draft Motion:

“I move the Planning Commission recommend approval to the Town Council for the Van Metre Special Use Permit request as presented in the amended application.”

Or an alternate motion.

NOTES:

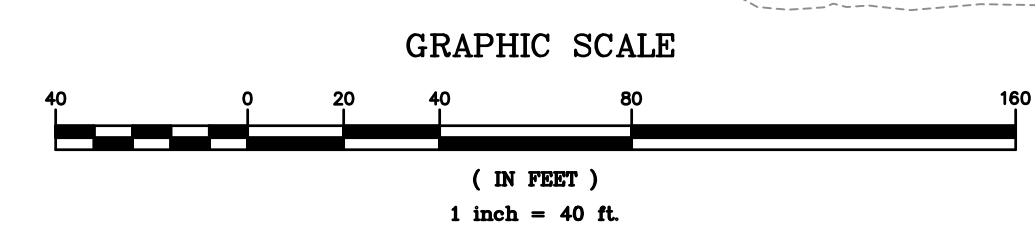
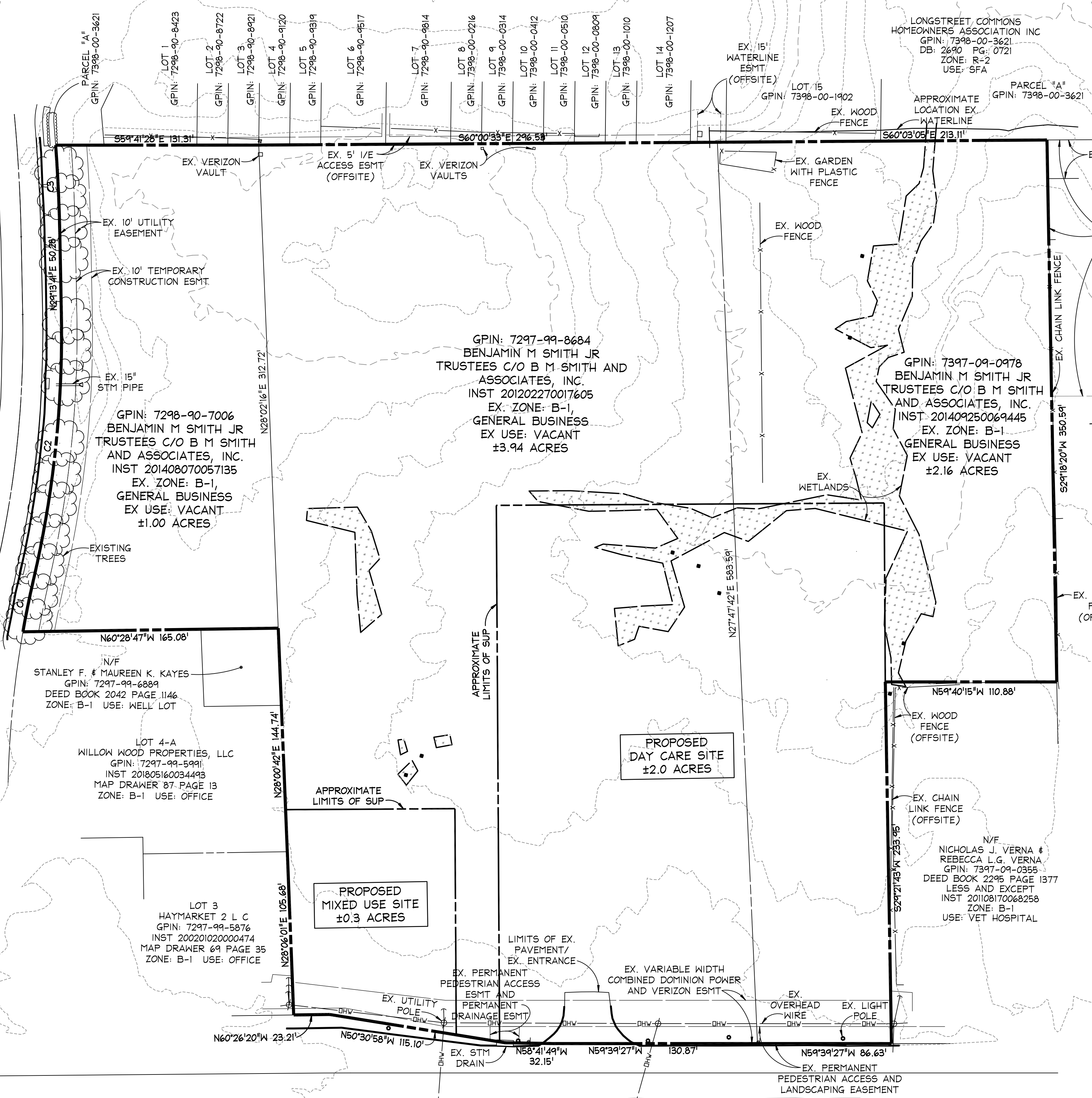
- 1) TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. A1801168, EFFECTIVE DATE: JANUARY 4, 2019, REVISED FEBRUARY 7, 2019.
- 2) THE PROPERTIES DELINEATED ON THIS PLAN ARE LOCATED AT GPIN: 7298-90-7006, (A PORTION OF) GPIN: 7297-99-0978, AND (A PORTION OF) GPIN: 7397-99-8684 AND ARE ZONED: B-1, GENERAL BUSINESS.
- 3) THE EXISTING BOUNDARY AND EXISTING CONDITIONS ARE SHOWN HEREON IN ACCORDANCE WITH AN ALTA SURVEY PREPARED BY THE ENGINEERING GROUPE INC. IN JANUARY 2019.
- 4) THE SUBJECT PROPERTY LIES WITHIN ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP NUMBERS 5153C0059D AND 5153C0067D, EFFECTIVE DATE: JANUARY 5, 1995.
- 5) PHYSICAL IMPROVEMENTS SHOWN IN ALONG THE PUBLIC RIGHT-OF-WAYS WERE LOCATED USING PHOTOGRAMMETRIC MAPPING.
- 6) TOPOGRAPHY IS SHOWN HEREON IN ACCORDANCE WITH PRINCE WILLIAM COUNTY GIS DATA.

