



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING

~ AGENDA ~

Shelley M. Kozlowski, Clerk of Council
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, December 17, 2018

7:00 PM

Council Chambers

I. Call to Order

II. Pledge of Allegiance

III. Minutes Approval

1. Planning Commission - Work Session - Nov 19, 2018 6:00 PM
2. Planning Commission - Regular Meeting - Nov 19, 2018 7:00 PM

IV. Public Hearing

1. SUP#2018-010 Public Notice

V. Citizen's Time

VI. Agenda Items

1. Town Park Playground Proposal
2. Special Use Permit, SUP#2018-010 14901 Washington Street, Funeral Home and Crematory

VII. Old Business

VIII. Town Planner Update

1. Citizens' Survey for the Comprehensive Plan

IX. Architectural Review Board Update

X. Town Council Update

XI. Adjournment



TOWN OF HAYMARKET PLANNING COMMISSION

WORK SESSION ~ MINUTES ~

Shelley M. Kozlowski, Clerk of Council
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, November 19, 2018

6:00 PM

Council Chambers

A Work Session of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Board Room, 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 Tony James: Absent, Commissioner Aayush Kharel: Absent.

II. Crossroads Village Center Site Plan Discussion

Crossroads Village Center Site Plan developers Don Wooden and Igor Levine and project engineer, Mike Massey from Ross/France address the Commission. Mr. Massey notes that this is a follow up from the meeting a month ago. He adds that the Commission had some concerns regarding access, screening and plantings. He further adds that these concerns have been addressed.

Discussion ensues with the Commission, developers and engineer concerning those items that have been addressed. Discussions include the types and size of plantings, stormwater management, retaining wall, street light and construction ingress/egress.

III. Adjournment

1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Shannon, Councilman
SECONDER:	Nicholas Pulire, Commissioner
AYES:	Matt Caudle, Steve Shannon, Nicholas Pulire
ABSENT:	Tony James, Aayush Kharel

Submitted:

Approved:

Shelley M. Kozlowski, Clerk of the Council

Matt Caudle, Chairman

Minutes Acceptance: Minutes of Nov 19, 2018 6:00 PM (Minutes Approval)



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ MINUTES ~

Shelley M. Kozlowski, Clerk of Council
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, November 19, 2018

7:00 PM

Council Chambers

A Regular Meeting of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Board Room, 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 Tony James: Absent, Commissioner Aayush Kharel: Present.

II. Pledge of Allegiance

III. Minutes Approval

1. Planning Commission - Work Session - Oct 29, 2018 6:00 PM

Councilman Shannon makes a motion to accept the minutes from the October 29, 2018 work session meeting. Commissioner Pulire seconds the motion.

There was no discussion on the motion.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Steve Shannon, Councilman
SECONDER:	Nicholas Pulire, Commissioner
AYES:	Matt Caudle, Steve Shannon, Nicholas Pulire, Aayush Kharel
ABSENT:	Tony James

2. Planning Commission - Regular Meeting - Oct 29, 2018 7:00 PM

Councilman Shannon makes a motion to accept the minutes from October 29, 2018 regular meeting. Commissioner Kharel seconds the motion.

There was no discussion on the motion.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Steve Shannon, Councilman
SECONDER:	Aayush Kharel, Commissioner
AYES:	Matt Caudle, Steve Shannon, Nicholas Pulire, Aayush Kharel
ABSENT:	Tony James

IV. Citizen's Time

Maria Turner, Fayette Street, addresses the Commission. She shares that she was unaware of the previous public hearing and would like to see it publicly noticed on the main page of the Town website. She also states that she is not in favor of a code amendment to allow a funeral home/crematorium at the location.

Bob Weir, 6853 St. Paul Drive, feels the Town needs to maintain crematorium both as a separate use and make it secondary to a funeral home use. He adds that if the Planning Commission chooses to forward an amendment to the Town Council for consideration, he strongly suggests that they also forward some meaningful development standards regarding setbacks, traffic and emissions.

Gifford Hampshire, representing the applicant, states they are proposing a crematorium as a special use in the B-1 district. He adds that in a Town of this size, a one size fits all development standards are not as

Minutes Acceptance: Minutes of Nov 19, 2018 7:00 PM (Minutes Approval)

effective as a special use permit where a Planning Commission and Town Council can look at an individual site and consider conditions that would tailor the impact of the use to the surrounding community.

Michael Turch, the applicant, addresses the Commission. He states that we will be good for the community.

With no one else to speak, Chairman Caudle closes Citizens' Time.

V. Agenda Items

1. ZTA#2018-001, Zoning Text Amendment for Crematory and Funeral Home Definitions

Ms. Lockhart updates members of the Commission who were not present at the Public Hearing. She states that she looked into performance standards for the crematory uses in the general area. She notes that she looked at the Town of Purcellville, Leesburg, Luray, Herndon and Vienna. She adds that she was only able to find the performance standards in the Town of Leesburg and that other jurisdictions do not have the definition crematory in their zoning ordinance. She further discusses the performance standards in Leesburg.

The applicant, Michael Turch, explains to the Commission more about the crematory process. The Commission also discusses air quality, restrictions and regulations.

After discussion, a brief recess and changes to the draft motion, Commissioner Kharel moves that the Planning Commission forward ZTA#2018-001 to the Town Council with the recommendation for approval with the revised definition to read as follows; "Crematory - an establishment containing a furnace for the purpose of reducing dead human bodies to ashes by burning." "Funeral Home - Establishments engaged in undertaking services such as preparing the dead for burial, as well as related secondary accessory activities such as a crematory, if allowed by SUP, and arranging and managing funerals. Typical uses include funeral home or mortuaries." Commissioner Pulire seconds the motion.

There was no discussion on the motion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Aayush Kharel, Commissioner
SECONDER:	Nicholas Pulire, Commissioner
AYES:	Matt Caudle, Steve Shannon, Nicholas Pulire, Aayush Kharel
ABSENT:	Tony James

2. ZP#2018-058, 6721 Madison Street, Home Remodel

Town Planner, Emily Lockhart, reports that the applicant is proposing to add several additions to the back of the home. She adds that the current zoning ordinance came after the lot was originally defined and the setbacks do not meet any of the Town's current requirements.

A brief discussion ensues amongst the Commission the Town Planner and the contractor, Jeff Bounds, concerning setbacks.

Councilman Shannon makes a motion to approve Certificate of Appropriateness, ZP#2018-058, for the exterior additions at 6721 Madison Street to include waiving the setback requirements. Commissioner Kharel seconds the motion.

There was no discussion on the motion.

Minutes Acceptance: Minutes of Nov 19, 2018 7:00 PM (Minutes Approval)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Shannon, Councilman
SECONDER:	Aayush Kharel, Commissioner
AYES:	Matt Caudle, Steve Shannon, Nicholas Pulire, Aayush Kharel
ABSENT:	Tony James

VI. Old Business

In reference to the Comprehensive Plan, Ms. Lockhart states that she has received comments back from 2 members of the Commission and asks those who have not sent in their comments to please do so. She also suggests a work session to work on the Comprehensive Plan in December. The Commission agrees to schedule a work session for December 10, 2018 at 6:30 pm.

VII. Town Planner Update

VIII. Architectural Review Board Update

Commissioner Kharel states that they were updated on the playground at the park, discussion on the blighted properties across the street and the sign plan for McDonald's.

IX. Town Council Update

Councilman Shannon reports that the Town Council had a work session and discussed the ARB appeal and approved the demolition for 14801 Washington Street during the regular meeting that same evening. He also includes in his update the Veteran Banner presentation and parade trophy presentations. He concludes that they approved an ARB appointment.

Ms. Lockhart updates the Commission on the playground. She states at the next meeting she will be bringing them the final plans to approve in regards to placement and what we are asking for from Council.

X. Adjournment

1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Shannon, Councilman
SECONDER:	Nicholas Pulire, Commissioner
AYES:	Matt Caudle, Steve Shannon, Nicholas Pulire, Aayush Kharel
ABSENT:	Tony James

Submitted:

Approved:

Shelley M. Kozlowski, Clerk of the Council

Matt Caudle, Chairman

Minutes Acceptance: Minutes of Nov 19, 2018 7:00 PM (Minutes Approval)

**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
TOWN HALL, 15000 WASHINGTON STREET, ST. 100
HAYMARKET VA 20169
DECEMBER 17, 2018 - 7:00 P.M.**

Notice is hereby given that the Haymarket Planning Commission will conduct a public hearing for a Special Use Permit at 14901 Washington Street, to permit a Funeral Home by special use permit. All interested parties are encouraged to present their views at these hearings. The public hearing will be held on Monday, December 17, 2018, beginning at 7:00 p.m. at the Haymarket Town Hall, 15000 Washington Street, Suite 100, Haymarket, Virginia.

All are invited to attend the Public Hearing at the time and place described above and present their views pertinent to the requested Special Use Permit. Public comments can also be mailed to 15000 Washington Street, Suite 100, Haymarket, Virginia, 20169, or submitted via email to skozlowski@townofhaymarket.org. A complete copy of the application for the Special Use Permit is available for public inspection during normal business hours at the Town Planner's Office of the Town of Haymarket immediately upon the advertising of this notice, The Public Hearing is being held in a public facility believed to be accessible to persons with disabilities. Any person with questions on the accessibility to the facility should contact the Clerk of the Council at the above address or by telephone at (703) 753-2600.

BY ORDER OF THE HAYMARKET PLANNING COMMISSION

Instruction to Publisher:

Run This Notice Twice; December 5th and December 12th

Attachment: Special Use Permit Public Notice Funeral Home PC (3863 : SUP#2018-010 Public Notice)



29 Apples Church Road
Thurmont, MD 21788
(800) 385-0075
www.playspec.com

ADDRESS
TOWN OF HAYMARKET
ATTN: EMILY LOCKHART
15000 WASHINGTON STREET
SUITE 100
HAYMARKET, VA 20169

SHIP TO
TOWN OF HAYMARKET
C/O HARRIS CONSTRUCTION

PROPOSAL 18414B

DATE 12/12/2018

SALES REP
EVAN MYNATT

TYPE	QTY	RATE	AMOUNT
PLAYWORLD EQUIPMENT 350-1739 CHALLENGER PRE-DESIGN PLAY STRUCTURE	1	13,613.00	13,613.00
SWING-SP-TOD SINGLE POST SWINGS W/ TODDLER BEAM	1	1,988.00	1,988.00
0563 SPRING HORSE W/O SOUND	1	999.00	999.00
0561 SPRING COW W/O SOUND	1	999.00	999.00
0496 "C" SPRING FOOTING ASSEMBLY	2	215.00	430.00
DISCOUNT FACTORY DISCOUNT OFF LIST PRICES ABOVE	1	-1,802.90	-1,802.90
INSTALLATION CERTIFIED INSTALLATION OF ALL EQUIPMENT ABOVE INCLUDING LIFETIME INSTALLATION WARRANTY	1	5,425.00	5,425.00
TIMBERS PROVIDE AND INSTALL 202 LINEAR FEET TWO TIER 4 X 6 TIMBERS	202	12.50	2,525.00
WOODCARPET PROVIDE AND SPREAD 84 CY WOODCARPET EWF AT 9" COMPACTED DEPTH	84	39.00	3,276.00
FILTER FABRIC PROVIDE AND SPREAD 2,160 SQ FT FILTER FABRIC	2,160	0.58	1,252.80
*3% surcharge on Visa/MasterCard			
*Valid for 30 days unless otherwise noted			
*50% deposit or PO. Balance due Net 30			
Sign and return with approved colors for order placement			
	SUBTOTAL		28,704.90
	TAX (0%)		0.00
	SHIPPING		1,500.00
	TOTAL		\$30,204.90

Attachment: 20181213144234 (3860 : Town Park Playground Proposal)

Fax # 301-271-9239 or Email: sales@playspec.com



PLAYGROUND SPECIALISTS INC.
29 APPLES CHURCH ROAD
THURMONT, MD 21788

Town of Haymarket Playground

EQUIPMENT SIZE:
X' x Y' x Z'

USE ZONE:
X' x Y'

AREA: 2160 SqFt. PERIMETER: 202 Ft.

FALL HEIGHT:
8 Ft.

