



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ AGENDA ~

Matt Caudle, Councilman
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, September 7, 2016

7:00 PM

Council Chambers

1. Call to Order

2. Pledge of Allegiance

3. Moment of Silence

4. Minutes Approval

- a. Planning Commission - Regular Meeting - Aug 10, 2016 6:00 PM
- b. Planning Commission - Regular Meeting - Aug 31, 2016 4:00 PM

5. Citizens Time

6. Public Hearings

- a. Special Use Permit #2016-002 Zeuppy, LLC, 14830 Jordan Lane

7. Announcements

8. ARB & Town Council Update

9. New Business

- a. Special Use Permit #2016-002

10. Old Business

- a. Zoning Ordinance Rewrite
- b. Comprehensive Plan

11. Town Planner Update

12. Adjournment



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ MINUTES ~

Matt Caudle, Councilman
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, August 10, 2016

6:00 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 6:00 PM

Chairman Matt Caudle called the meeting to order.

1. Call to Order

Chairman Matt Caudle: Present, Commissioner James Carroll: Present, Commissioner Maureen Carroll: Present, Councilman Connor Leake: Present, Commissioner Cathy Pasanello: Absent, Commissioner Madhusudan Panthi: Present, Commissioner Steve Shannon: Present.

2. Pledge of Allegiance

3. Moment of Silence

4. Minutes Approval

a. Planning Commission - Regular Meeting - Jul 6, 2016 7:00 PM
Back in session 6:58 PM.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	James Carroll, Commissioner
SECONDER:	Steve Shannon, Commissioner
AYES:	Caudle, Carroll, Carroll, Leake, Panthi, Shannon
ABSENT:	Cathy Pasanello

5. Citizens Time

Bob Weir, 6853 St. Paul Drive.

Disappointed to speak on this matter. My view is the rezoning application on Fayette shouldn't be at this stage or be heard because of so many issues. Needs to be returned to the applicant and worked on some more before consideration.

1. Zoning described to that Plat within the Comp Plan is Transitional Commercial. Is not B1. If you're going to do a B1 rezoning for that property it needs to have a Comp Plan Amendment accompanying it. No quicker way to get a challenge than to not have a Comp Plan Amendment with it. Especially one where it's non-compliant with the Comp Plan.

2. Transitional Commercial Zoning was somewhat of a step down from B1 and it was done intentionally to provide a buffer between the Residential and the Commercial. As such, certain uses are not allowed. By rezoning that to B1 you eviscerate a number of protections that are put in place for the Transitional Commercial district. The uses delineated in the application don't fit within the B1 District. Our definitions define Kennel. We don't define a pet shop or a dog beauty parlor. Kennel means any place in which more than three dogs more than six months of age are kept, or any number of dogs that are kept for the purpose of sale or retail, or in connection with boarding, care or breeding. If dogs are kept there overnight, it's a kennel by definition. Kennels allowed only in I1. Industrial use. You can't put that use in a B1 District. 58-177 allowable uses. A building or land in the B1 District shall be used exclusively for one or more of the following uses: Number 10 being the use for the pet shop. There are several issues here. If this goes forward, you're going to run into any number of issues further down the road. Potentially with a BZA appeal. Resubmit an application that comports with the Town Zoning Ordinance.

Lisa Bailey speaking on behalf of her Mother, Shirley Bailey, that owns next door property next to the proposed applicant. Our opinion is we really don't want it. Our small Town is not small anymore. Lot

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more congestion and traffic. It's becoming a city instead of a small country Town that we are used to. My Mother is an elderly disabled lady that doesn't like a lot of noise. We have a little dog that's noisy enough. 40-50 more dogs would drive her Mother up a wall. Was asked to come here and speak on her behalf. She's been here at that same residence for 55 years. We really oppose the idea. We did talk to the applicants. It sounds really nice and it's a good idea. But that idea is not a good idea beside their house. Everything that happens on this side of our property is heard by us. Such as Giuseppes simply dumping a bag of trash at 3:00am. 66 traffic with construction. Too much noise as it is now. Was told noise level would be to a minimum, but we don't want to take that chance. Growth of Haymarket right now is getting ridiculous. Can't get out of our road. Bottom line is we oppose to have this beside of our house. Please think about this.