CURVE TABLE:

| CURVE | RADIUS | ARC | DELTA | TANGENT | CHORD BEARING | CHORD |
|-------|-----------|---------|-----------|---------|---------------|---------|
| C1 | 650.00' | 34.99' | 3'05'02" | 17.50' | N41°49'53"E | 34.98' |
| C2 | 700.00' | 172.82' | 14'08'43" | 86.85' | N36°18'03"E | 172.38' |
| C3 | 1,105.00' | 58.83' | 3'03'01" | 29.42' | N27°42'10"E | 58.82' |

N/F
KENNEDY HAYMARKET PROPERTIES LLC
C/O SHEEHAN INSURANCE GROUP
GPIN: 7298-90-5413
INST 200603130041706
ZONE: B-1 USE: VACANT

HUNTING PATH ROAD
(FORMERLY MELTON DRIVE)
(50' WIDE)



The Engineering Groupe Inc.
Engineers | Surveyors | Planners
www.enggroupe.com
South Office: 4909 Colchester Highway, Fredericksburg, VA 22407
West Office: 21004 Summit Drive, Suite 300, Ashburn, VA 20147
11580 Colchester Highway, Washington, VA 22192

| NO. | DATE | COUNTY REVISIONS |
|-----|------|------------------|
| | | |
| | | |
| | | |

EXISTING CONDITIONS
SMITH PROPERTY AT HAYMARKET
TOWN OF HAYMARKET, VIRGINIA
Attachment: Smith Property SUP 202000102 (002) (4317 - Van Metre Amended SUP)

| DATE | ACTION | ENGINEERING GROUPE PROJECT STATUS | DATE | PROJECT STATUS |
|---------|-----------------------------|-----------------------------------|----------------|----------------|
| 1/2/20 | REVISED PER COUNTY COMMENTS | | APRIL 12, 2019 | |
| 10/8/19 | REVISED PER COUNTY COMMENTS | | | |
| 6/11/19 | REVISED PER COUNTY COMMENTS | | | |

SCALE: 1"=40'
DESIGNER: DA
DRAFTSMAN: DMB
FILE NO.
SHEET 2 OF 4

NOTES:

- 1) THE LAYOUT, AS SHOWN HEREON, IS CONCEPTUAL, SUBJECT TO MODIFICATIONS BASED ON ADDITIONAL RESEARCH INTO EXISTING CONDITIONS, TOWN OF HAYMARKET ZONING/DESIGN STANDARDS AND FINAL ENGINEERING.
- 2) STORMWATER MANAGEMENT AREAS, AS SHOWN HEREON, ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
- 3) IN ACCORDANCE WITH SEC. 58-8.8, THE SIDE YARDS HAVE BEEN INCREASED FROM 15' TO 18' TO ACCOMMODATE THE EXTRA DISTANCE REQUIRED TO DEVELOP A THREE STORY STRUCTURE.
- 4) ALL FRONT LOAD TOWNHOUSE REAR YARDS WILL BE FENCED.
- 5) STREET LIGHT LOCATIONS, AS SHOWN HEREON, ARE PRELIMINARY, SUBJECT TO MODIFICATIONS IN ACCORDANCE WITH DESIGN STANDARDS AND FINAL ENGINEERING.
- 6) ENTRANCE SIGN WILL BE DESIGNED IN ACCORDANCE WITH TOWN OF HAYMARKET ZONING STANDARDS, SEC. 58-15.10.
- 7) REQUIRED BUFFER AREAS WILL BE MODIFIED IN ACCORDANCE WITH THE WAIVER APPLICATIONS FOR BUFFER MODIFICATIONS AND APPROVAL OF SAID WAIVERS BY THE TOWN OF HAYMARKET PLANNING COMMISSION AND TOWN COUNCIL.
- 8) FUTURE COMMERCIAL AREA, AS SHOWN HEREON, MAY INCLUDE SECOND STORY RESIDENTIAL UNITS WHICH WILL BE SUBJECT TO A SEPARATE SUP APPLICATION.