USER CAPACITY: 29 AGE GROUP: 5-12

Total Elevated Play Activities:		Total Ground-Level Play Activities:	
Required	X	Accessible Elevated Activities	X
Provided	X	Accessible Ground-Level Play Types	X

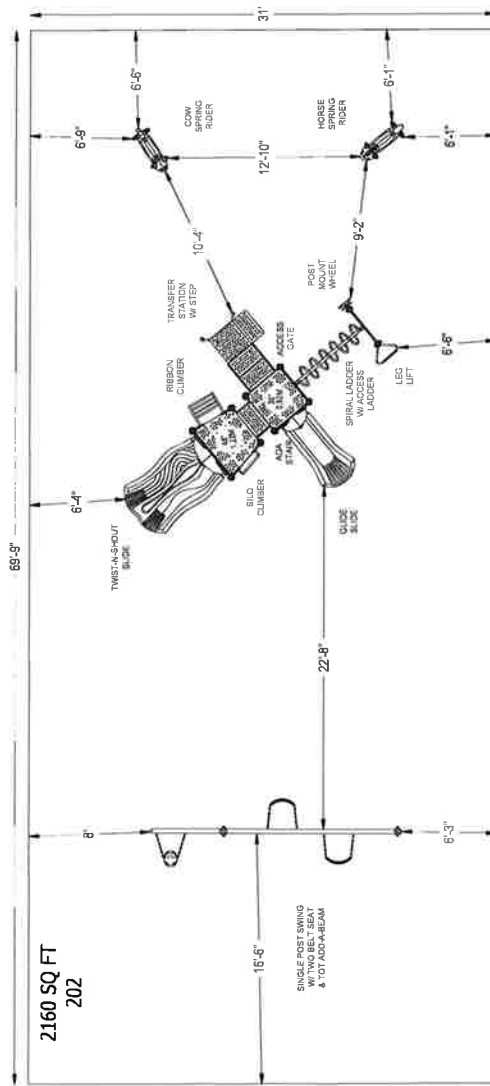


✓ ASTM F1487-17
✓ CPSC #325

PROJECT NO: P082118-2A SCALE: 1/8" = 1'-0"

DRAWN BY: KWL-HIDE Paper Size: B

DATE: 21-AUG-18



*PLAYGROUND SUPERVISION REQUIRED



Emily K. Lockhart
Town Planner and Zoning Administrator

MEMORANDUM

TO: Planning Commission

FROM: Emily K. Lockhart

DATE: December 13, 2018

SUBJECT: SUP#2018-010 Turch Celebration of Life Home, Special Use Permit for a Funeral Home including a Crematory, 14901 Washington Street, GPIN 7297-99-2468

Application Summary:

Applicant, Mountcastle Turch Funeral Home & Crematory, Inc. has submitted the attached Special Use Permit application for a funeral home and accessory cremation services to be located at 14901 Washington Street, Haymarket. The applicant has an ongoing Zoning Text Amendment application before Town Council to modify the definition of funeral home in the Zoning Ordinance as well as add the definition of Crematory.

The applicant has provided a Development Narrative, Proposed Site Plan and additional documents to address the environmental concerns often associated with a Crematory.

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.*

In addition, all Funeral Homes within Town Limits must follow these Use & Design Standards (Sec 58 -19.2.)

*(l) Funeral home.**(1) All funeral homes shall be subject to the following general standards:*

- a. The funeral home shall have a buffer between it and any residentially-zoned property abutting or directly across the street from the funeral home use as specified in sections [58-17.8](#) through [58-17.12](#) of this chapter.*

(2) Additional standards in the B-1 district.

- a. Loading areas shall be sited in such a way so as to minimize the impact on any surrounding uses. Sufficient screening meeting the standards of sections [58-17.8](#) through [58-17.12](#) of this chapter shall be provided.*

Town Planner Analysis of Impacts*(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.*

Response: The Comprehensive Plan provides the following statement for the purpose and the intent of the Neighborhood Town Center as proposed in the Comprehensive Plan:

Neighborhood/Town Center – Development of a center within the Town is proposed to provide a convenient focus for community activities and services such as neighborhood stores, offices and restaurants. A cluster of dwellings, stores, and local institutions has grown at the intersection of Washington Street and Jefferson Street as a result of convenient location, traffic flow, and nearby residential development. In addition, some portions of Washington Street west from the intersection of Washington Street and Hunting Path are proposed as Neighborhood/Town Center commercial areas with a visual connection of brick sidewalks and period street furniture.

Features of community development needed to strengthen Haymarket's Town Center include:

- 1. Provisions for expansion of retail stores and offices serving Town residents in a manner consistent with an appropriate village character for the Center;*
- 2. Provision of additional off-street parking and loading facilities to serve commercial development, including a public parking lot to limit parking needs at individual sites;*
- 3. Preservation of architecturally significant structures including older residential and commercial structures as well as the Old Town Hall and Old Post Office buildings;*
- 4. Beautification activities including additional landscaping, new street furniture (lights, benches, trashcans) and brick sidewalks;*
- 5. The elimination of distracting signs;*
- 6. Repair and improve maintenance of sidewalks serving the residents adjacent to the Town Center;*
- 7. The construction of new structures that are carefully integrated with older, existing buildings and do not overpower the existing Streetscape or pose a threat to the center's character.*

With the above intent in mind it is the Town Planner's understanding that the proposed use will a convenient community service. The use will not provide a restaurant, store or office but rather a service the community currently has to travel greater distances to access.

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

Response: The Zoning Ordinance provides the following statement for the purpose and the intent of the Town Center Business District;

ARTICLE X. - TOWN CENTER DISTRICT B-1

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.

With the above intent in mind it is the Town Planner's understanding that the proposed use will adaptively reuse the existing structure and provide a local convenience to the Town residents and surrounding community.

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

The proposed use fronts Washington Street with commercial businesses immediately surrounding the property. Diagonally and across Madison Street are several residential homes in the immediate vicinity of the property. The residential homes continue down Madison Street and within Madison Court. Additional residential units are located diagonally across Washington Street in the B-1 Zoning District. The hearse parking and loading area will be appropriately screened from the public view in a new addition that will be created in the existing drive-thru (see attached Site Plan). Additional landscaping and screening efforts will be completed to further beautify the property and provide screening. Environmental concerns are addressed in the attached reports. According to the reports the cremation services will not adversely affect the surrounding uses or properties.

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

Please see all attached environmental reports for the cremation services. The reports indicate that no environmental effects or harm will be done to the property, surrounding properties or Town as a whole. In previous discussions the concern for emissions, noise,

smell, and toxicity have been raised by the Planning Commission. In order to best address these concerns the applicant has provided the attached reports. In addition, the applicant will be bringing a representative of the Environmental Company to the public hearing. It is the Town Planner's understanding that the cremation services will not cause undue hardships or adverse environmental, health or safety concerns. It is the intent of the Town Planner to ask additional questions to the Environmental representative at the public hearing to further clarify the following; the impact of cremation services on the water source, expected quantity of cremations per year, expected impacts on the environment after 5-10-25-50 years of cremation services, and other questions as they arise.

(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.

Town Planner is concerned about the expected volume of traffic that will be generated by each funeral service, the safety of the ingress and egress for vehicles and the over flow parking. The proposed site plan addresses some concerns regarding the flow of traffic on the site; restricting the flow to one-way traffic, entering from Madison and exiting onto Washington Street. The Town Planner would like to discuss with the applicant in detail the safety plan for cars entering and exiting, the potential back up on Washington Street, taking into consideration the timing of Haymarket Baptist pick-up and drop-off (as Washington Street gets congested during these times) and the overflow parking.

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

As stated above, Town Planner has concerns about the overflow parking on the site and surrounding streets. Town Planner is okay with the accommodations for the hearse loading zone to be located within the new proposed addition. The proposed addition will be built out in the existing drive-thru lanes and covered area.

Town Planner will discuss with the Applicant and the Commission the above concerns that have been stated following the Public Hearing on December 17, 2018.

Planner Recommendation:

Town Planner suggests the Planning Commission reviews the documents in detail, develop a list of questions or concerns and be prepared to discuss all the 6 necessary criteria for approval, as outlined above.

In addition, Planner suggests the Commission listen to all concerns from the public on December 17th and take adequate time to ensure all concerns, questions and comments have been addressed. Planner supports tabling the application until January's meeting, allowing additional time for the Commission to research and address all public comments.

RECEIVED OCT 30 2018



4020 University Drive, Suite 300
 Fairfax, Virginia 22030
 T: 703.691.1235
 F: 703.691.3913

Gifford R. Hampshire
 Writer's email: ghampshire@bklawva.com

October 29, 2018

Via Courier and Email

Emily Lockhart, A.I.C.P.
 Town Planner/Zoning Administrator
 15000 Washington Street, Ste. 100
 Haymarket, VA 20169
elockhart@townofhaymarket.org

Re: Turch Celebration of Life Home, Special Use Permit Application for Funeral Home including Crematory, 14901 Washington Street, GPIN 7297-99-2468.

Dear Ms. Lockhart:

On behalf of Mountcastle Turch Funeral Home & Crematory, Inc. (Turch), I submit a special use permit application for Turch Celebration of Life Home to for a funeral home, including a crematory. In support of the application, I submit:

- * A completed and signed Special Use Permit Application Form.
- * An Interest Disclosure Affidavit.
- * A Certified Statement of Agency authorizing me to act on behalf of Application.
- * Elevations and Floor Plan by JST Architects
- * Development Narrative Dated October 29, 2018
- * Fifteen (15) copies of the Special Use Permit Plan, Turch Funeral Home, 14931 Washington Street, Haymarket, Virginia" dated August 3, 2018 and prepared by Walter L. Phillips, Incorporated (the "Plan").
- * Application Fee of \$1,500.00 Turch's check drawn on Bank of America, Number 54901.



Emily Lockhart, A.I.C.P.
October 29, 2018
Page 2

I trust these materials render this application complete but please let me know if your office requires any additional materials.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Gifford R. Hampshire'.

Gifford R. Hampshire

Enclosures: as stated

cc:

Michael M. Turch, Managing Partner, Moutcastle Funeral Home & Crematory, Inc.
Karen L.S. White, P.E., Walter L. Phillips, Inc.

RECEIVED OCT 30 2018

Attachment: 20181213145355 (3862 : Special Use Permit, SUP#2018-010 14901 Washington Street, Funeral Home and Crematory)



SUP# 2018-010

SPECIAL USE PERMIT APPLICATION

NOTE: This application must be filled out completely and all submission requirements must be met before the application can be accepted and scheduled for review/Public Hearing.

RECEIVED OCT 10 2018

Attachment: 20181213145355 (3862 : Special Use Permit, SUP#2018-010 14901 Washington Street, Funeral Home and Crematory)

NAME OF BUSINESS/APPLICANT: Mountcastle Turch Funeral Home & Crematory, Inc.

SITE ADDRESS: 14901 Washington Street

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1 SITE PLAN PROPOSED: Yes No

PROPOSED USE(S): Funeral Home and Crematory CODE SECTION(S) #: 58-10.1

BRIEF DESCRIPTION OF ACTIVITY: *In the space below or in an attached narrative, please describe in detail the proposed activity including size and type of proposed/existing structures, hours of operation, type of clientele, number of vehicles anticipated to visit the site during an average workday and any other changes that will affect the nature or appearance of the structure(s) or site.*
The applicant would operate a funeral home and crematory with approximately 16 seats and a maximum of 4 employees. Hours of operation would be from 8:00 a.m. to 5:00 p.m., Monday through Saturday, and by appointment on Sunday for a scheduled service. Employees would assist with parking on site.

Supporting Documentation (attached): Narrative (addressing criteria of Section 58-9(d)) Plan/Plat

ADDITIONAL INFORMATION FOR HOME OCCUPATIONS (SUBJECT TO SECTION 58-16):

TYPE OF STRUCTURE: SFD TH TOTAL FLOOR AREA OF MAIN STRUCTURE: _____ (sq. ft.)

FLOOR AREA DEVOTED TO HOME OCCUPATION: _____ (sq. ft.)