Caudle allows the applicant to speak if they want. Applicant will wait until their time.

6. Announcements

No announcements.

7. ARB & Town Council Update

Leake: Town Council is in the process of going thru and looking at Town Manager applications. We do have an interim Town Manager, Jerry Schiro, that started yesterday.

Also in the process of knocking out Haymarket Day with Town staff. Thanks to Town Staff and Denise for doing a great job. Everything is lining up. Invites those to come out and sit in on the committee meetings. Next meeting will be 8/22 at 2:00pm.

Caboose deck looking to bring another set of stairs on the other side so access can be made from both sides of the parking lot.

Final phases of reviewing the final site plan for the Town Center remodel. Then it will come before us to look at.

No ARB update.

8. New Business

No new business.

9. Old Business

a. A Dogs Day Out - Rezoning

Site visit today. Toured the property with the Commissioners. Walked thru the revised narrative that the applicant has provided in response to public comments and follow-up conversations that the Commission had. Looking for feedback this evening and recommendations to Town Council.

Shannon asks about using the backside of the property for entry and exit.

Willing to negotiate with adjoining property owner, but that would not be a condition of this application. Fairground property not in a position to say yes or no at this point.

Mr. Carroll: Concern about the amount of traffic generated in the morning and the evening turning into and leaving Fayette Street. Was hoping to have Chief Noble here tonight. Already difficult at certain times to take a left turn out of Fayette Street. If interchange progresses, could be more traffic. Neighbors expressed these concerns, and result of negative feelings.

Shannon drove over there recently, comes up and down that road several times a day and goes to work very early in the morning. Left this morning at 6:30. Only a few cars there. Just the traffic on Washington trying to get out. Sat almost 5 minutes before he could get out and turn left. Probably not a lot of people at that time. Now opening of Chick-fil-A, number of people drive from Gainesville to come to that restaurant, will cause more traffic.

Mrs. Carroll wants time to research Weirs comments, and objections. Discuss and research.

Leake has looked in the I1 ordinance on #11, Veterinary or dog or cat or hospital or kennels is listed there in the I1. Question directed to Zoning Administrator.

Schneider: Look at the definition of beauty parlor, talk about cages. Right now in the B1 district we have a Veterinary Hospital, Healthy P.A.W.S. They provide as an additional service the kennel. That is not it's primary function. The facility is not a kennel. Most closely aligned use we had in the Ordinance to meet what the intent of this use was meant to be. Doggy day care is an up and coming sort of business. Not solely a kennel. Not solely a beauty salon. It's a mix of the two. In terms of parking based on the kennel suggest a parking at a higher rate. Based on the commercial use that would be associated with the dog parlor, that would be a lesser amount. They are actually over parking at 17. In terms of the Comp Plan amendment that Mr. Weir mentioned, is it prudent to have a plan amendment? Yes. When you're introducing a significant change in the nature of the land use, in that sense it makes more sense to have a Comp Plan Amendment. Did not make a determination that an amendment was necessary in this case.

Turn to page 7 and work backwards. Traffic and noise are the two most important issues. Zoning always an issue if changing. Allergens are not an issue.

Views from adjacent properties not an issue. Times are changing. They did reorient the building where the parking is in front of the building.

Paynes have done an excellent job in their due diligence in answering concerns and comments. You can't control traffic.

Caudle would like to do one last work session and do research this. Talk to Chief Noble about traffic. Call some kennels and see how many dogs they run. Recapping the three major issues: Transitional Commercial District rezoning
Traffic
Noise

Caudle would like to see other locations, what are the peak times? Vacation? Holidays? Would like to see documentation on this. Want facts. Not opinion. Also peak times during each day.

Applicant did take out the outdoor large dog park. Only asking for the covered area now. There will be sound panels that help absorb sound.