N/F
KENNEDY HAYMARKET PROPERTIES LLC
C/O SHEEHAN INSURANCE GROUP
GPN: 7298-90-5413
INST 200603130041706
ZONE: B-1 USE: VACANT

COMMERCIAL STANDARDS (B-1):

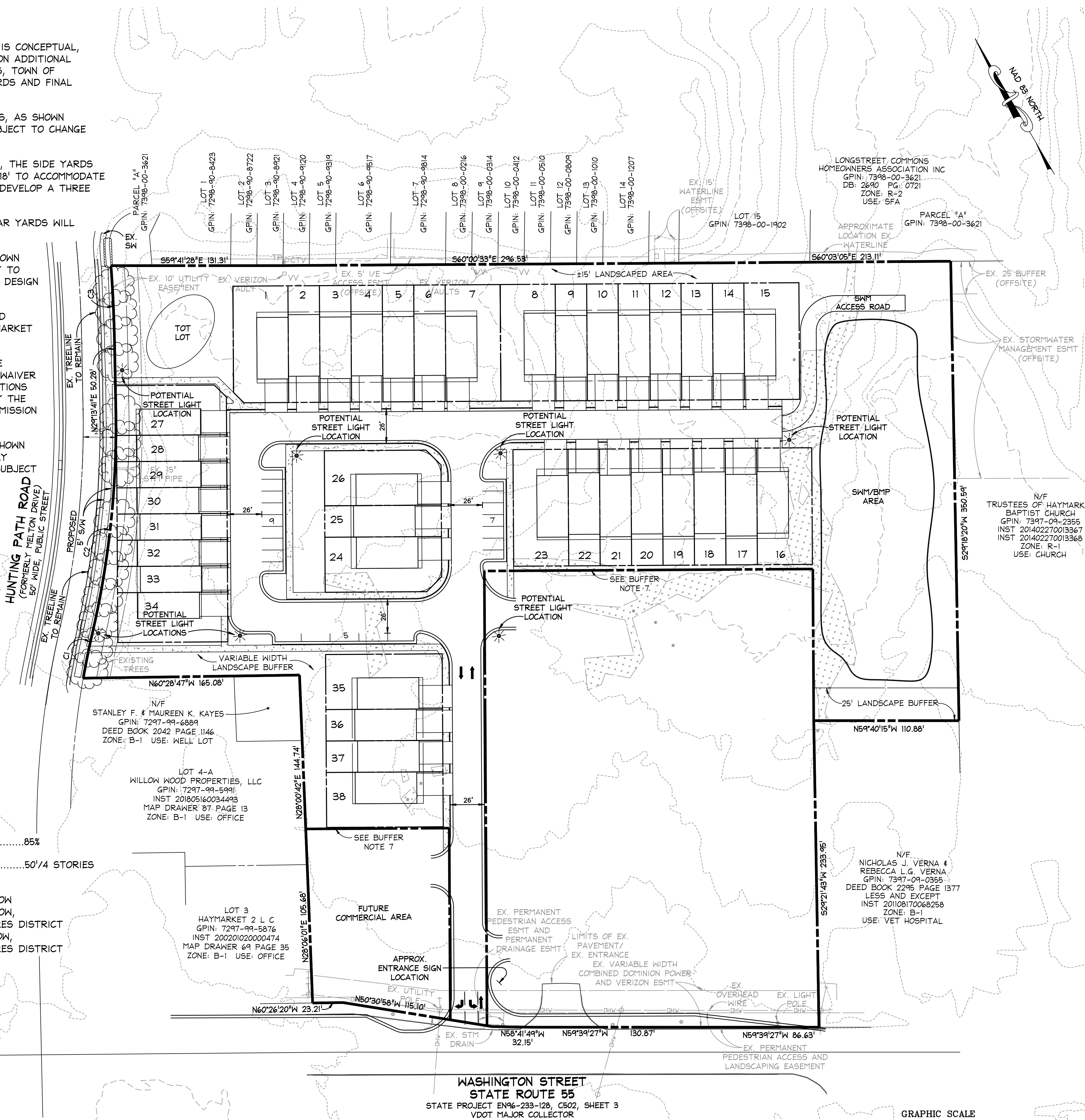
MAX. LOT COVERAGE.....85%
MAX. HEIGHT.....50 1/4 STORIES

SETBACKS AND YARD REGULATIONS:

FRONT.....5' FROM ROW
SIDE.....5' FROM ROW,
25' FROM RES DISTRICT
REAR.....5' FROM ROW,
25' FROM RES DISTRICT

CURVE TABLE:

| CURVE | RADIUS | ARC | DELTA | TANGENT | CHORD BEARING | CHORD |
|-------|-----------|---------|-----------|---------|---------------|---------|
| C1 | 650.00' | 34.99' | 3°05'02" | 17.50' | N41°49'53"E | 34.98' |
| C2 | 700.00' | 172.82' | 14°08'43" | 86.85' | N36°18'03"E | 172.38' |
| C3 | 1,105.00' | 58.83' | 3°03'01" | 29.42' | N27°42'10"E | 58.82' |



DEVELOPMENT SUMMARY:

PARCEL GPINS.....7298-90-7006,
7297-99-8684 (A PORTION),
7397-09-0978 (A PORTION)
SUP AREA.....±4.75 AC
7298-90-7006: 1.00 AC
7297-99-8684: 2.26 AC
7397-09-0978: 1.57 AC