NUMBER / TYPE OF VEHICLES: _____

NUMBER / TYPE OF EQUIPMENT AND METHOD OF STORAGE (i.e. garage, accessory storage, etc.): _____

OFF-STREET PARKING SPACES PROVIDED: _____ NO. OF EMPLOYEES WORKING FROM SITE: _____

FEE: \$500 Residential \$200 Residential In-Home Business

\$350 Commercial (no land disturbance) \$1,500 Commercial (land disturbance)

APPLICANT/PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
<u>Mountcastle Turch Funeral Home & Crematory, Inc.</u> Name			<u>Mountcastle Turch Funeral Home & Crematory, Inc.</u> Name		
<u>4143 Dale Boulevard</u> Address			<u>4143 Dale Boulevard</u> Address		
<u>Dale City</u> City	<u>VA</u> State	<u>22193</u> Zip	<u>Dale City</u> City	<u>VA</u> State	<u>22193</u> Zip
<u>(703) 494-2000</u> Phone#(s)			<u>(703) 494-2000</u> Phone#(s)		
<u>mturch@icloud.com</u> Email Address			<u>mturch@icloud.com</u> Email Address		



TOWN OF HAYMARKET
SPECIAL USE PERMIT APPLICATION

SUP# 2018-010

RECEIVED OCT 30 2018

Attachment: 20181213145355 (3862 : Special Use Permit, SUP#2018-010 14901 Washington Street, Funeral Home and Crematory)

APPLICANT / PROPERTY OWNER CONSENT

*****REQUIRED*****

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein or attached hereto is correct and a true representation of the activity and method of operation described. Construction of any improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket, any additional restrictions and/or conditions prescribed by the Planning Commission or the Town Council, and all other applicable laws.

Michael S. M. Webb
Applicant Signature

Property Owner Signature

8/14/18
Date

Date

OFFICE USE ONLY

DATE FILED: _____ FEE AMOUNT: _____ DATE PAID: _____

DATE TO ZONING ADMINISTRATOR: _____ STAFF REVIEW COMPLETE: _____

APPLICABLE ZONING ORDINANCE SECTION(S) / RECOMMENDED CONDITIONS:

ZONING ADMINISTRATOR _____ DATE _____

DATE TO PLANNING COMMISSION: _____ PUBLIC HEARING DATE: _____

RECOMMEND APPROVAL RECOMMEND DENIAL NO RECOMMENDATION

RECOMMENDED CONDITIONS:

CHAIRMAN _____ DATE _____

DATE TO TOWN COUNCIL: _____ PUBLIC HEARING DATE: _____

APPROVED DENIED

CONDITIONS:

RECEIVED OCT 30 2018

Attachment: 20181213145355 (3862 : Special Use Permit, SUP#2018-010 14901 Washington Street, Funeral Home and Crematory)

INTEREST DISCLOSURE AFFIDAVIT

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, TO WIT:

This ____ day of _____, 2018, I, Mountcastle Turch Funeral Home & Crematory, Inc. (Owner), hereby make oath that no member of the Haymarket Town Council, nor the Planning Commission of Haymarket, Virginia, has interest in 14901 Washington Street (GPIN 7297-99-2468), either individually, by ownership of stock in a corporation owing such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

(NONE)

MOUNTCASTLE TURCH FUNERAL HOME & CREMATORY, INC.

Date: 08/14/2018

By: [Signature]
Michael E.M. Turch
Managing Partner

RECEIVED OCT 30 2018

COMMONWEALTH OF VIRGINIA)
COUNTY OF Prince William) to-wit:

The foregoing instrument was acknowledged before me by Michael E.M. Turch,
Managing Partner of Mountcastle Turch Funeral Home & Crematory, Inc., this 14
day of August 2018.

Notary Public: Ruth Olinda Kabel Commission #: 7500823
My Commission Expires: 4/30/2019



Attachment: 20181213145355 (3862 : Special Use Permit, SUP#2018-010 14901 Washington Street, Funeral Home and Crematory)

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CERTIFIED STATEMENT OF AGENCY

Please be advised that Blankingship & Keith, PC and Gifford R. Hampshire, are authorized to act as the Agent of Mountcastle Turch Funeral Home & Crematory, Inc. in all respects, with respect to the application for a special use permit to allow a funeral home, including a crematory, on 14901 Washington Street, GPIN 7297-99-2468.

MOUNTCASTLE TURCH FUNERAL HOME & CREMATORY, INC.

Date: 08/14/2018, 2018

By: [Signature]
Michael E.M. Turch
Managing Partner

COMMONWEALTH OF VIRGINIA)
COUNTY OF Prince William) to-wit:

The foregoing instrument was acknowledged before me by Michael E.M. Turch,
_____ of Mountcastle Turch Funeral Home & Crematory, Inc., this
14 day of August 2018.

Notary Public: Ruth Olinda Kabel Commission #: 7500823
My Commission Expires: 4/30/2019



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**DEVELOPMENT NARRATIVE
TURCH CELEBRATION OF LIFE HOME
GPIN 7297-99-2468**

**Date:
October 29, 2018**

Mountcastle Turch Funeral Home & Crematory, Inc. proposes a funeral home and crematory, which it refers to as a “celebration of life home” at 14901 Washington Street, GPIN 7297-99-2468 (The Property). The Property is currently occupied by a building that was formerly a bank. The service lanes of the bank building would be enclosed for garage and cremation use. Preliminary elevations and a floor plan by JST Architects are attached. The site would be developed and used in substantial conformance with the plan entitled “Special Use Permit Plan, Turch Funeral Home, 14931 Washington Street, Haymarket, Virginia” dated August 3, 2018 and prepared by Walter L. Phillips, Incorporated (the “Plan”).

As shown on the Plan, the public would enter the site from Madison Street and exit on Washington Street, with one-way traffic on site to avoid any stacking that would otherwise occur on Washington Street and to avoid traffic conflicts on site. Parking attendants would be required to greet each car in the lot during celebration events. They would provide directions for any travel to a cemetery and a sticker to identify the car as part of the funeral procession. The attendants would instruct each car to a space to facility easy and conflict-free exit from the site and to address any special parking needs for handicapped or elderly customers. The parking attendants will also assist with security on site during celebration events.

The celebration of life home would entail a maximum of 4 employees and would be open from 8:00 a.m. to 5:00 p.m. Monday through Saturday and by appointment for celebration events on Sundays. The use would entail approximately 96 seats. As shown on the plan, parking will be provided in conformance with Town requirements.

58-1.7(d) Standards (special use permits)

1. The proposed uses at stipulated locations shall be in accordance with official policies of the Comprehensive Plan.

The proposed funeral home use honor the General Land Use Polices set forth in Section 1.2.2. The use would promote the Comprehensive Plan’s vision for services of public convenience within walking distance of residences and for a commercial use that that would promote a balanced tax base and provide jobs. The services that the funeral home would provide are particularly convenient given the prevalence of age-restricted and retirement communities in the Haymarket area and existence of a hospital directly across I-66. The availability of such services within walking distance honors the Town’s planning goals of reducing vehicle trips.

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

Development of the requested special uses on land near the heart of the Town Center honors the purpose of the B-1 District to provide personal services on individual parcels oriented to local convenience. Repurposing of the dormant BB&T Bank building, that has been vacant for some time, honors the stated purpose of the B-1 District of encouraging the retention and rehabilitation of structures and uses that have architectural significance. As conditioned with respect to hours of operation and various aspects of development as more particularly shown on the Plan, the proposed use will enhance the general character of the B-1 District.

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

The use of the property for a funeral home, including a crematory will not create adverse impacts to neighbors. The Plan shows how traffic will be routed in a one-way fashion through the site from Madison Street to Washington Street to avoid stacking on Washington Street of those seeking to enter the site. The proposed crematory and hearse parking would be shielded from view from Washington Street because it would be directly behind the existing bank building inside an addition to be constructed in the location of the current drive through lanes. The addition would also be separated from residences to the south by the parking lot and screened by an existing landscaped strip, as shown on the Plan. As stated above, there would not be any noise, smell or toxicity impacts to adjoining properties. The site would only be used for funerals as need dictates and impacts at other times would be minimal with a maximum of 4 employees.

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

Traffic will be routed on site in a one-way fashion from Madison Street to Washington Street to avoid stacking on Washington Street and to avoid traffic conflicts on site. Parking attendants would be required to greet each car in the lot during celebration events. They provide directions for any travel to a cemetery and a sticker to identify the car as part of the funeral procession. The attendants would instruct each car to a space to facility easy and conflict-free exist from the site and to address any special parking needs for handicapped or elderly customers. The parking attendants will also assist with security on site during celebration events.

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

Public Water and sewer with capacity is available and proposed parking meets ordinance requirements as demonstrated by the Plan. The site is already developed with storm drainage structures in place.

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Conclusion

The proposed funeral home, with crematory, honors the Comprehensive Plan goal of providing services of public convenience in Town Center (B-1) District. As stated herein, and shown in more detail on the Plan, the proposed use does so in a way that does not negatively impact the health, safety or general welfare of those living and working nearby. Traffic impacts, in particular, will be minimal, with traffic being routed in a way to avoid stacking on Washington Street and with parking attendants present at celebration of life events to avoid conflicts on site. The use will not tax other public infrastructure because utilities of adequate capacity are available and because this use generates relatively little demand.

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December 11, 2018

Mr. Michael Turch
MT Castle Funeral Home

Subject: Haymarket, VA - Proposed Crematory

Dear Michael,

The following are FAQ's that could arise as it relates to the installation of a cremation system along with my standard answers for each:

Will there be smoke and odor?

Under normal operating conditions there will not be any smoke or odor. Our equipment protects against this by a large internal secondary chamber whereby the products of combustion are re-burned or cleansed prior to their discharge into the environment. It is equipped with a proactive opacity (visual) monitor. The opacity monitor is continuously scanning the existing gases and takes automatic action by turning off the cremation burner if the opacity reaches a level of 10%. Lastly, the equipment has a M-pyre 2.0 PC Based Intuitive Logic Operating System. This web based, state of the art technology continuously monitors the operation 24/7. In the unlikely event an occurrence happens, our service department is immediately notified as well as the client. Our technicians can therefore identify the issue and adjust as necessary to resolve the issue.

Is the equipment environmentally safe?

Yes. Matthews Environmental Solutions currently have over 4,500 installations globally and over 143 units operating within Virginia alone. Each unit has been approved and permitted by Virginia's Department of Environmental Quality. The emission levels are well below permissible levels. (See attached independent emissions source test summary).

Will the facility be operating 24/7?

It will not. The average cycle time is 2 hours or less. In fact, a crematory that is operating at 200 cremations per year sits idle over 95% of the time. (8,760 hours in a year, 200 cremations X avg. cycle time of 2 hours)

Will it be loud?

It will not. The noise emitted is similar, to an air conditioner running. Attached is a Report on Noise Emissions performed by an independent testing laboratory. Also attached is a listing of decibels emitted and their source. As you will see, other sources we are surrounded by in our daily lives emit more noise emissions than the cremation equipment.

Matthews Environmental Solutions

2045 Sprint Boulevard | Apopka, Florida 32703

O: 407-886-5533 | F: 407-886-5990 | www.matthewsenvironmentalsolutions.com



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Will it decrease property values?

This argument has never been authenticated. Funeral Homes are typically located in residential or light commercial zoned areas as that is where they are best suited to serve their communities. Funeral Homes are typically the one of the most well-maintained properties in the neighborhood. Attached are some property value assessments from several years ago when property values were higher than today. The properties are located near downtown Orlando, next to a funeral home with a crematory. In thirty (30) years of operation there was never a complaint. As one will see, the values increased.

What about Mercury?

The subject of Mercury arises on occasion. The USEPA defines Mercury as a natural occurring element. The reality is, Mercury from the cremation process is an insignificant source of Mercury emissions. Attached is information from the USEPA and other sources. As one will see, the amount of mercury emissions, are much greater than from cremation. Unfortunately, there is so much inaccurate information on the Internet some people will believe it to be true.

