



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ AGENDA ~

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

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, August 10, 2016

6:00 PM

Council Chambers

1. Call to Order

2. Pledge of Allegiance

3. Moment of Silence

4. Minutes Approval

a. Planning Commission - Regular Meeting - Jul 6, 2016 7:00 PM

5. Citizens Time

6. Announcements

7. ARB & Town Council Update

8. New Business

9. Old Business

- a. A Dogs Day Out - Rezoning
- b. Zoning Ordinance Rewrite
- c. Comprehensive Plan

10. Town Planner Update

11. 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, July 6, 2016

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.

1. Call to Order

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

2. Pledge of Allegiance

Welcome Steve Shannon for stepping to the plate and joining PC. Great to have more people sharing responsibility .

Caudle apologies for missing the dual session last night.

3. Moment of Silence

4. Minutes Approval

a. Planning Commission - Regular Meeting - Jun 1, 2016 7:00 PM
Caudle wants to add 3 items to the agenda tonight

Fayette Street Rezoning
Town Center Master Plan waiver
ARB Liaison appointment.

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

5. Citizens Time

No citizens spoke.

6. Announcements

Caudle: Talked to someone from Hazel with the bulldozer. Asked if any trucks could haul away stones up at the Harrover property. They hauled all the stones away and graded it. Asked to bust up foundations. Moved it. Asked to have a dumpster by noon tomorrow.

7. ARB & Town Council Update

Town Council: Last night was a joint public hearing.
Thoughts and prayers go to Thomas Richards who lost his wife.
Dominion Power next meeting is August 4th. Came back with finding for 1 sole customer. Route 66 is the best bet and is the recommendation. Will go to the August 4th meeting.
VRE next meeting is July 15th.
VDOT is looking for a place to put a Park and Ride on 66/15. Bought some properties and looking for access from Heathcote.
Chick-fil-A opens August 4th.

Minutes Acceptance: Minutes of Jul 6, 2016 7:00 PM (Minutes Approval)

Cookies N Cream has opened and is a splendid place. Take the family. Great job with the building. Copper Cricket officially opens on the 12th. Siding was redone on the old Police Dept. Took out landscaping. Looks completely different. July 9th will be a key ceremony for Cpl. Dandrea. Police escort to his home from QBE.

8. New Business

a. Elect a Chair for the Commission

Motion to appoint Matt Caudle as Chair.

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

b. Elect a Vice Chair for the Commission

Motion to appoint James Carroll as Vice Chair.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matt Caudle, Chairman
SECONDER:	Cathy Pasanello, Commissioner
AYES:	Caudle, Carroll, Carroll, Leake, Pasanello, Panthi, Shannon

c. Business Investment Strategic Zone

Leake: Great idea. Program for USDA loans bring in incentives for businesses to come in and help them. May lose some real estate tax. But in the long term will prosper.

A lot of businesses are hesitant to reinvest and clean up because taxes go up. This is a way to help them in a certain amount of years.

Mrs. Carroll asks how does it work with Blight statute, using both together?

Schneider explains it works in tandem. Be aware that our property taxes are nominal. This would be a case by case basis.

Do we update the language with our planned land map? Yes. Will do a scrub of those references. Draw on map where you believe to be this zone. Revise. Then move forward to Town Council.

Caudle would ask that members go back and look at it. No potential rush. Ask Marchant to scrub it, define areas you want to see, then bring back next month. Then can recommend something to move forward.

How do you enforce the non compliant business once they meet the obligations and are awarded?

That becomes an enforcement component. Page 18 non performance. Maintenance component to look into.

There is an indirect benefit to this. Properties get cleaned up. People that come in are encouraged to make investments. Job creations.

d. 6680 Fayette Street Rezoning - Marchant Schneider

There was a Joint Public Hearing last night and citizens made comments. The owners are here tonight with a presentation to answer the concerns of the public.

Three biggest concerns heard were traffic, safety of people in community and possible noise.

Applicant asked if they spoke to the surrounding residents and businesses?

Ms. Bailey currently doesn't live there, her daughter does. Ms. Bailey is in a managed care facility. The Realtors are in support of this, and also Giuseppe's Restaurant.