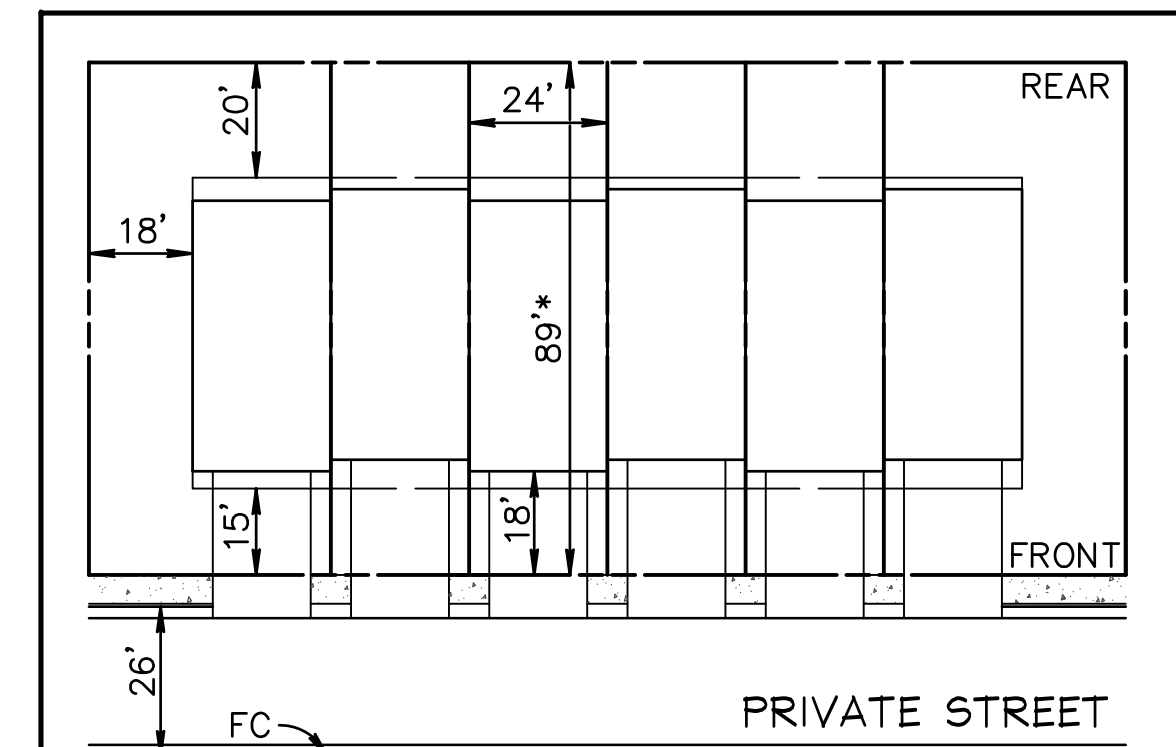
EXISTING ZONE.....B-1
PROPOSED ZONE.....B-1 (WITH SUP)

PROPOSED USE.....TOWNHOUSE
MAXIMUM DENSITY.....8 DU/AC, 38 LOTS
(4.75 AC x 8 DU/AC=38 LOTS)
TOTAL LOTS SHOWN.....38 TOTAL
(30 FRONT LOAD,
8 REAR LOAD-LOTS 27-34)