Sincerely,

Jeffrey Barron
Account Manager
Matthews Environmental Solutions

Matthews Environmental Solutions

2045 Sprint Boulevard | Apopka, Florida 32703
O: 407-886-5533 | F: 407-886-5990 | www.matthewsenvironmentalsolutions.com



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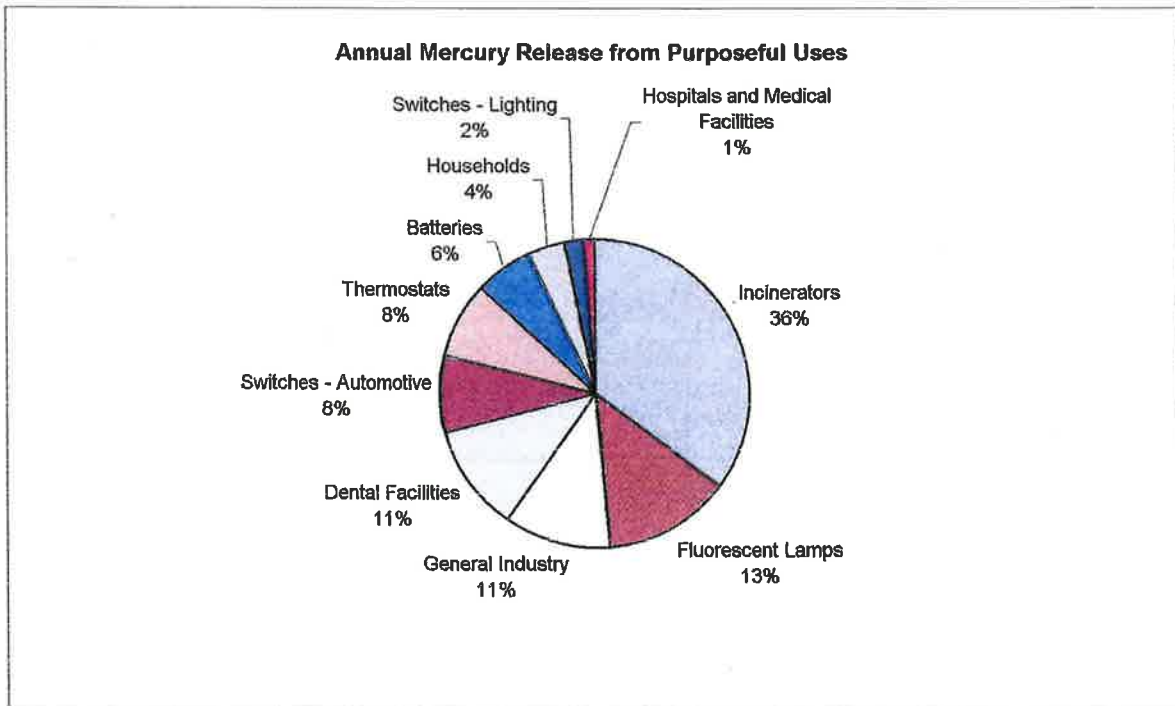
10 THINGS YOU SHOULD KNOW ABOUT MERCURY AND CREMATION

1. The most in-depth study of cremation released mercury showed that after 40 years and 112,000 cremations, land around the tested crematory was found to be 10 times below the maximum level for food producing soil and 200 times below the maximum level allowed for children's playgrounds. (For more information on this go to "More About Mercury").
2. The US EPA describes mercury as a "naturally occurring element that can be found throughout the environment," although naturally occurring, different human activities can increase the amount of mercury that is moving between the atmosphere, bodies of water, soils, crops, animals and humans. (See "Mercury Cycle Graphic").
3. Human activities that increase the cycling of mercury include: Utilities (33%), hospital waste (19%), industry power (18%), municipal incinerators (10%), manufacturing (10%), hazardous waste (4.5%), residential heat (2.5%), breakage of lamp bulbs (1.0%), general laboratory (.7%), dentists (.4%), and crematories (0%). (See US EPA Best Point Estimates of Natural Mercury Emissions).
4. Cremation and its process of intense heat often exceeding 1800° results in the volatilization of mercury and its emission into the atmosphere.
5. Animal and pet cremations produce almost no mercury emissions as there is no source of mercury like found in human dental fillings.
6. Dentists' offices and uses produce 10 times more mercury emissions than crematories. (See US EPA Best Point Estimates of Mercury Emissions).
7. Mercury enters the cremation process through human remains which contain silver amalgam dental fillings that are found in many humans.
8. According to the ADA (February 2009 American Dental Association), since 1990, the use of silver amalgam fillings has steadily dropped from 68% usage to a current rate of only 30% usage. This represents a 65% reduction, a tremendous decrease.
9. The primary factor driving the significant decline (65%) of mercury use in dental fillings is not the environment nor is it personal health. It is vanity. Composite resins look better than silver amalgam and contain no mercury.
10. The Cremation Association of North America's (CANA) contribution to the development of good environmental data is acknowledged by the US EPA. CANA is cited as a reference by the US EPA on the cremation statistics and the Joint Test Project performed and co-financed by CANA and US EPA is the reference utilized for mercury and other pollutants. (See "EPA National Emission Inventory").

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Annual Mercury Release from Purposeful Uses

Sector	Amount (lb/yr)	Percent of Total	Releases to Media		
			Air (lb/yr)	Solid Waste (lb/yr)	Wastewater (lb/yr)
Incinerators	326	35%	326	0	0
Fluorescent Lamps	126	13%	0	126	0
General Industry	102	11%	0	0	102
Dental Facilities	99	11%	0	40	59
Switches - Automotive	72	8%	7	51	14
Thermostats	70	8%	0	70	0
Batteries	53	6%	0	53	0
Households	40	4%	0	0	40
Switches - Lighting	16	2%	0	16	0
Hospitals and Medical Facilities	7	1%	0	0	7
Switches - Appliances	4	<1%	0	3	1
Crematories	3	<1%	3	0	0
Landfills	1	<1%	0	0	1
Veterinary Facilities	1	<1%	0	1	0
Septage	0	0%	0	0	0
Total for Purposeful Uses (lb/yr)	920		336	360	224
Total for Purposeful Uses (percent)		100%	37%	39%	24%



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MORE ABOUT MERCURY

Following the report in the Spring edition about samples for Mercury taken at a crematorium, it is now possible to publish the results from two other crematoria in different parts of the country.

In the November edition of the Lancet, Volume 352, an article appeared concerning mercury levels in the hair of crematoria workers. In view of the claims made it was decided to carry out an investigation into possible mercury contamination of the grounds surrounding the crematorium.

The crematorium in question has carried out in excess of 112,000 cremations since opening 40 years ago.

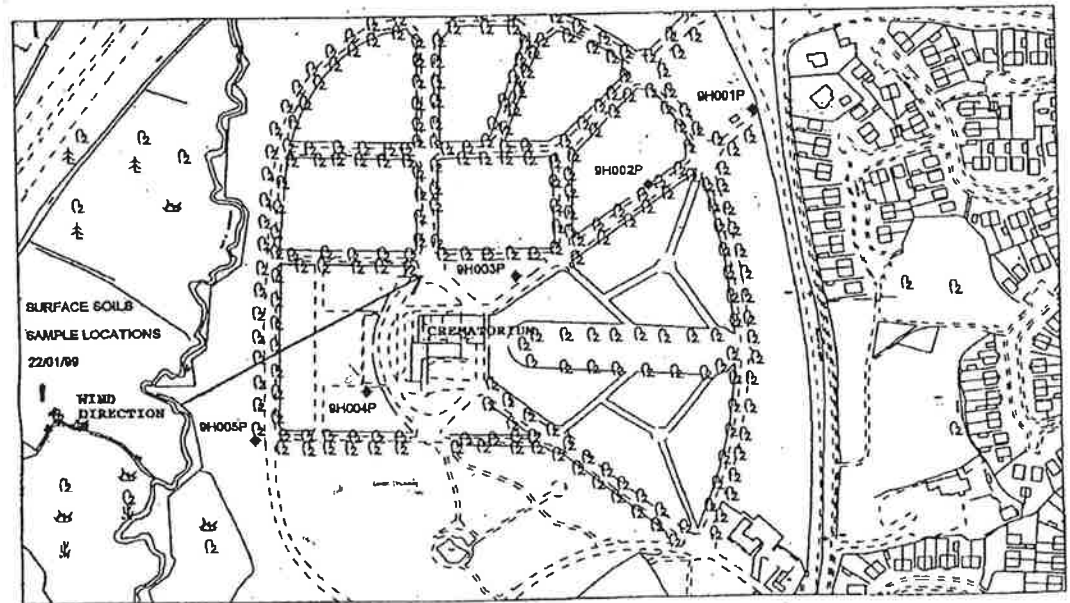
It was decided to take five soil samples from within the crematorium grounds along the axis of the prevailing wind. The soil samples 9H005P and 9H004P were taken upwind of the crematorium chimney and the three remaining samples, 9H003P, 9H002P and 9H001P were taken downwind. The results indicate a higher concentration of mercury downwind of the crematorium (see Table A below). All the results, however, were within acceptable levels.

In July 1987 the Interdepartmental Committee on the Redevelopment of Contaminated Land issued a number of 'trigger concentrations' for determining the significance of contamination in soil, ICRL 59/93 2nd Edition July 1987.

If samples taken from a site are in below the trigger concentration it is reasonable to regard the site as uncontaminated. The trigger concentration for mercury in domestic gardens and allotments, which takes into account the possibility that food could be grown and mercury could enter the food chain, is 1mg/kg. The trigger concentration for parks, playing fields and open spaces is 20mg/kg. The concentrations found within the crematorium grounds ranging between 0.09mg/kg and 0.17mg/kg are below the trigger concentrations and therefore the ground can be considered to be uncontaminated.

TABLE A:

Sample Number	Distance from Chimney	Mercury (mg/kg)
9H005P	142 metres	0.09
9H004P	61 metres	0.10
9H003P	51 metres	0.17
9H002P	138 metres	0.17
9H001P	233 metres	0.09



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United States Environmental Protection Agency (EPA) – Status on Crematories

>>> <Johnson.Mary@epamail.epa.gov> 12/06/05 12:10 PM >>>

Mr. Rahill,

Final regulations for other solid waste incineration (OSWI) units were signed by the EPA's Administrator on November 30, 2005, and can be found at <http://www.epa.gov/ttn/oarpg/new.html>. They should be published in the Federal Register within the next couple of weeks. Regarding the status of human and animal crematories, EPA did not change its position with respect to these sources between proposal and promulgation, and they are not regulated as part of the final OSWI regulations or any other existing Clean Air Act section 129 incineration regulation.

Human Crematories: We noted in the preamble to the proposed rules that "In considering the nature of human crematories . . . , EPA has come to the conclusion that the human body should not be labeled or considered "solid waste". Therefore, human crematories are not solid waste combustion units, and are not a subcategory of OSWI for regulation." Moreover, we state in the preamble to the final rules that "as stated in the preamble to the proposed OSWI rules, if EPA or States determine in the future that human crematories should be considered for regulation, they would be addressed under other authorities".