Would like applicant to attend the August 10th meeting at 6:00pm for a walk thru of the property.

e. Town Center Master Plan waiver

Mrs. Carroll would like to see a bike rack as well. Possibly two.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Connor Leake, Councilman
SECONDER:	James Carroll, Commissioner
AYES:	Caudle, Carroll, Carroll, Leake, Pasanello, Panthi, Shannon

f. ARB Liaison Appointment

To vote Connor Leake as the ARB liaison.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matt Caudle, Chairman
SECONDER:	James Carroll, Commissioner
AYES:	Caudle, Carroll, Carroll, Leake, Pasanello, Panthi, Shannon

9. Old Business

a. Zoning Ordinance Rewrite

On hold since the Town Manager has left.

b. Sign Ordinance Update

Should be removed from the agenda. Approved.

c. Comprehensive Plan

Will be done and tied in once the Zoning Ordinance rewrite is complete.

10. Town Planner Update

Harrover timeline? Benches and tables are here. Waiting on rock removal, which was today. Garage emptied. Next effort is to remove it. Two Engineering firms to provide drawings for the Master plan. Once interviewing is done, contract will be awarded, and then move forward. There is a Park naming effort as well.

Sheetz final site plan is in.

14860 Washington Street property open area. Any plans for that? One person has bought all 3 lots.

Payne Lane: Worked with Mayor to the owner. Mayor got permission to have the Building Official inspect all properties. First step is to come up with a remediation plan. Secure, demo or rehab. Formal letter sent to owner to initiate process.

11. Adjournment

Mr. Carroll motions to adjourn.

Leake seconds.

Ayes: 7

Meeting adjourned.



TO: Town of Haymarket Planning Commission
SUBJECT: A Dogs Day Out - Rezoning
DATE: 08/10/16

Jim and Andrea Payne have applied for rezoning on property at 6680 Fayette Street for A Dogs Day Out business. A Public Hearing was held. Tonight the Planning Commissioners will meet prior to the meeting to go over to the site to do a walk-around and talk with the Payne's.

ATTACHMENTS:

- Rezoning Application Revised Narrative August 2016 (PDF)
- EXHIBIT-Layout1 (PDF)
- 02 REZONING PLAT-NEW-Layout1 (PDF)

August 1, 2016

Town of Haymarket Planning Commission
15000 Washington Street
Haymarket, VA 20169

RE: Rezoning Application Narrative for the 6680 Fayette Street, Haymarket, VA

Applicants Jim and Andrea Payne would like to include the following remarks to a revised Narrative on the rezoning application dated June 2016.

The Rezoning Public Hearing was held Tuesday, July 5, 2016 and a number of residents from Fayette Street and Sherwood Forrest were present to have the opportunity to voice their comments regarding the rezoning of the subject property from R1 (Future use Commercial B-1) to B-1. The following concerns were heard during the Public Hearing and the applicants presented at the follow up meeting July 6, 2016 to address the concerns raised during the Public Hearing.

Traffic: The concern was that traffic backs up at Fayette Street & Washington Street at the Stop Sign several cars deep and ADDO would only add to that backup in the morning rush. ADDO has a brief rush hour in the early AM and late PM. Creating a circular drive on property to allow for traffic pattern to circle building and exit without further use past 6680 Fayette Street. Morning traffic patterns would suggest majority of customers would be heading towards 15/66 to commute to work. Evening traffic patterns would be post rush hour pick up. Discussions will occur with adjacent property developer do determine if there is an opportunity for an exit throughway from the back side of the property.

Noise: Indoors: K-13 (Sound Insulation) would be applied to the indoor facility. Excessive noise is reduced with the application of K-13 while greatly improving ambient sound quality in a wide variety of building projects including auditoriums, sports facilities, detention facilities, television and sound studios, convention centers and parking garages.

Outdoors: ADDO has modified its plan to accommodate suggestions of the Planning Commission to place the covered and partially enclosed outdoor area to be located along the property buffer to JBL III and Giuseppe's. This allows for a greater separation to the neighboring residents. ADDO would limit the dogs in the Outdoor covered area to fifteen at a time during the hours of 9AM to 4PM. ADDO has since removed the outdoor dog park from its future use plan.