A traffic study could be done. Studying trip count. Going to have a traffic impact. Is it negative enough not to support the use. Formal study can be complicated.

Applicant will have to get an extension from the property owner. 90 days study period up in August. Only good now thru September 9th.

Table tonight and re-schedule to meet on August 31st at 4:00pm. Ask Chief Noble to attend.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Matt Caudle, Chairman
SECONDER:	Connor Leake, Councilman
AYES:	Caudle, Carroll, Carroll, Leake, Panthi, Shannon
ABSENT:	Cathy Pasanello

b. Zoning Ordinance Rewrite

Darren Coffey submitted draft to scrub. Will bring back to debate. Changing definitions.

c. Comprehensive Plan

Placeholder. Will follow the ordinance rewrite.

10. Town Planner Update

Chick-fil-A open. Compliments about the design. Dual drive thru good. More traffic added.

Good feedback with park and benches out at Harrover.

Sheetz in with their Final Site plan.

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Haymarket Baptist Church revised materials. Engineer did verbal comments today.

Tobaccology comments last Friday on their site plan. Resubmitted.

Selected an Engineering firm to look at the design at Harrover.

Town Center Master Plan: Town Council met to talk about the phasing of the building renovation and the site renovation. Council approved the Preliminary Site Plan. Question is whether to continue to move forward with both projects. Tuesday Council met and decided to move forward. May be at the delay of the Harrover property.

Phase 1 Police Dept. Done.

Phase 2 is the core, lobby, two bathrooms and the Mechanical room. 100% complete in regards to the plans.

Phase 3, facade, elevator, stair well and council chambers. 95% complete.

Final site plan review submitting, and looking at possibly 9 months for Final Site Plan review.

Schneider announces he has taken promotion at Loudoun County. Will be drawing back his role in the Town. The Town has a good problem in that we are busy. Want to provide good customer service still. Alternative that has been offered is an on-call planner services, Berkley Group, which are doing the Zoning Ordinance rewrite and the Comprehensive Plan. They offer an auxiliary town hall where they provide professional staffing. Have someone here a few days a week to provide service.

Schneider has a lot of institutional knowledge and will still be involved in providing background. October will anticipate drawing back significantly. Would still like to be involved either becoming a Planning Commission or ARB member.

There is an Interim Town Manager, Jerry Schiro. Has a long history of providing interim management. Here for a while to manage day to day operations. Town Council still looking at candidates for a Town Manager.

Sheetz looking to maybe start within 6 months if Site Plan approved. Several months where pumps will not be open. Store will be open.

11. Adjournment

Mrs. Carroll motions to adjourn.

Leake seconds.

All Ayes.

Meeting adjourned.



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ MINUTES ~

Matt Caudle, Councilman
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, August 31, 2016

4:00 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 4:00 PM

Chairman Matt Caudle called the meeting to order.

1. Call to Order

Chairman Matt Caudle: Present, Commissioner James Carroll: Present, Commissioner Maureen Carroll: Present, Councilman Connor Leake: Late (4:31 PM), Commissioner Cathy Pasanello: Present, Commissioner Madhusudan Panthi: Absent, Commissioner Steve Shannon: Present.

2. Agenda Items

a. A Dogs Day Out Rezoning

Bryan Garcia, 6691 Fayette Street. Speaking in favor of A Dogs Day Out. In full disclosure do represent the current land owner and the sale of that property. Am a resident and a business owner both on Fayette Street that are directly impacted by this application. Lived in the Town for about 14 years now. When I moved here and we opened our business, the office building on the corner, and the residents at the end of the street did not exist. One of the oppositions to that use of this parcel as A Dogs Day Out is traffic. Even with the addition of the office building and the 36 or 38 homes at the end of the street you still don't have to wait to get out very long. Rarely a car in front of you. Don't think adding this business is going to make any additional impact than we already have. Another concern is noise, and I think that opposition is coming from some residents down the end of the street. Not going to get any more noise from this than you are living next to 66. The applicants who are looking to purchase this property have done everything they can and gone above and beyond in my opinion to address the concerns that some residents have had. Think it's a very good use for that parcel. Something we don't have in this area, end of County. Would be a benefit to bring people into our Town and spend money and maybe go to other businesses in Town. It's a responsibility of the Planning Commission. Understand the "not in my back yard". I live on Fayette Street. I've seen things change dramatically in the 14 years I've been here. But I think that's a positive thing. Brings more life to our Town. We need to think this thru properly. Hopefully the Planning Commission will look at what they've done to address the issues and concerns. Think of this logically and not emotionally.