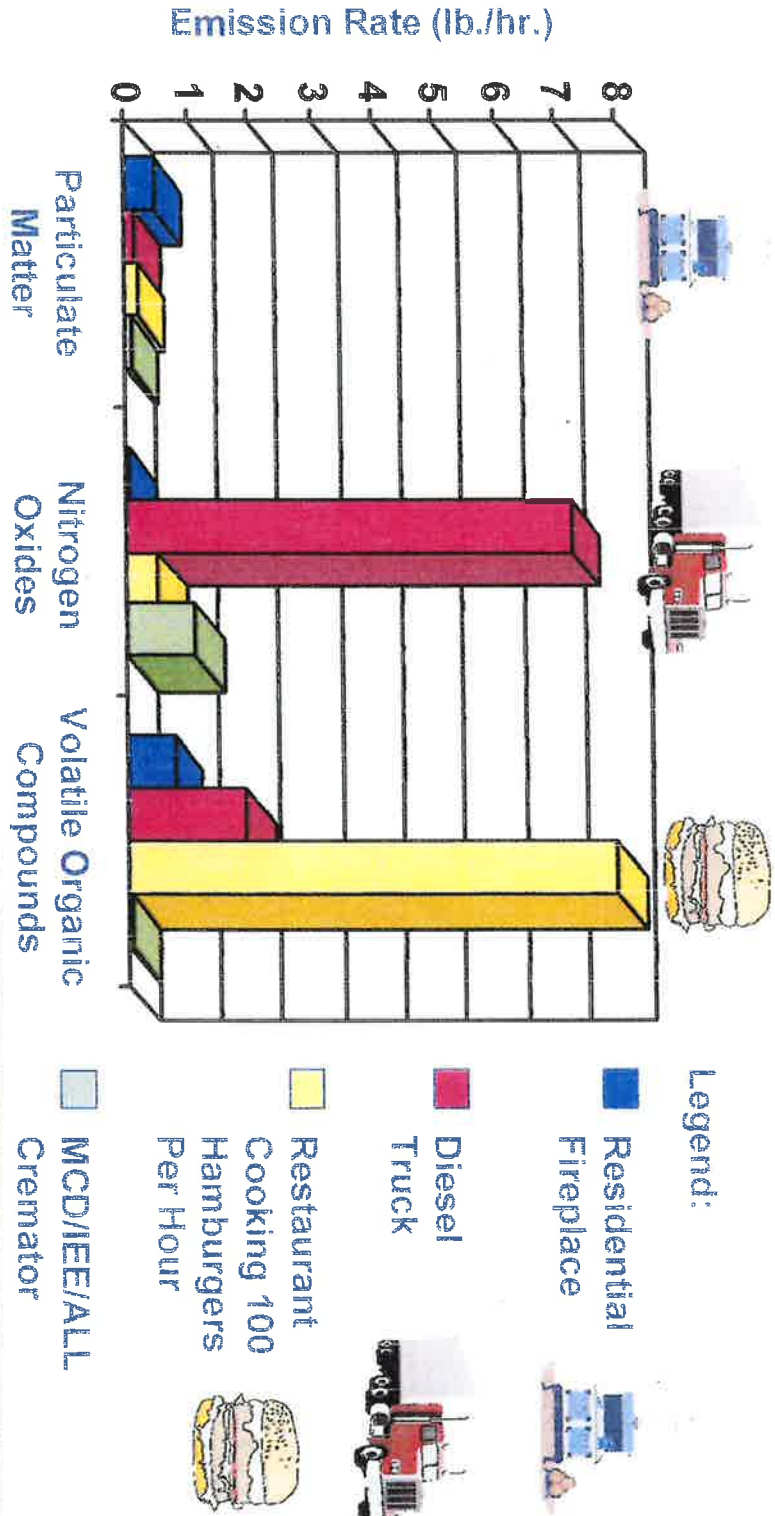
Animal Crematories: In the preamble to the proposed rules, we noted that (1) "emissions from these units are very low when compared to other solid waste combustion units. The emissions levels from uncontrolled animal crematory units are, in fact, less than emissions after controls from other types of incinerators that are regulated . . ."; (2) "EPA is concerned about biosecurity within the agricultural sector."; (3) "In many areas there is also a lack of reasonable and economic alternatives (e.g., rendering, composting, burial) to incineration."; and (4) "EPA has determined that the adverse impacts associated with regulation of animal crematories outweigh the benefits of regulation and these units are not included as a subcategory of OSWI for regulation at this time." We state in the preamble to the final rules that "EPA has not changed our decision to exclude animal crematories and pathological waste incineration units, based on our analysis of their emissions and the adverse impacts that would occur if these units were regulated under the final OSWI rules, . . ."

At this time, EPA has no plans underway to regulate human or animal crematories. I hope that you find this information helpful. Thanks.

Mary Johnson
Environmental Engineer
U.S. Environmental Protection Agency
Office of Air Quality Planning and Standards
Mail Code C 439-01
Research Triangle Park, NC 27711
Phone: (919) 541-5025
Fax: (919) 541-5450

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Emissions Comparison



NATIONAL EMISSIONS INVENTORY

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Property value has increased!

Woodlawn Crematory
400 Woodlawn Cemetery Rd.
Gotha Fl, 34734

single family home #1
361 Woodlawn Cemetery RD.
TAV:
2000 = \$141,600.00
2017 = \$278,922.00

Single family home #2
353 Woodlawn Cemetery RD.
TAV:
2000 = \$122,810.00
2017 = \$376,387.00

Single family home #3
9024 Spence CT.
TAV:
2000 = \$170,131.00
2017 = \$270,085.00

Single family home #4
9025 Spence CT.
TAV:
2000 = \$153,119.00
2017 = \$251,997.00

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REPORT ON NOISE EMISSIONS
FOR
MATTHEWS CREMATION GROUP.

Prepared for:
Jarrod Gogel
Matthews Cremation Group
2045 Sprint Blvd
Apopka, FL 32703
igogel@matthewsintl.com
800-327-2831

Date:
June 21, 2010

Prepared by:
Trevor Reschny, MS, CSP
Florida Safety Links Inc.
P.O. Box 933
Gotha, Florida 34734

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1.0 BACKGROUND INFORMATION

At the request of Jarrod Gogel with Matthews Cremation Group, Safety Links Inc conducted a noise survey of a Cremation unit located at the Woodlawn Cemetery in Gotha Florida.



The results outlined in this report will help you:

1. Identify the baseline noise levels of the equipment
2. Document potential noise exposure for employees working in the vicinity
3. Document the noise emission levels to ensure compliance with the Riverside County California Noise Ordinances.

2.0 SAMPLING METHOD AND QUALITY CONTROL

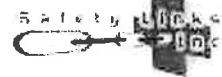
- Noise Mapping was conducted to determine the potential noise emission levels at various distances both inside and outside of the cremation building.
- To obtain a baseline Safety Links first took noise measurements with all equipment off. Then a single unit was turned on and measurements were taken. Afterwards both units were turned on and the noise measurements were recorded.
- According to the staff and management onsite the noise levels emitted from these units remain consistent throughout start up and operation.
- All outside measurements were taken in the dBL (linear scale) for comparison purposes to the Riverside County California Noise Ordinances. All inside measurements were taken in dBA scale for OSHA permissible exposure level (PEL) comparison.

Instrumentation used:

- Extech 407732 SLM -Type II, Sr.# 080301516 (Factory calibrated 11/17/09)
- Calibrator: Extech 407744 Sr# R.144827 (Factory calibrated 11/17/09).
- The sound level meter used in the survey met the ANSI Type 2 specifications as established in ANSI Policy S 1.4-1991 (R 1997) entitled "Specifications for Sound Level Meters." The sound level meter was calibrated before and after the monitoring periods.
- The equipment was calibrated within +2% 94.0 dB at 1000 Hz using an acoustical calibrator meeting the ANSI Policy 1.25 – 1991 (R 1997).



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3.0 NOISE REDUCTION BY DISTANCE FORMULA

$$dB_1 = dB_0 + 20 \log_{10} \left(\frac{d_0}{d_1} \right)$$

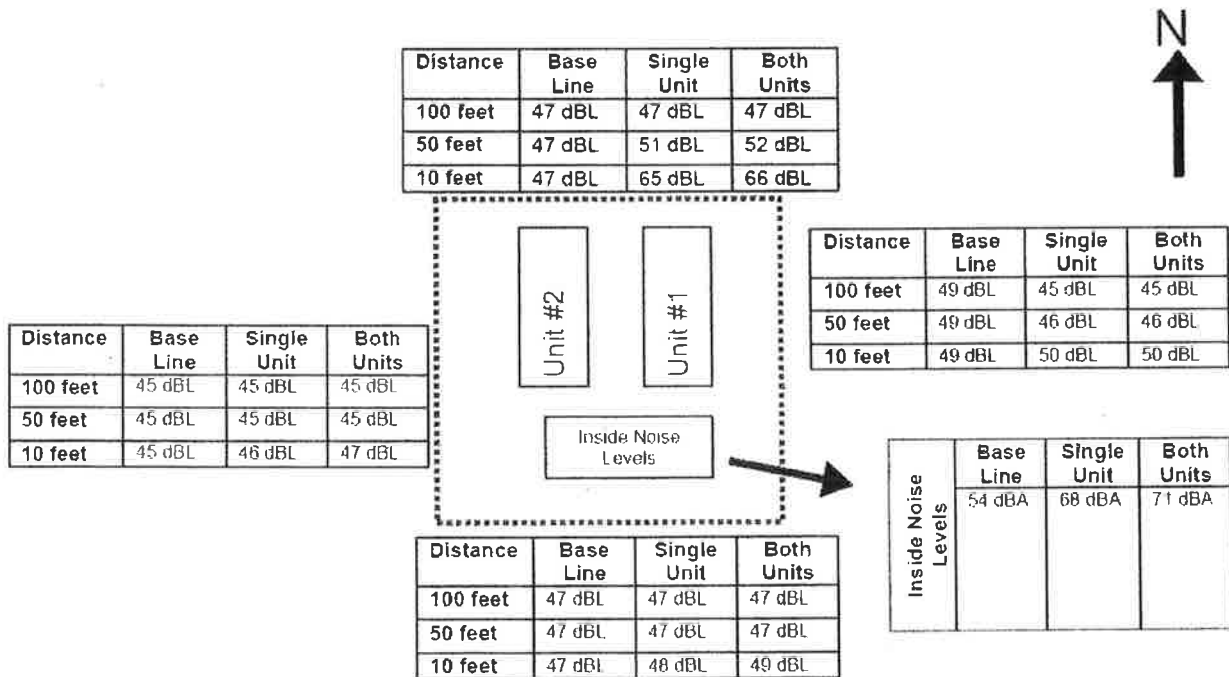
Where: db1 = noise at first distance and db0= noise at second distance

Or just remember the Rule of 6's:

- o 6 dB loss w/ doubling of distance
- o 6 dB gain w/ halving of distance

4.0 SAMPLING RESULTS

- o All measurements were taken on June 21, 2010
- o The first sample corresponds to the Base Line noise levels (i.e. no equipment running) and was conducted at 722AM
- o The second sample corresponds to the noise levels of a single unit running at full capacity and was conducted at 730AM
- o The third sample corresponds to the noise levels of both units running at full capacity and was conducted at 740AM
- o Both units were the Matthews Cremation Group "Super Power Pak III" model.



Please note: All distances are approximate. Drawing not to scale!



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5.0 HEALTH EFFECTS AND OSHA EXPOSURE LIMITS

Background information about occupational noise exposure:

Noise is one of the most widespread occupational health problems in industry. Exposure to noise can cause hearing loss in addition to other harmful health effects. Other effects can include the interference with understanding speech; stress reaction; lower employee morale; reduced efficiency; annoyance; interference with concentration; and overall employee fatigue. The effects of noise depend primarily on the intensity and frequency of the noise in addition to the duration of the exposure.

Noise-induced hearing loss can be temporary or permanent. Temporary hearing loss results from short-term exposures to noise, with normal hearing returning after period of rest. On the other hand, prolonged exposure to noise over a period of time gradually causes permanent damage. This type of noise-induced hearing loss is a permanent sensorineural condition that cannot be treated medically and is initially characterized by a declining sensitivity to high-frequency sounds, usually at frequencies above 2,000 Hz.

Introduction to the OSHA regulations:

The Occupational Safety and Health Administration's hearing conservation regulations have been designed to protect workers from hearing impairment throughout their entire working lifetimes. To do this, OSHA has implemented a Permissible Noise Exposure Level of 90 dBA averaged over an eight hour period. OSHA has further established the "Action Level" at 85 dBA meaning that employers are responsible for implementing a Hearing Conservation Program when workers are exposed to levels at or above 85 dBA. The OSHA standard uses a 5 dBA doubling scale meaning that for every 5 dBA increase in exposure, the allowable time is reduced to half. For example, workers can be exposed without the use of hearing protectors for 8 hours at 90 dBA, 4 hours allowed at 95 dBA, 2 hours allowed at 100 dBA, etc.