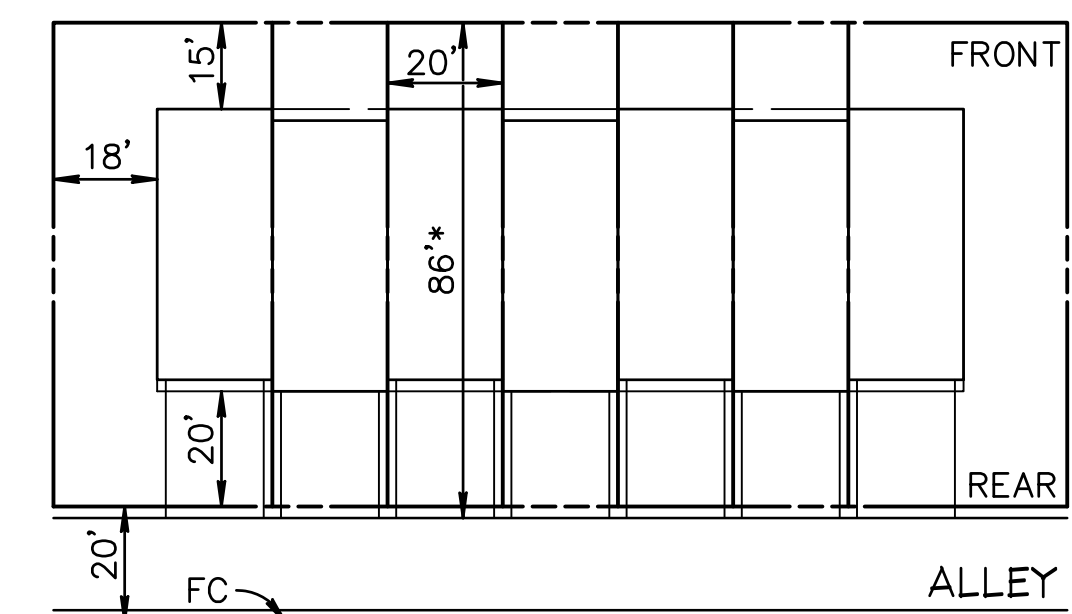
TOWNHOUSE STANDARDS (R-2): ±4.8 ACRES

MIN. AVERAGE LOT AREA.....2,000 SQ. FT.
AVERAGE LOT AREA PROV'D.....±2,500 SQ. FT.
MAX. LOT COVERAGE.....40% (1.9 AC)
LOT COVERAGE PROV'D.....44% (2.1 AC)
MIN. LOT FRONTAGE.....20', 35' END UNITS
LOT FRONTAGE PROV'D.....20'/24', 38'/42' END UNITS
MAX. HEIGHT.....2.5 STORIES / 35'
PROP. BLDG HEIGHT.....3 STORIES, 40' MAX.
(SEE NOTE 3)

YARDS:
FRONT.....15'
SIDE.....18' (SEE NOTE 3)
REAR.....20'
PARKING REQUIRED.....86 SPACES (2.25 SP/DU)
PARKING PROVIDED.....106 SPACES
(76 GARAGES/DRIVEWAYS, 30 SURFACE)



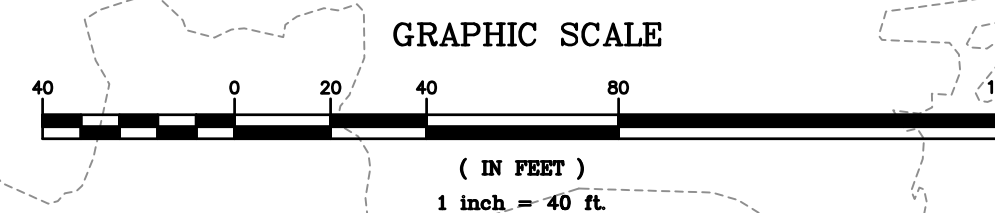
**TYPICAL LOT DETAIL:
SINGLE FAMILY ATTACHED
FRONT LOAD
(NOT TO SCALE)**



**TYPICAL LOT DETAIL:
SINGLE FAMILY ATTACHED
REAR LOAD
(NOT TO SCALE)**

* LOT DEPTH AS SHOWN IS APPROXIMATE, SUBJECT TO CHANGE WITH FINAL ENGINEERING.

**WASHINGTON STREET
STATE ROUTE 55**
STATE PROJECT EN96-233-128, C502, SHEET 3
VDOT MAJOR COLLECTOR
(VARIABLE WIDTH)



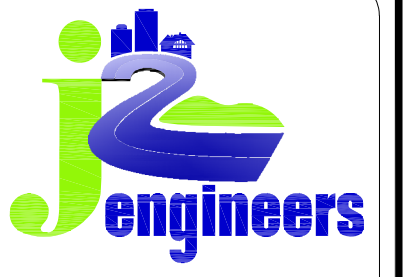
| ENGINEERING GROUP | PROJECT STATUS |
|-------------------|-----------------------------|
| 1/2/20 | REVISED PER COUNTY COMMENTS |
| 10/8/19 | REVISED PER COUNTY COMMENTS |
| 6/11/19 | REVISED PER COUNTY COMMENTS |
| DATE | ACTION |

| | |
|------------|----------------|
| DATE: | APRIL 12, 2019 |
| SCALE: | 1"=40' |
| DESIGNER: | DA |
| DRAFTSMAN: | DMB |
| FILE NO. | |
| SHEET | 3 OF 4 |

SPECIAL USE PERMIT PLAN
SMITH PROPERTY
AT HAYMARKET
 TOWN OF HAYMARKET, VIRGINIA

| NO. | DATE | COUNTY REVISIONS |
|-----|------|------------------|
| | | |
| | | |
| | | |

The Engineering Group Inc.
 Engineers | Surveyors | Planners
 www.theengineeringgroup.com
 Central Office
 13880 Group Drive, Suite 200
 Westport, VA 22150
 PH: 703.670.0895
 South Office
 4936 Southampton Parkway
 Farmington, VA 22430
 PH: 540.710.5987



J2 Engineers, Inc.
 4080 Lafayette Center Drive
 Suite 330
 Chantilly, Va. 20151
 703.361.1550 (office)
 703.956.6845 (fax)
 www.j2engineers.com

PLAN# VM1307
 DATE: JANUARY 02, 2020
 CONTOUR INT. =
 SCALE: 1" = 40'