Chief Noble addresses the Commission on traffic. Have been here during some of the public meetings and you have heard passionate pleas both for and against this application. Also don't believe it's the rightful position as the Chief of Police to take a position on an application like this, either yes or no. Am familiar with some of the arguments. Some have already been discussed tonight, such as traffic and noise. Can talk about what he thinks, but not sure that serves the purpose of giving guidance from a Chief of Police to Planning Commission because it is just anecdotal and not what he would consider defensible. And if a decision is going to be made in part of what he says, strongly believes it should be defensible. Not ready to draw conclusions about traffic. Would be willing to do so if there was some solid analysis behind it. Right now there's not.

Noise issue. Heard concerns on potential noise. Applicants have posed to remediate it. Only interject as current state of affairs in the Town ordinance addressing noise created by animals, particularly barking dogs, is unconstitutional. Case heard by the VA Supreme Court that talked about using a reasonable person's standard to determine whether noise is offensive. That is how our ordinance is worded. Supreme Court said that is unconstitutional. Lots of jurisdictions have overlooked that as well. Some have invalidated their own ordinance and don't enforce

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barking dogs. If this goes forward and people complain about barking dogs, very little to nothing the Police Dept can or will do about it.

No statues written to help? The overall noise ordinance for the Town was re-written because of the Case just mentioned. It shifted to an ordinance that relies on metered measurements on the property boundaries. Ordinance is bulleted in terms of what kinds of noises are forbidden based on those metered levels. Barking dogs is not one of them. Separate sub section for barking dogs. Probably just overlooked. Not uncommon.

If a citizen calls to complain about a barking dog, what does the Police do?
Currently in terms of enforceable action, nothing. We can go knock on the residents door and ask them if they can try to keep the dogs barking down. But to enforce, can't happen right now.

Shannon has given a lot of thought. Walked up yesterday and Mr. Garcia's dogs were barking. Wondered how far down the road you could hear that. But by the time he got to the Bailey's house, couldn't hear anything. Maybe multiply by 10 though, and what would you hear. As a resident looked at every reason why I thought this would be a bad idea. Traffic. Have done own traffic counts. Most sat was 4 minutes. Looked at hours provided. Other than school bus didn't see any issues. Neighbors said they could use that place. Given every consideration from every angle. Separate personal thoughts from what's good for the Town. Feel comfortable with vote tonight.

Pasanello says as business owners the applicants have gone above and beyond what any business would do and personally feel like this would be a good working part of the Town. Commend applicant on all the work. Knowing how hard they've worked and how much they believe in their business. Will be very good stewards of the Town.

Mrs. Carroll: They have visited A Dogs Day Out in Ashburn. Was dead quiet. They did not have an outside area. That was a concern for us. Noise absorption panels that were provided information on, were welcome as that represented the work that the applicant has put in. Feeling is that they would be a good neighbor. Wouldn't think the Police would be called to your place about barking dogs. Hard to predict traffic. Hope town could absorb traffic.

Mr. Carroll: The Public Hearing a few months ago, a number of issues were raised but believe the applicants have done a yeoman like work in addressing those concerns of neighbors. Think they've gone above and beyond. Chief Noble could have pulled the plug if he said traffic would be a nightmare. But he didn't say that. With his professional advice, wouldn't look to that as a reason to not allow this to go thru.

Shannon says he did have to go down into a ditch line when a bus and a car came thru.
Sidewalk in their side?

Yes will put a sidewalk on their side, whatever benefit's the Town. Could tie into the subdivision sidewalk down the road.