The applicable federal regulations includes: *Code of Federal Regulations, Title 29, Chapter XVII, Part 1910, Subpart G, 1910.95: sections (a), (b), (c), (d), (e), (f), Appendix A, and Appendix G.*



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APPENDIX A: RIVERSIDE COUNTY CALIFORNIA NOISE ORDINANCES



P.O. Box 933 Gotha, Florida 34734 Phone Fax 800.768.7036 info@safetylinks.net www.safetylinks.net

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SOUND	NOISE LEVEL (dBA)	EFFECT
Jet Engines (Near)	140	
Shotgun Firing	130	
Jet Takeoff (100-200 Ft.)	130	
Rock Concert (Varies)	110-140	Threshold of pain (125 dB)
Oxygen Torch	121	
Discotheque/Boom Box	120	Threshold of sensation (120 dB)
Thunderclap (Near)	120	
Stereo (Over 100 Watts)	110-125	
Symphony Orchestra	110	
Power Saw (Chain Saw)	110	Regular exposure of more than 1 minute risks permanent hearing loss (over 100 dB)
Jackhammer	110	
Snowmobile	105	
Jet Fly-over (1000 Ft.)	103	
Electric Furnace Area	100	
Garbage Truck/Cement Mixer	100	No more than 15 minutes of unprotected exposure recommended (90-100 dB)
Farm Tractor	98	
Newspaper Press	97	
Subway, Motorcycle (25 Ft)	88	Very annoying
Lawnmower, Food Blender	85-90	Level at which hearing damage (8 hrs.) begins (85dB)
Recreational Vehicles, TV	70-90	
Diesel Truck (40 Mph, 50 Ft.)	84	
Average City Traffic Noise	80	Annoying; interferes with conversation; constant exposure may cause damage
Garbage Disposal	80	
Washing Machine	78	
Dishwasher	75	
Vacuum Cleaner	70	
Hair Dryer	70	Intrusive; interferes with telephone conversation
Normal Conversation	50-65	
Quiet Office	50-60	Comfortable (under 60 dB)
Refrigerator Humming	40	
Whisper	30	Very quiet
Broadcasting Studio	30	
Rustling Leaves	20	Just audible
Normal Breathing	10	
	0	Threshold of normal hearing (1000-4000 Hz)

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PowerPak II PLUS

A Higher Standard

- Designed for 6 Cremations Per Day
- 100 minutes or Less Cremation Time
- Secondary Chamber Volume: 96 Cu. Ft.
- Oversize 43" Door For Maximum Load Capacity



*PowerPak II PLUS shown with optional EX-1 Design Upgrade, and remote operation via included Android tablet.

The Future Of Cremation

Matthews
INTERNATIONAL
ENVIRONMENTAL SOLUTIONS

Attachment: 20181213145355 (3862 : Special Use Permit, SUP#2018-010 14901 Washington Street, Funeral Home and Crematory)

High-Tech Productivity

For Small And Mid-Sized Crematories

The PowerPak II PLUS delivers industry-leading technology and the extra capacity you need to grow your business. Featuring a larger secondary chamber and faster cremation times than our basic cremation system, the PowerPak II PLUS is perfect for businesses that perform up to 6 cremations per day.

Ready To Go

The PowerPak II PLUS arrives at your doorstep ready to go. It comes pre-wired, pre-piped, and pre-tested. All you have to do is unload it, connect it to gas and electricity, and attach the exhaust stack. As always, our team is available to help you prepare your site so installation is quick and easy.



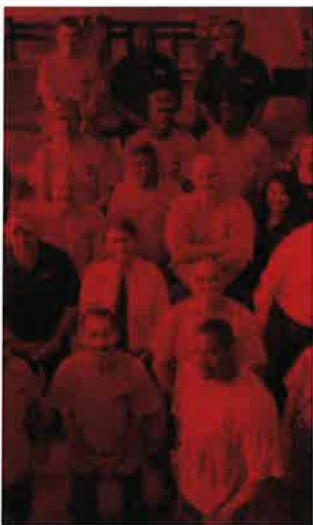
M-pyre® Makes A Tough Job Easy

Managing the operation of your cremation equipment has never been easier! Our intuitive logic control system allows you to answer four basic questions prior to starting the cremation cycle and your equipment is automatically set for maximizing operating conditions. It features remote capabilities that let you monitor your crematory activity, create instant performance reports and communicate with Matthews technical support via the Internet from anywhere in the world. Matthews service team can stay connected to your machine 24/7 to provide peace of mind and instant support. We are with you every step of the way.

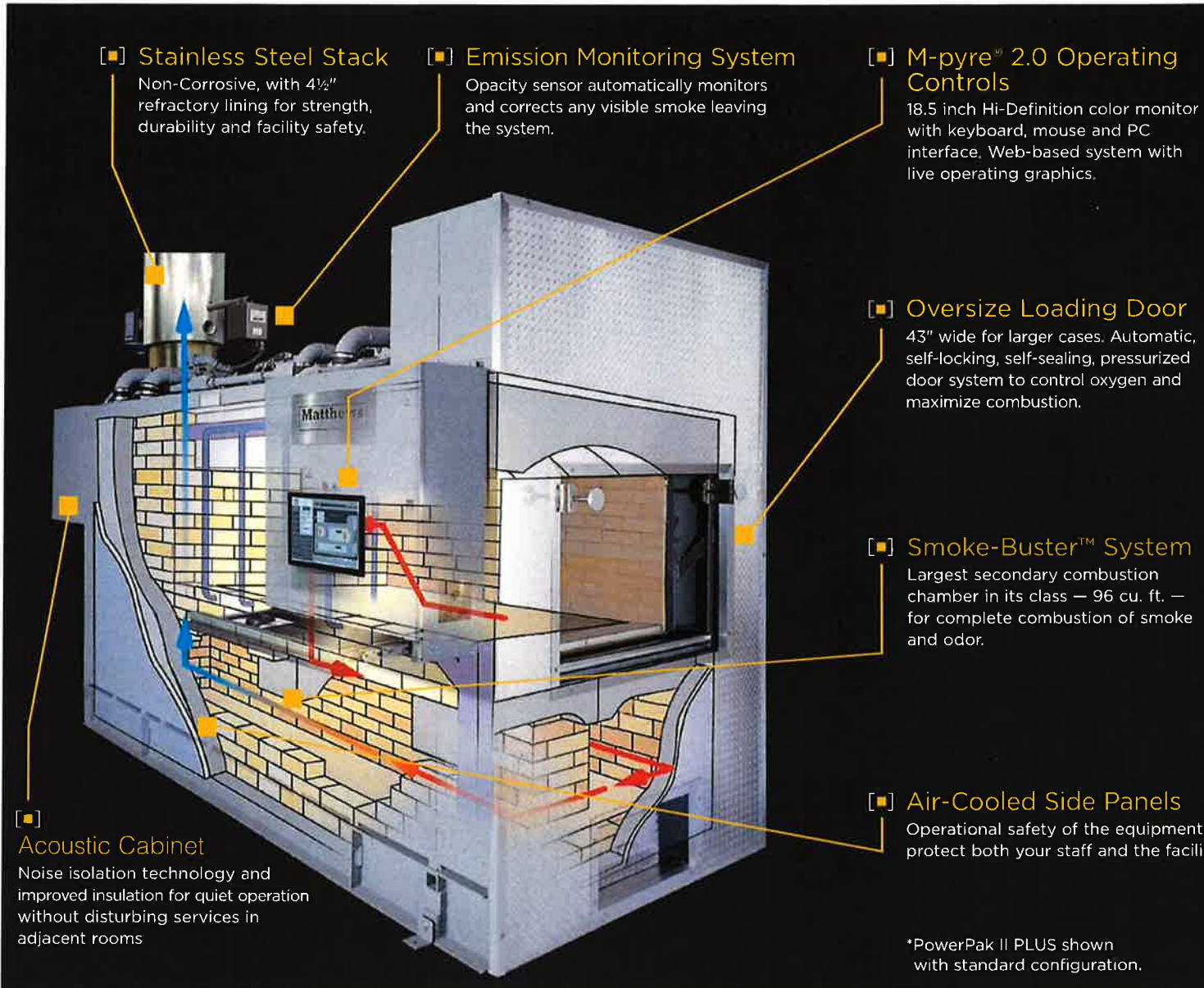
The Future Of Cremation: Matthews Gives You More

Matthews is redefining the future of cremation. We offer a powerful partnership that gives you access to our global resources and combines all of our engineering talents. With more than 100 years of experience and 4,500 installations in over 50 countries, we are the most trusted brand in cremation technology and service. Count on Matthews to help build your business for both today's challenges and tomorrow's opportunities.

Visit us at MatthewsCremation.com.



MATTHEWS PLUS SERIES



Stainless Steel Stack
Non-Corrosive, with 4½" refractory lining for strength, durability and facility safety.

Emission Monitoring System
Opacity sensor automatically monitors and corrects any visible smoke leaving the system.

M-pyre[®] 2.0 Operating Controls
18.5 inch Hi-Definition color monitor with keyboard, mouse and PC interface. Web-based system with live operating graphics.

Oversize Loading Door
43" wide for larger cases. Automatic, self-locking, self-sealing, pressurized door system to control oxygen and maximize combustion.

Smoke-Buster™ System
Largest secondary combustion chamber in its class — 96 cu. ft. — for complete combustion of smoke and odor.

Air-Cooled Side Panels
Operational safety of the equipment protect both your staff and the facility.

Acoustic Cabinet
Noise isolation technology and improved insulation for quiet operation without disturbing services in adjacent rooms

*PowerPak II PLUS shown with standard configuration.

The Power Of Partnership

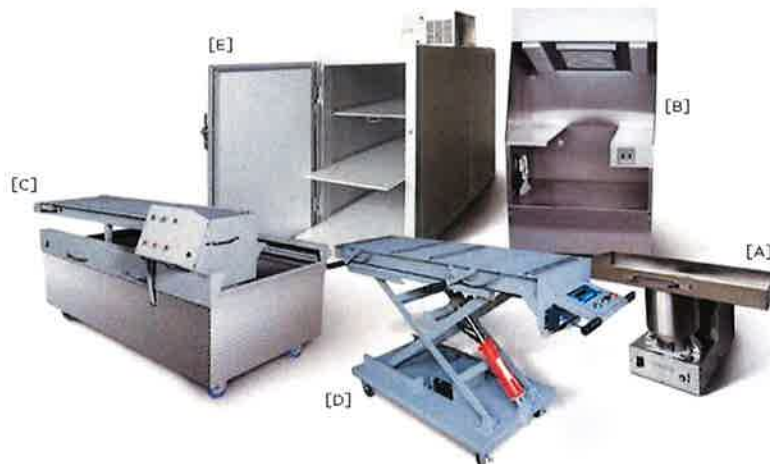
- Financial ROI Analysis
- Zoning and Permitting Support
- Operator Training and Certification
- 24/7 Customer Service and Support
- Custom Engineering and Design
- Facility Layout and Design
- Crematory Accessories and Supplies
- Leasing and Financing Options
- Turn-Key Installation

PowerPak II PLUS Specifications

Overall Height:	9' (2.74 m)
Overall Width:	5' 9" (1.75 m)
Overall Length:	14' 10.5" (4.53 m)
Weight:	28,000 lb. (12,700.586 kg)
Fuel:	Natural or L.P. Gas (Oil available)
Electrical:	230 volts, 1-phase/3-phase



Get the Most from Your Matthews Cremator



System Accessories

- [A] ECP-200 Electric Cremated Remains Processor**
- Reduces cremated remains to fit standard-sized urns
 - Average processing time \leq 30 seconds
 - Quiet and dust-proof

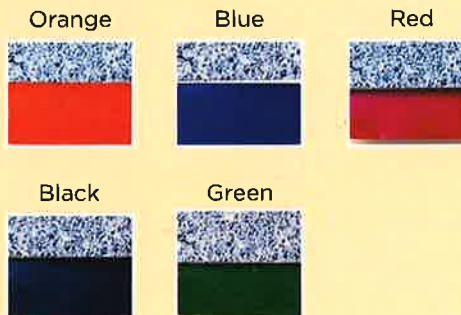
- [B] VPS-1 Processing Station**
- Recovers dust when transferring cremated remains for operator safety
 - Ventless design eliminates wall or ceiling openings
 - Built-in overhead lighting adds convenience and safety
 - Steel frame construction, finished with heavy-gauge stainless steel

- [C] Auto-Loader**
- Increases production and enhances operator safety
 - Extends the cremation chamber floor life
 - Offers a professional presentation during family viewing