| PLAN DATE |
|-----------|
| 04/11/19 |
| 05/11/19 |
| 10/24/19 |
| 01/02/20 |

PRELIMINARY LANDSCAPE PLAN

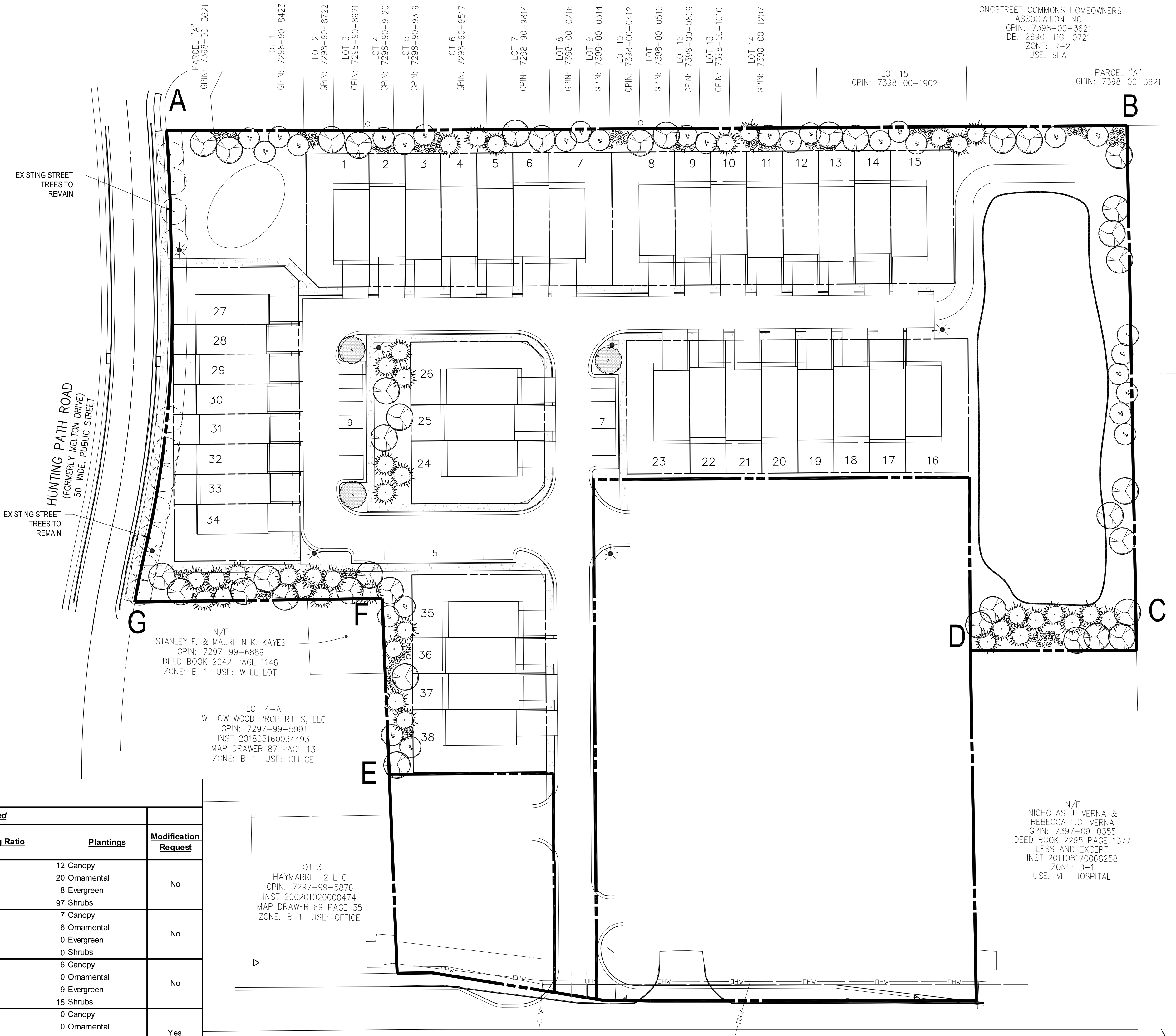
SMITH PROPERTY
 TOWN OF HAYMARKET
 PRINCE WILLIAM COUNTY, VIRGINIA

Attachment: Smith Property SUP 20200102 (002) (4317 - Van Metre Amended SUP)

LEGEND

- EXISTING CANOPY TREE
- INTERIOR PARKING LOT TREE
- DECIDUOUS CANOPY TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- A** BUFFER KEY TAG

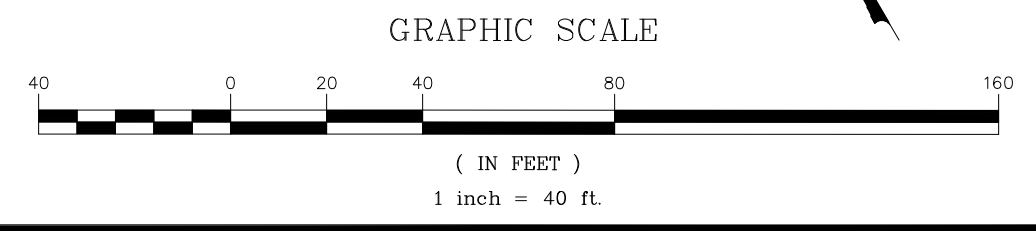
- NOTES:**
- THIS LANDSCAPE PLAN IS PRELIMINARY AND REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURE AND LANDSCAPE ARCHITECTURE DESIGN. MODIFICATIONS AND VARIATIONS MAY OCCUR WITH FINAL DESIGN AND SITE PLAN. DRAWINGS ARE NOT FOR CONSTRUCTION.
 - STORMWATER MANAGEMENT AREAS, AS SHOWN HEREON, ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING. PLANT MATERIAL WILL BE PROVIDED TO ENHANCE THE APPEARANCE AND AS ALLOWED PER CONSTRAINTS OF DAM EMBANKMENT AND EASEMENTS.
 - PARKING LOT LANDSCAPING WILL BE PROVIDED PER SECTION 58-17.13 OF THE ZONING ORDINANCE.
 - SCREENING AND BUFFER YARDS SHOWN WILL BE PLANTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 58-17.8 AND 58-17.10 OF THE ZONING ORDINANCE.