Caudle: Town Planner not here. Did draft up something and read as a record. Attached email. Caudle applauds the PC members. Did not let emotions get in the way for a decision. Looked at the facts. Heard pros and cons and not in my back yard. Haymarket has changed a great deal. Want to commend applicants. Addressed everything we asked in a timely fashion. Trying to grow business.

Recess to write a draft motion.

Caudle motions to forward A Dogs Day Out Rezoning Application to the Town Council with recommendation of approval with said comments from the Zoning Commissioner.

Roll call:

Pasanello: Yes

Caudle: Yes

Mrs. Carroll: Yes

Mr. Carroll: Yes

Shannon: Yes

Motion carries.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matt Caudle, Chairman
SECONDER:	Steve Shannon, Commissioner
AYES:	Caudle, Carroll, Carroll, Pasanello, Shannon
ABSENT:	Connor Leake, Madhusudan Panthi

b. Haymarket Baptist Church - Site Plan Revision

Haymarket Baptist Church Patrick Moore speaks. Thanks the PC for taking this on the agenda at a last moment. Really appreciate working with the church to facilitate this improvement. Intend to do landscape screening as required per the plan and meet the buffer requirements and plan to do some fencing improvements as well. Unfortunate that the plan that was approved some 10 years ago was overly ambitious for the church. We do not have the funds that we need in order to build a new sanctuary and full improvements. Thanks the Town and Town staff for working with us to revise this plan for something suitable for the church and the Town. Town uses our parking lot for Haymarket Day, and we hope even when the citizens get out and walk thru that they will be able to walk thru on pavement instead of gravel. Would like to make the paving season if approved. Assures the Commission that they will not be out performing construction on Haymarket Day.

Caudle discloses wife works there part time.

Shannon: In favor anytime blacktop over gravel.

Mr. Carroll: In fact approved once before, open and shut case.

Mrs. Carroll: Live in Haymarket Station. They are a good neighbor. Will look great.

Pasanello: All for it.

Leake: For it.

Roll Call:

Leake: Yes

Pasanello: Yes

Caudle: Yes

Mrs. Carroll: Yes

Mr. Carroll: Yes

Shannon: Yes

Caudle really appreciates everyone making a special effort to be here at 4:00pm. Really respect the work that the Commissioners do to where you are able to take your personal feelings out, and really do what's right.

Next week is regular schedule meeting on September 7th.

Mr. Carroll motions to adjourn.

Pasanello seconds.

Ayes: 6

Absent: 1

4:35 PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Carroll, Commissioner
SECONDER:	Maureen Carroll, Commissioner
AYES:	Caudle, Carroll, Carroll, Leake, Pasanello, Shannon
ABSENT:	Madhusudan Panthi



TO: Town of Haymarket Planning Commission
 SUBJECT: Special Use Permit #2016-002
 DATE: 09/07/16

SUBJECT: SUP# 2016-002, Home Occupation, 14830 Jordan Lane

A request for a special use permit (home occupation) at **14830 Jordan Lane**.

BACKGROUND

Muaad & Ashley Kholi have applied to the Town for a special use permit, #SUP 2016-002, for permission to operate an in-home occupation at their home located at **14830 Jordan Lane**. The subject property is zoned R-1 and is designated Low Density Residential by the Town's Comprehensive Plan. Home occupations are permitted as a special use in the R-1 district; "Sec. 58-53 (6) Home occupations, in the main building of the lot". Home occupations are also subject to the development standards of Section 58-16 of the Zoning Ordinance.

RECOMMENDATION

It is recommended that the Planning Commission receive public input on this application. It is further recommended that the Planning Commission recommend approval of this application for special use for an in-home business to be located at **14830 Jordan Lane**.

DRAFT MOTION(S)

Planning Commission

1. I move that the Planning Commission recommend approval to the Town Council of SUP# 2016-002, Zeuppy, LLC, for an in-home occupation at **14830 Jordan Lane** as described on the special use permit application and narrative, pursuant to Section 58-53 (6) of the Zoning Ordinance, and subject to the development standards of Section 58-16, Home occupations.
2. I move an alternate motion.