- [D] Hydraulic Lift Table - LT1BS**
- Includes battery and scale

- [E] Three-Body Cooler**
- Safe storage until final disposition
 - Thermostatically controlled system maintains constant temperature
 - Removable shelves accommodate a mortuary cart or caskets

- [A] EX-1 Design Upgrade**
- Sleek, streamlined appearance
 - Includes front facade and lighted hood.
 - Remote operation via included Android tablet
 - Choice of 5 colors



2045 Sprint Boulevard | Apopka, FL 32703
 Toll Free: 1.888.589.6197 | Fax: 1.407.886.5990
 MatthewsCremation.com

Attachment: 20181213145355 (3862 : Special Use Permit, SUP#2018-010 14901 Washington Street, Funeral Home and Crematory)

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2045 Sprint Boulevard, Orlando, Florida 32703
407 886 5533 - 800 327 2831
FAX 407 886 4498
www.matthewscremation.com
www.faithfulforeverpets.com

April.17, 2017

1

SPECIFICATIONS- Model Power-Pak II Plus

1. Equipment Type..... Model Power-Pak II Plus
 - A. Model No. IE43-PPII Plus
 - B. Underwriters Laboratories Listing and File No. .. 87E8; MH14647

2. Dimensions
 - A. Footprint 12' – 9 ½" x 5' - 9" (3.9 m x 1.8 m)
 - B. Maximum Length..... 14' – 10 ½" (4.53 m)
 - C. Maximum Width 6' -10" (2.08 m)
 - D. Maximum Height..... 9' (2.74 m)
 - E. Chamber Loading Opening 30 ¾" H x 43 ½" W (781 mm x 1105 mm)

3. Weight 28,000 lbs. (12,700 kg)

4. Utility/Air Requirements
 - A. Gross Gas Input, Natural or LP Gas..... 3,000,000 BTU/hr. (3,165,168 kJ/h)

 - Running Gas Pressure, LP or Natural Gas 11 inches (279.4 mm) water column or greater
 - B. Electrical Supply..... 230 volt, 3Ø or 1Ø, 50/60 hz (others available)
 - C. Air Supply..... 2,500 cfm (70.8 standard m³/min)

5. Incineration Capacity 175 lbs./hr. (79 kg/h)

6. Typical Loading Capacity of Waste Types..... 750 lbs. (340.2 kg)

7. Construction and Safety Standards..... Incineration Institute of America, Underwriters Laboratories, Canadian Standards Association

8. Steel Structure Construction
 - A. Frame 2" (51 mm) square tubing
 - B. Front/Rear Plates 3/8" (9.5 mm) plate
 - C. Floor Plates..... 3/16" (5 mm) plate
 - D. Outer Side Casing..... 12 gauge (3 mm) plate
 - E. Inner Side Casing..... 12 gauge (3 mm) plate

9. Stack Construction
 - A. Inner Wall..... 4 1/2" (110 mm) insulating firebrick or castable
 - B. Outer Wall..... 12 gauge (3 mm) sheet, Stainless Steel, welded seams (unlined stack available)

10. Draft Nozzle Construction Schedule 40 Stainless Steel pipe with welded connections

11. Main Chamber Door Construction
 - A. Steel Shell..... 3/16" (5 mm) steel, welded with reinforcement
 - B. Outer Refractory..... 1" (25 mm) insulating block
 - C. Inner Refractory 4½" (110 mm) insulating firebrick

April.17, 2017

SPECIFICATIONS- Model Power-Pak II Plus

12. Primary Chamber Wall Construction
- | | |
|-------------------------------------|------------------------------|
| A. Outer Casing Wall | 12 gauge (3 mm) sheet |
| B. Inner Frame/Air Compartment..... | 2" (51 mm) air compartment |
| C. Inner Casing Wall..... | 12 gauge (3 mm) sheet |
| D. Outer Refractory Wall..... | 5" (127 mm) insulating block |
| E. Inner Refractory Wall | 4½" (114 mm) firebrick |
13. Secondary Chamber Wall Construction
- | | |
|-------------------------------------|------------------------------|
| A. Outer Casing Wall | 12 gauge (3 mm) sheet |
| B. Inner Frame/Air Compartment..... | 2" (51 mm) air compartment |
| C. Inner Casing Wall..... | 12 gauge (3 mm) sheet |
| D. Outer Refractory Wall..... | 6" (152 mm) insulating block |
| E. Inner Refractory Wall | 4½" (114 mm) firebrick |
14. Refractory Temperature Ratings
- | | |
|--------------------------------------|---------------------|
| A. Standard Firebrick..... | 3,100° F. (1704° C) |
| B. Insulating Firebrick | 2,600° F. (1427° C) |
| C. Castable Refractory (Hearth)..... | 2,550° F. (1399° C) |
| D. Castable Refractory | 3,100° F. (1704° C) |
| E. Insulating Block..... | 1,900° F. (1038° C) |
| F. Bonding Mortar | 3,200° F. (1760° C) |
15. Chamber Volumes (not including external flues, stacks or chimneys)
- | | |
|----------------------------|--------------------------------------|
| A. Primary Chamber..... | 70 cubic feet (2.12 m ³) |
| B. Secondary Chamber | 96 cubic feet (2.72 m ³) |
16. Emission Control Features
- | | |
|---|----------|
| A. Secondary Chamber with Afterburner | Included |
| B. Opacity Monitor and Controller with Visual and Audible Alarms..... | Included |
| C. Auxiliary Air Control System | Included |
| D. Microprocessor Temperature Control System | Included |
17. Operating Temperatures
- | | |
|----------------------------|--|
| A. Primary Chamber | 32° F. - 1,800° F. (0° C - 982° C) |
| B. Secondary Chamber | 1,400° F. - 1,800° F. (760°C - 982°C)
(as required by Env. agency) |
18. Secondary Chamber Retention Time
- > 1 second
19. Ash Removal
- Door functions as a heat shield. Sweep out beneath front door into hopper that fills collection pan.

April 17, 2017

SPECIFICATIONS- Model Power-Pak II Plus

- 20. Safety Interlocks
 - A. High Gas Pressure Optional
 - B. Low Gas Pressure..... Optional
 - C. Blower Air Pressure Included
 - D. Door Position Included
 - E. Opacity..... Included
 - F. Motor Starter Function..... Included
 - G. Chamber Temperature Included
 - H. Motor Overload Included
 - I. Flame Quality Included
 - J. Burner Safe Start Included
 - K. Cremation Burner/Door Interlock..... Available upon Env. Agency requirements

- 21. Burner Description The nozzle mix burners used on this cremation equipment are industrial quality and designed for incinerator use.

- 22. Ultraviolet Flame Detection Ultraviolet flame detection has proven to be the most reliable means of flame safety. The system is completely sealed in a quartz capsule to eliminate problems, caused by moisture and dust created in the cremation process, which effect flame rod detectors.

- 23. Operating Panel indicators
 - A. Safe Run Included
 - B. Door Closed Included
 - C. Pollution Alarm Included
 - D. Afterburner On (Secondary Burner)..... Included
 - E. Cremation Burner On Included
 - F. Low Fire Cremation Burner On..... Included
 - G. Afterburner (Secondary Burner) Reset Included
 - H. Cremation Burner Reset..... Included
 - I. Hearth Air..... Included
 - J. Throat Air Off Included

- 24. Automatic Timer Functions
 - A. Master Cycle Included
 - B. Afterburner (Secondary Burner) Included
 - C. Cremation Burner..... Included
 - D. Low Fire Cremation Burner Included
 - E. Hearth Air..... Included
 - F. Throat Air Included
 - G. Pollution Monitoring..... Included
 - H. Afterburner (Secondary Burner) Prepurge Included
 - I. Cremation Burner Prepurge Included
 - J. Cool Down Included

- 25. Exterior Finish
 - A. Primer 2 coats rust inhibiting
 - B. Finish 2 coats textured finish

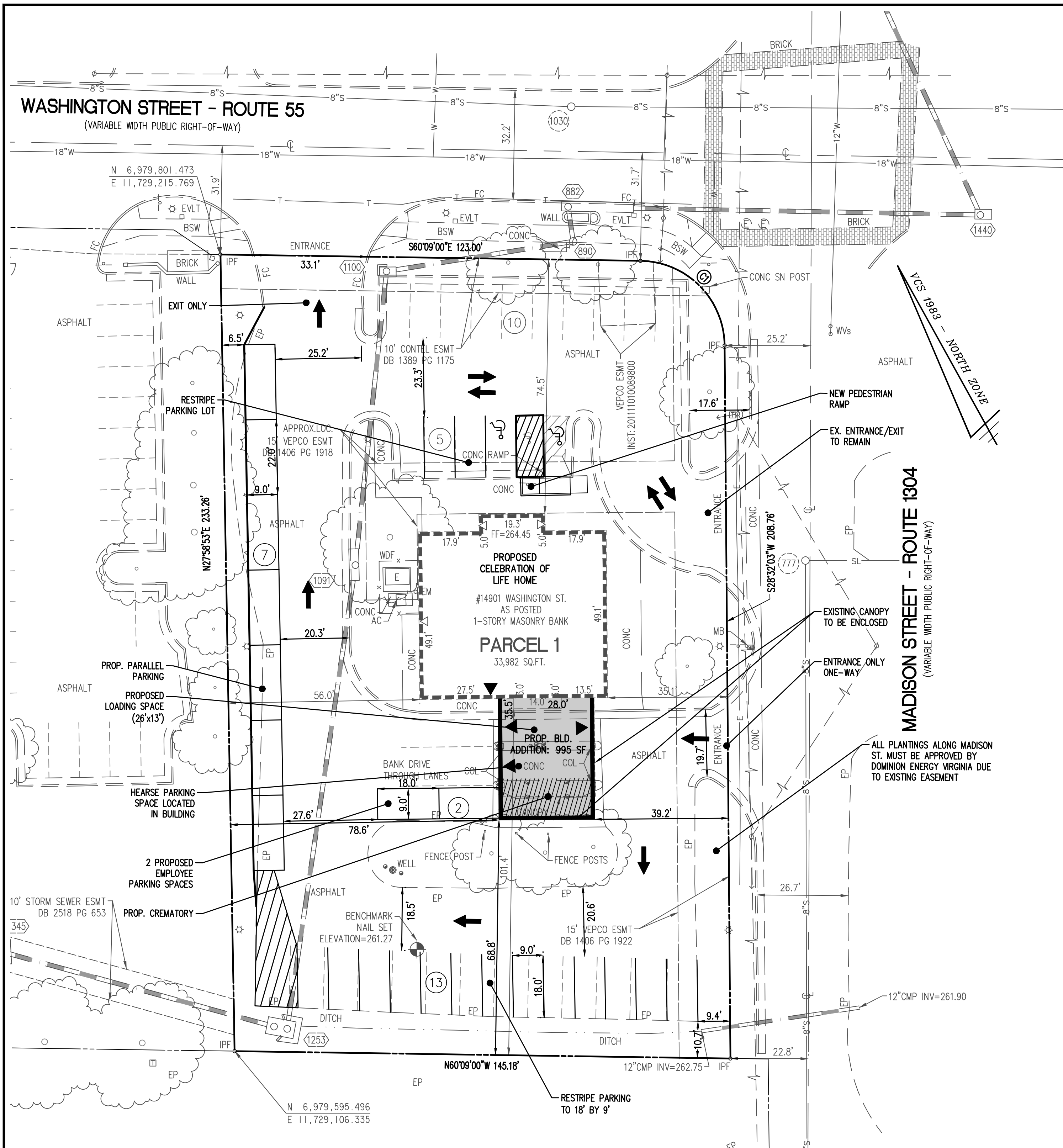
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April 17, 2017