| LANDSCAPE AREAS, BUFFERS AND SCREENING | | | | | | | | | | |
|---|-------------|------------------|-----------|-------------|--|--|------------|---|--|----------------------|
| Proposed Use: Townhouse (B-1 with SUP to R-2 Standards) | | | | | | | | | | |
| Landscape Area Segment | Length (lf) | Total Width (lf) | Area (sf) | Required | | | Provided | | | Modification Request |
| | | | | Screen Type | Planting Ratio | Plantings | Width (lf) | Area (sf) | Planting Ratio | |
| A to B | 630 | N/A | | | | | | | 12 Canopy 20 Ornamental 8 Evergreen 97 Shrubs | No |
| B to C | 275 | N/A | | | | | | 7 Canopy 6 Ornamental 0 Evergreen 0 Shrubs | No | |
| C to D (Note 1) | 120 | 25 | 3,000 | TS (Alt 3) | 1 Canopy / 500 sf 0 Ornamental 1 Evergreen / 350 sf 1 Shrubs / 200 sf | 6 Canopy 0 Ornamental 9 Evergreen 15 Shrubs | 25 | 3,000 | 1 Canopy / 500 sf 0 Ornamental 1 Evergreen / 350 sf 1 Shrubs / 200 sf | No |
| D to E | 1,000 | 25 | 25,000 | SS (Alt 1) | 1 Canopy / 1000 sf 1 Ornamental / 500 sf 1 Evergreen / 500 sf 1 Shrubs / 100 sf | 25 Canopy 50 Ornamental 50 Evergreen 250 Shrubs | 0 | - | 0 Canopy / 1000 sf 0 Ornamental / 500 sf 0 Evergreen / 500 sf 0 Shrubs / 100 sf | Yes |
| E to F | 115 | 25 | 2,875 | SS (Alt 1) | 1 Canopy / 1000 sf 1 Ornamental / 500 sf 1 Evergreen / 500 sf 1 Shrubs / 100 sf | 3 Canopy 6 Ornamental 6 Evergreen 29 Shrubs | 16 | 1,840 | 1 Canopy / 1000 sf 1 Ornamental / 500 sf 1 Evergreen / 500 sf 1 Shrubs / 100 sf | Yes |
| F to G | 150 | 25 | 3,750 | TS (Alt 3) | 1 Canopy / 500 sf 0 Ornamental 1 Evergreen / 350 sf 1 Shrubs / 200 sf | 8 Canopy 0 Ornamental 11 Evergreen 19 Shrubs | 25 | 3,750 | 1 Canopy / 500 sf 0 Ornamental 1 Evergreen / 350 sf 1 Shrubs / 200 sf | No |
| G to A | 230 | N/A | | | | | | 14 Canopy (Existing) 0 Ornamental 0 Evergreen 0 Shrubs | No | |

Notes:
 1. Plant material to be coordinated with final SWM design. Locations, quantity and species are subject to revision due to constraints of dam embankment or easements.

WASHINGTON STREET
 STATE ROUTE 55
 STATE PROJECT EN96-233-128, C502, SHEET 3
 VDOT MAJOR COLLECTOR
 (VARIABLE WIDTH)



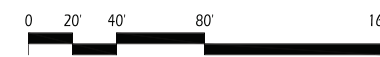
| No. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

SHEET
4
 OF
4



SMITH PROPERTY
Town of Haymarket, Virginia

VanMetre



ILLUSTRATIVE PLAN

01.02.2020

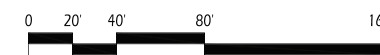
Scale: 1"=40'





SMITH PROPERTY
Town of Haymarket, Virginia

VanMetre



ILLUSTRATIVE PLAN

01.02.2020

Scale: 1"=40'



Conditions of Approval

SUP#2019-004

January 9, 2020

1. LANDUSE

- 1.1 Development shall be in substantial accord with the Generalized Development and Special Use Permit Plan (“SUP”) entitled “Smith Property at Haymarket” prepared by The Engineering Groupe and last revised January 2, 2020 (4 sheets) (the “GDP”) with the size, construction details and locations of buildings, roadways and other features being approximate subject to final engineering at site plan and with the color, construction materials and appearance of structures being subject to the issuance of certificates of appropriateness by the Town of Haymarket (“Town”) Architectural Review Board (ARB) at advertised public meetings.
- 1.2 Residential Development on the Property under the SUP shall not exceed 38 townhouse units in the location generally shown on the GDP.
- 1.3 Townhouse dwellings shall be a combination of 20'-wide rear load units (8) and 24'-wide front load units (30), all with 2-car integral garages.
- 1.4 Development of the Property shall be in substantial conformity with the GDP. Precise locations of roads, lot lines, lot widths and depths, utility lines, and other features generally depicted on the GDP will be determined at the time of site or subdivision plan approval.
- 1.5 The Property shall be developed as a single-unified development to include a common architectural theme as specifically approved through certificates of appropriateness by the ARB and integrated vehicular and pedestrian access ways as depicted on the GDP and finalized through site plan approval.