ATTACHMENTS:

- SUP2016-002 - Zeuppy LLC - Approved 8-17-16 (PDF)
- 09-07-2016 In Home SUP Legal Proof (PDF)

9.a.a

Packet Pg. 10



RECEIVED

JUN 17 2016

SUP# 2016-002

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.

NAME OF BUSINESS/APPLICANT: Zeuppy LLC

SITE ADDRESS: 14830 Jordan lane

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

PROPOSED USE(S): In-home business CODE SECTION(S) #: _____

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.

Manufacture dog treats.

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: 2600 (sq. ft.)

FLOOR AREA DEVOTED TO HOME OCCUPATION: 2150 450 (sq. ft.)

NUMBER / TYPE OF VEHICLES: 0

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

Freezer & a dehydrator.

OFF-STREET PARKING SPACES PROVIDED: 3 NO. OF EMPLOYEES WORKING FROM SITE: 0

FEE: \$500 Residential \$200 Residential In-Home Business \$350 Commercial (no land disturbance) \$1,500 Commercial (land disturbance) **PAID JUN 17 2016**

APPLICANT/PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
<u>Mraad Kholi / Ashley Kholi</u>			<u>Same</u>		
Name			Name		
<u>14830 Jordan lane</u>			_____		
Address			Address		
<u>Haymarket</u>	<u>VA</u>	<u>20169</u>	_____	_____	_____
City	State	Zip	City	State	Zip
<u>316 644 0503</u>			<u>704 602 4886</u>		
Phone#(s)			Phone#(s)		
<u>mkholi@hotmail.com</u>			<u>ashbrankham@hotmail.com</u>		
Email Address			Email Address		



TOWN OF HAYMARKET
SPECIAL USE PERMIT APPLICATION

SUP# 2016-002

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.

[Signature]

Applicant Signature

[Signature]

Property Owner Signature

6-17-16

Date

6-17-16

Date

OFFICE USE ONLY

DATE FILED: 6-17-16 FEE AMOUNT: 200 DATE PAID: 6-17-16

DATE TO ZONING ADMINISTRATOR: 6/17/16 STAFF REVIEW COMPLETE: _____

APPLICABLE ZONING ORDINANCE SECTION(S) / RECOMMENDED CONDITIONS:

CONTINGENT UPON PC AND TC APPROVAL AND SUBJECT TO STANDARDS OF 58-16 AND ATTACHED NARRATIVE

[Signature]

ZONING ADMINISTRATOR

8/17/16

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:

Zeuppy L.L.C.

14830 Jordan Lane, Haymarket, VA 20169

Business Plan & Narrative in Support of Business License Request

This business plan and narrative is composed and provided to the Town of Haymarket in support of our request for a business license to operate our small business, Zeuppy L.L.C., out of our house located at 14830 Jordan Lane, Haymarket, VA 20169

Business Plan

Nature of Business

Zeuppy L.L.C. is a disabled veteran-owned small business planned to start out of our residence (14830 Jordan Lane, Haymarket, VA 20169) and moved to a dedicated business location at a later date.

Products

At the beginning stages, Zeuppy will make all natural and healthy dog treats and dog treats only. All the products will be in full compliance with FDA, VA Department of Agriculture, AAFCO, and all other relevant laws and regulations. We have identified 6 products Zeuppy will make during the initial stages and throughout the entire time the business is operating out of our residence:

- **Chicken Jerky:** This product is made from human-grade chicken, cooked (at 167 degrees for 4 hours) in a small home dehydrator, and packed in small bags (8 Oz and 12 Oz.)
- **Beef Jerky:** This product is made from human-grade beef, cooked (at 167 degrees for 4 hours) in a small home dehydrator, and packed in small bags (8 Oz and 12 Oz.)
- **Venison Jerky:** This product is made from human-grade venison, cooked (at 167 degrees for 4 hours) in a small home dehydrator, and packed in small bags (8 Oz and 12 Oz.)
- **Pumpkin Cookies:** This product is made from human-grade ingredients, cooked in our home oven, and packed in small bags (8 Oz and 12 Oz.)
- **Mint Cookies:** This product is made from human-grade ingredients, cooked in our home oven, and packed in small bags (8 Oz and 12 Oz.)
- **Chia Cookies:** This product is made from human-grade ingredients, cooked in our home oven, and packed in small bags (8 Oz and 12 Oz.)