SPECIFICATIONS- Model Power-Pak II Plus

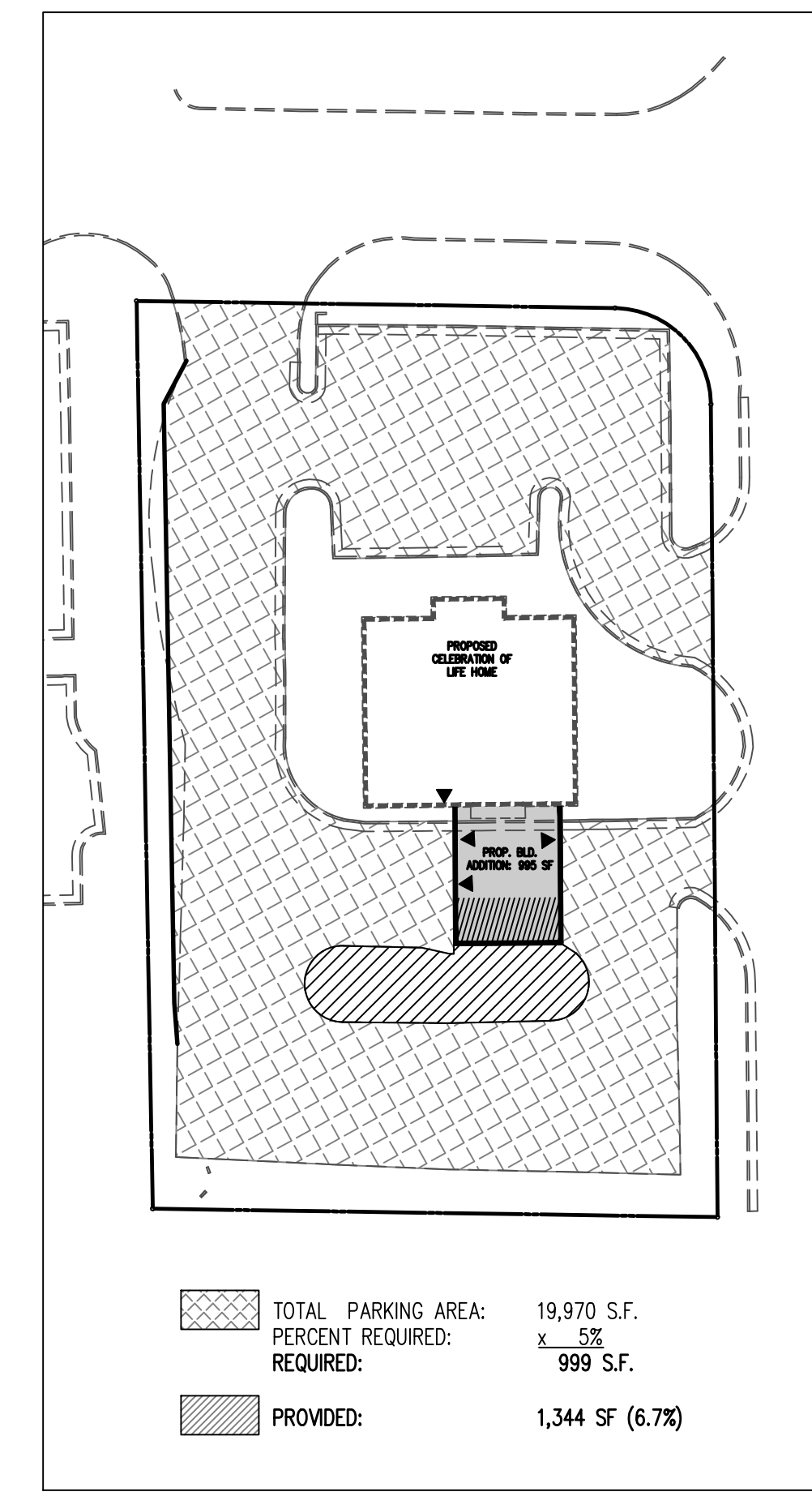
- 26. Start-Up and Training..... Startup of cremation equipment and training of operators to properly operate and maintain the equipment is performed on-site under actual operating conditions. Included is a comprehensive owner's manual, with details on the equipment, its components and proper operation.
- 27. Environmental Submittals Complete technical portion of state environmental permits. Engineering calculations, technical data, existing stack test results and equipment blueprints provided.

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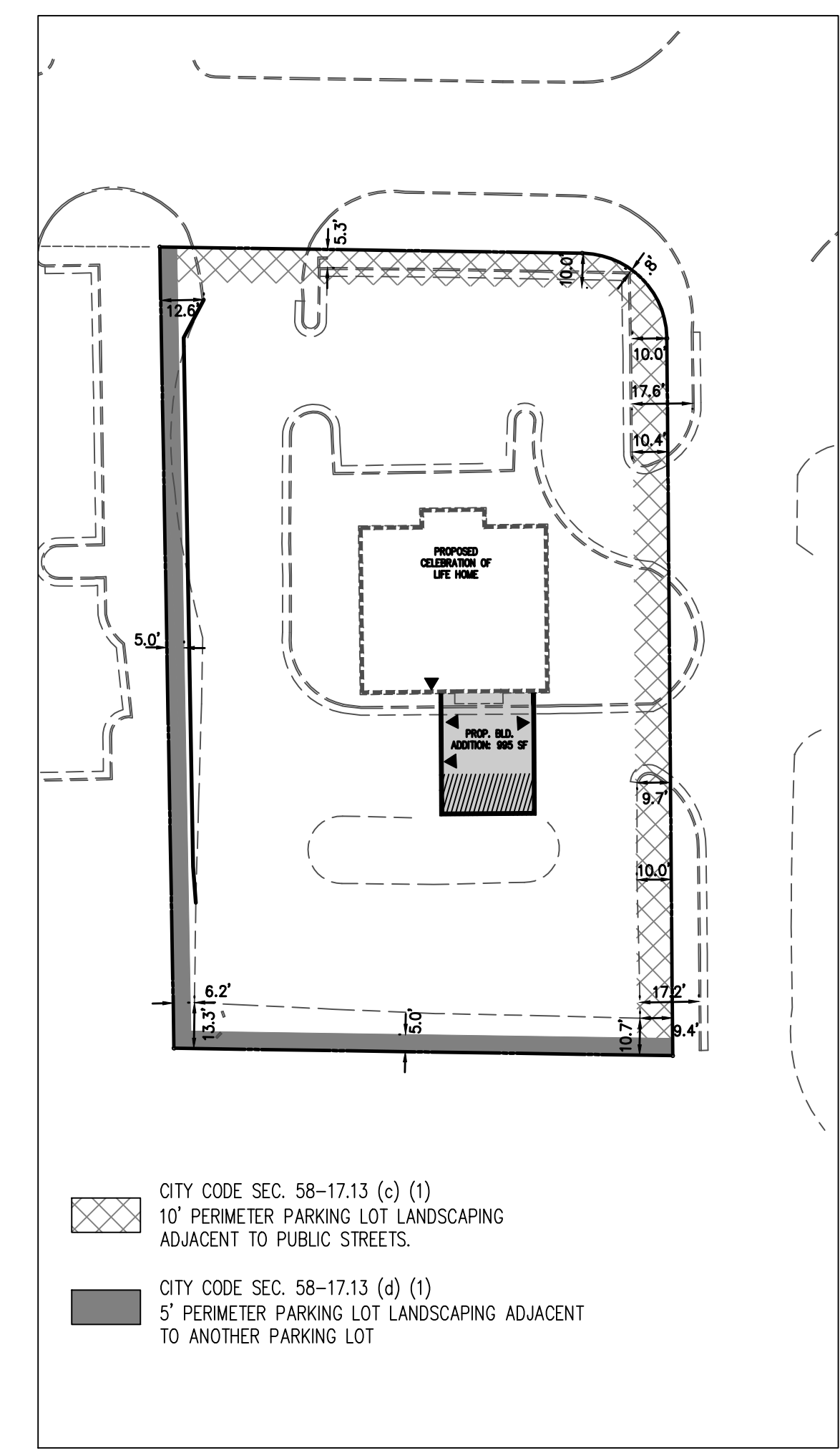


ZONING TAB:
 SITE AREA: 33,982 SF (0.7801 ac)
 EXISTING ZONE: B-1
 PROPOSED USE: FUNERAL HOME AND CREMATORY

	PERMITTED	PROVIDED
MAX BUILDING HEIGHT:	50	+30
MAX STORIES:	4	1
MIN. BUILDING SETBACKS FOR NON PRINCIPAL USES:		
FRONT:	5' OF ANY STREET ROW	74.5
SIDE/REAR:	5' OF ANY STREET ROW, 0' WHEN ABUTTING SIMILAR COMMERCIAL USES	56
	25' SIDE YARD WHEN ABUTTING RESIDENTIAL	35.1
PARKING:		
	1 SPACE PER 4 SEATS (±96 SEATS = ±24 SPACES)	37 SPACES (INCLUDES 2 HANDICAP)
	1 SPACE PER 2 EMPLOYEES (±4 EMPLOYEES = ±2 SPACES)	2 TANDUM SPACES
	1 SPACE PER HEARSE	1 HEARSE SPACES (INSIDE BUILDING ADDITION)
	1 LOADING SPACE	1 LOADING SPACE (INSIDE BUILDING ADDITION)
PERIPHERAL PARKING LOT LANDSCAPING:		
10' BETWEEN THE PROPERTY LINE AND PARKING LOT	NORTH/EAST: 10'	0.8'-5.3'/0.8'-10.4' * *WAIVER REQUESTED
5' BETWEEN THE PROPERTY LINE AND PARKING LOT IF ADJACENT TO ANOTHER PARKING LOT	SOUTH/WEST: 5'	10.7'-13.3'/6.2'-12.6'
INTERIOR PARKING LOT LANDSCAPING:		
PARKING LOT AREA:		19,970 SF
MINIMUM 5% REQUIRED:		999 SF
PROVIDED:		1,344 SF



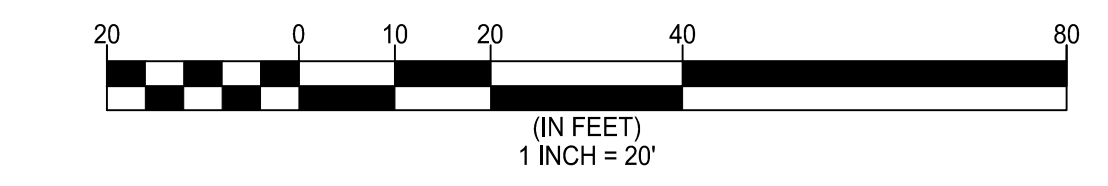
INTERIOR PARKING LOT LANDSCAPING CALCULATIONS
 SCALE: 1"=40'



PERIMETER PARKING LOT LANDSCAPING AND BUFFER REQUIREMENTS
 SCALE: 1"=40'

LEGEND

PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP	—	OVERHEAD WIRES	—
MH	MANHOLE	MH	—	UTILITY POLE	—
WV	WATER VALVE	WV	—	UNDERGROUND ELECTRIC	—
WM	WATER METER	WM	—	TELEPHONE	—
GM	GAS METER	GM	—	GAS MAIN	—
TCB	TRAFFIC CONTROL BOX	TCB	—	ELECTRICAL	—
LP	LIGHT POLE	LP	—	TRANSFORMER	—
LP/S	LIGHT POLE WITH SIGNALS	LP/S	—	HANDICAP RAMP (CG-12)	—
CG-2	CURB & GUTTER	CG-2	—	GUARDRAIL	—
CG-6R	TRANSITION FROM CG-6 TO CG-6R	CG-6R	—	FENCE	—
CG-6	SANITARY SEWER	S	—	TRAFFIC FLOW	—
SL	SANITARY LATERAL	SL	—	LIGHT DOOR	—
C.O.	CLEAN OUT	C.O.	—	TREES	—
SS	STORM SEWER	W	—	LIMITS OF CLEARING AND GRADING	—
W	WATER MAIN	W	—	LIMITS OF CONCEPTUAL DEVELOPMENT PLAN (CDP)	—
FH	FIRE HYDRANT	FH	—		
P	PLUG	P	—		



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	38.70'	88°41'03"	24.43'	34.95'	S15°48'29"E

Engineers • Surveyors • Planners
 Landscape Architects • Arborists
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 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 www.WLPINC.com

INCORPORATED ESTABLISHED 1945
 DATE: AUGUST 3, 2018
 SCALE: 1"=20'

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

SPECIAL USE PERMIT PLAN
TURCH FUNERAL HOME
 14931 WASHINGTON STREET
 SPECIAL USE PERMIT PLAN
 TOWN OF HAYMARKET, VIRGINIA