2. ARCHITECTURAL DESIGN, SIGNAGE AND LANDSCAPING

- 2.1 The Applicant will use best efforts to ensure that the height of townhouse units will not exceed 40-feet as measured from the finished grade. To the extent final grading results in height, as measured from the finished grade over 40 feet, then the applicable side yard setback shall be increased by .5 feet for every foot over 40 feet. Architectural details of the townhouse units will be determined through the issuance of certificates of appropriateness issued by the ARB.

3. STORMWATER MANAGEMENT

- 3.1 Storm water management for the Property shall employ best management practices (“BMP”).
- 3.2 Storm water management shall be designed as part of the site plan for he proposed townhouses as approved by the Town.

- 3.3 Storm water management facilities shall be maintained by the appropriate owners' associations provided below.

4. CREATION OF HOMEOWNERS' ASSOCIATION

- 4.1 The residential townhouses shall be made subject a homeowners' association ("HOA") that shall be created and be made responsible for the maintenance and repair of common areas, including common open space that may be established in accordance with the requirements of the Town zoning ordinance. The HOA shall be granted such other responsibilities, duties and powers as a customary for such associations, or as may be required to affect the purposes for which the HOA is created. Such HOA shall also be granted sufficient powers that may be necessary, by regular dues, special dues or assessments, to raise revenue sufficient to perform the duties assigned hereby, or by the documents creating the association.
- 4.2 The HOA documents shall prohibit the use or conversion of garages for living space, or for the primary purpose of storage of anything other than parked vehicles.
- 4.3 The covenants, conditions and restrictions of the HOA shall be subject to review and approval of the Zoning Administrator prior to recordation thereof, to ensure conformance of the requirements of these proffers.

5. PARKS AND RECREATION

- 5.1 The Applicant shall make a contribution for park purposes in the amount of \$3,792 per residential townhouse unit, payable upon the issuance of an occupancy permit for each such unit.
- 5.2 The Applicant shall provide a "Tot Lot" equipped with playground equipment in the area shown on the GDP.

6. PUBLIC SAFETY

- 6.1 The Applicant shall make a contribution for public safety purposes in the amount of \$280.00 per residential townhouse unit payable upon the issuance of an occupancy permit for each such unit.
- 6.2 The Applicant will install two streetlights to be located along Hunting Path Road.

7. TRANSPORTATION

- 7.1 The Applicant will construct a 5-foot wide concrete sidewalk along the western edge of the property, on the east side of Hunting Path Road.
- 7.2 The Applicant will construct a 5-foot wide concrete sidewalk from Hunting Path Road east along the southern portion of the tot lot to connect to the interior sidewalk network.

- 7.3 The Applicant shall make a contribution for transportation purposes in the amount of \$3,799 per townhouse unit, payable upon issuance of an occupancy permit for each such townhouse unit.
- 7.4 The Applicant will construct a right turn lane and taper along the frontage of the site as shown on the GDP subject to review and approval by VDOT.
- 7.5 The Applicant will construct separate right and left turn exit lanes.

8. FIRE AND RESCUE

- 8.1 The Applicant shall make a contribution for fire and rescue purposes in the amount of \$974 per townhouse unit, payable upon the issuance of an occupancy permit for each unit.

9. TOWN ADMINISTRATION

- 9.1 The Applicant shall make a contribution for Town administration in the amount of \$171 per townhouse unit, payable upon the issuance of an occupancy building permit for each unit.

10. SCHOOLS

- 10.1 The Applicant shall make a contribution for schools in the amount of \$10,300 per residential townhouse unit, payable upon the issuance of an occupancy permit for each unit.

MODIFICATION REQUESTS

January 9, 2020

1. Modification Request:

Request an increase from 40 percent of the gross parcel area may be covered by townhouse structures to 44 percent.

Sec. 58-8.5 - Area regulations.

(d) For lots containing or intended to contain a permitted use, except townhouses and small lot detached single-family dwellings, not more than 30 percent of the gross lot area may be covered by buildings, including accessory structures. For lots designed as part of a townhouse development or of small lot detached single-family dwellings, not more than 40 percent of the gross parcel area may be covered by townhouse structures or small lot detached single-family dwellings and their accessory structures. In computing the total coverage on any lot or development, an area of 400 square feet per required parking areas and travel ways shall be included as part of such coverage unless private garage facilities are otherwise provided on such lot.

2. Modification Request:

Request a decrease from the 25' Transparent Screen requirement as shown in the table below to a variable width to be determined at site plan.

Sec. 58-17.11 - Screening and buffer yard matrix.

| Proposed Land Use | Adjacent District | | | | | |
|-------------------|-------------------|--------|--------|--------|--------|--------|
| | R-1 | R-2 | B-1 | B-2 | I-1 | C-1 |
| Industrial | 40' OS | 40' OS | 40' OS | 40' OS | 25' SS | 25' OS |
| Commercial | 30' SS | 25' SS | 10' OS | 10' OS | 30' OS | 15' SS |
| Residential | X | X | 25'TS | 20' TS | 40' OS | 30' TS |

Attachment: Haymarket Smith Conditions January 2020 (4317 : Van Metre Amended SUP)