Advertisement

At the beginning stages, and until Zeuppy is relocated to a dedicated business facility, NO business signs will be posted at the residence.

Employees

At the beginning stages, and until Zeuppy is relocated to a dedicated business facility, NO employees will be working at the current address except for the owners.

Storage & Deliveries

At the beginning stages, and until Zeuppy is relocated to a dedicated business facility, Zeuppy will NOT have any outside storage on the property. Additionally, NO more than one delivery and/or pick-ups, per day, of supplies associated with the business will take place. All deliveries and pick-ups of supplies associated with the business will be conducted within town-approved business hours.

Operational Area

The entire area devoted to the business will be 450 sf out of a total of 2600 sf available gross floor area (less than 25%.)

Usage

The use of will be conducted as an accessory use entirely within the single-family detached dwelling unit and will not change the character of the dwelling unit nor have any exterior evidence of its use.

Hours of Operations

Zeuppy's hours of operations will be limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, 9:00 a.m. to 7:00 p.m. Saturday and Sunday.

Point of Sale (PoS)

At the beginning stages, and until Zeuppy is relocated to a dedicated business facility, all Zeuppy's products will be sold online. NO retail sales will be conducted at the residence at any time.

Beginning of Operations

The business will not begin operating until business license is secured, an application for a home employment, and certificate of occupancy are obtained.

Acknowledgement

We hereby acknowledge that the business license is subject to revocation should the boards not approve the special use permit application for a home employment, and certificate of occupancy.

Signature

Musaad Kholi



Fairfax County Times • Loudoun Times-Mirror
 Fauquier Times-Democrat & Fauquier Times-Democrat Weekend
 Gainesville Times • Culpeper Times • Rappahannock News

I authorize this advertisement to appear in the products on the scheduled dates listed herein. X _____ Date _____

TOWN OF HAYMARKET 15000 WASHINGTON ST STE 100 HAYMARKET VA 20169 (703)753-2600 jpreli@townofhaymarket.org		Account: 309099 Ad Number: 4610350 Size: 2 X 4 Sales Rep: JCLG Words: 114 Lines: 66
<i>Cost of Ad</i>	<i>Payments</i>	<i>Total Due</i>
138.00	0.00	138.00
Class: LGS LEGALS		SubClass: 492 PUBLIC NOTICES
Description: zoning 1 acr		
GVTC and PWTC Class	Aug 24,31	
Web Ads Class	Aug 24,31	
Market Place Classified	Aug 24,31	

AD MAKEUP NOTES



NOTICE OF PUBLIC HEARING

KINDLY TAKE NOTICE, that the Planning Commission of the Town of Haymarket will hold a public hearing on Wednesday, September 7, 2016 beginning at 7:00 pm at the Town Hall, 15000 Washington Street, #100, Haymarket, Virginia 20169 regarding a special use permit application, #SUP 2016-002. The application is for an in-home business to be located at 14830 Jordan Lane, Haymarket, VA 20169.

The 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 Town Clerk at the above address or by telephone at (703) 753-2600.

PLANNING COMMISSION, TOWN OF HAYMARKET, VIRGINIA

Attachment: 09-07-2016 In Home SUP Legal Proof (2934 : Special Use Permit #2016-002)



TO: Town of Haymarket Planning Commission
SUBJECT: Zoning Ordinance Rewrite
DATE: 09/07/16

The Town Planner will update on this item.



TO: Town of Haymarket Planning Commission
SUBJECT: Comprehensive Plan
DATE: 09/07/16

The Town Planner will update on this item.