Sidewalks: ADDO Haymarket will comply with Site Plan regulations and will provide funding for sidewalks now or in the future should the town or other future businesses fund this feature.

Parking: We have allotted for 12+ parking spaces for our approximately 6,000 sq. ft. facility. There will not be a need for street parking to support the customer base. Applicants have provided video of the largest ADDO facility located in Vienna VA to show parking lot and drop off/pick up scenarios.

Families with children walking on Fayette Street: The dogs are contained and do not run free. There is a leash policy and the turnover of the dog to our facility is done inside building. Drop off is proposed on the front of the building to further mitigate contact with pedestrian traffic.

Views from Adjacent Properties: A substantial buffer will be put in place so the residents will see Trees/landscaping versus Dogs. The lot is abutted on the south by parking lots and on the east by a future retail/residential complex. The part of this retail/residential project abutting the site is planned for parking. ADDO, as a low density commercial development, will help buffer the residences at the end of Fayette from these more intensive commercial uses.

Allergens: We will comply with all VA State Health and Safety Regulations. We will have a Air Handler with appropriate filters that are cleaned/replaced on a continuous basis. This facility is 100% Air Conditioned.

B1 Rezoning Future Use Concern: Allowing for R-1 to B-1 to occur and what if the business fails? It's been rezoned for any other B-1 Business to come in afterwards without Public Hearing.

Mitigation: Willing to present proffers to limit other in the future for the following items as the location is not suitable for any of these uses, and is unlikely to become so in the future. In addition to any business requiring a drive thru (Pharmacy, Fast Food Restaurant, Bank)

- Items 6 (dry cleaners)
- Item 14 (shoe repair shops)
- Item 15 (service stations)
- Item 16 (appliances and repair)
- Item 22 (Farmers Markets).

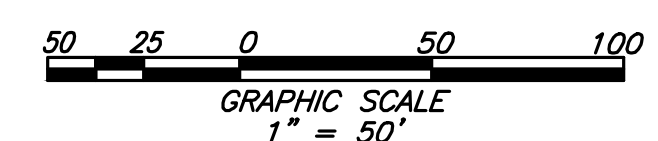
NOTE: Typical Development project for a 1 acre parcel of land would build a facility more than or two or three times the size that we are planning. It would require more parking, traffic, etc.

OBSERVATIONS:

On the afternoon of Sunday, July 10, 2016: Applicants traveled down Fayette Street to observe street conditions and any on street parking. It was observed at that time, there were 2 vehicles on the street parked. The first was a commercial White Pick-up truck with an attached trailer and personal vehicle. This was on the left hand side of the road and right before Sherwood Forrest and was the only instance that this notion was observed.

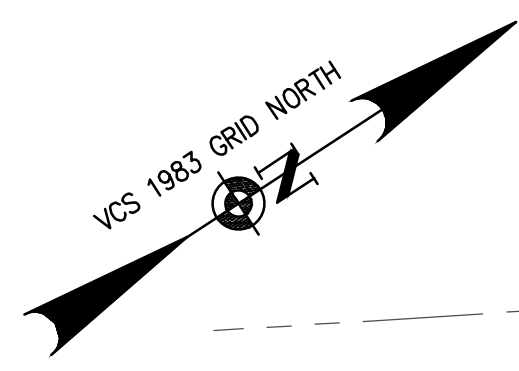
On the afternoon of Wednesday, July 13, 2016: Applicants met their Engineering team and Architect at the subject property to discuss potential changes to the proposed building location. At that time we observed a large trash truck coming down Fayette Street to perform trash collection. A car driving towards Washington Street was able to pass the trash truck which provides evidence that the road is wide enough to accommodate two-way traffic.

On the morning of Friday, July 29, 2016: Applicants had their car parked in JBL III Parking lot to observe traffic patterns that were mentioned during the July 5th Public Hearing. The time of observance was 6:55AM to 7:25AM. During that time, there was no vehicular traffic observed.



THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY

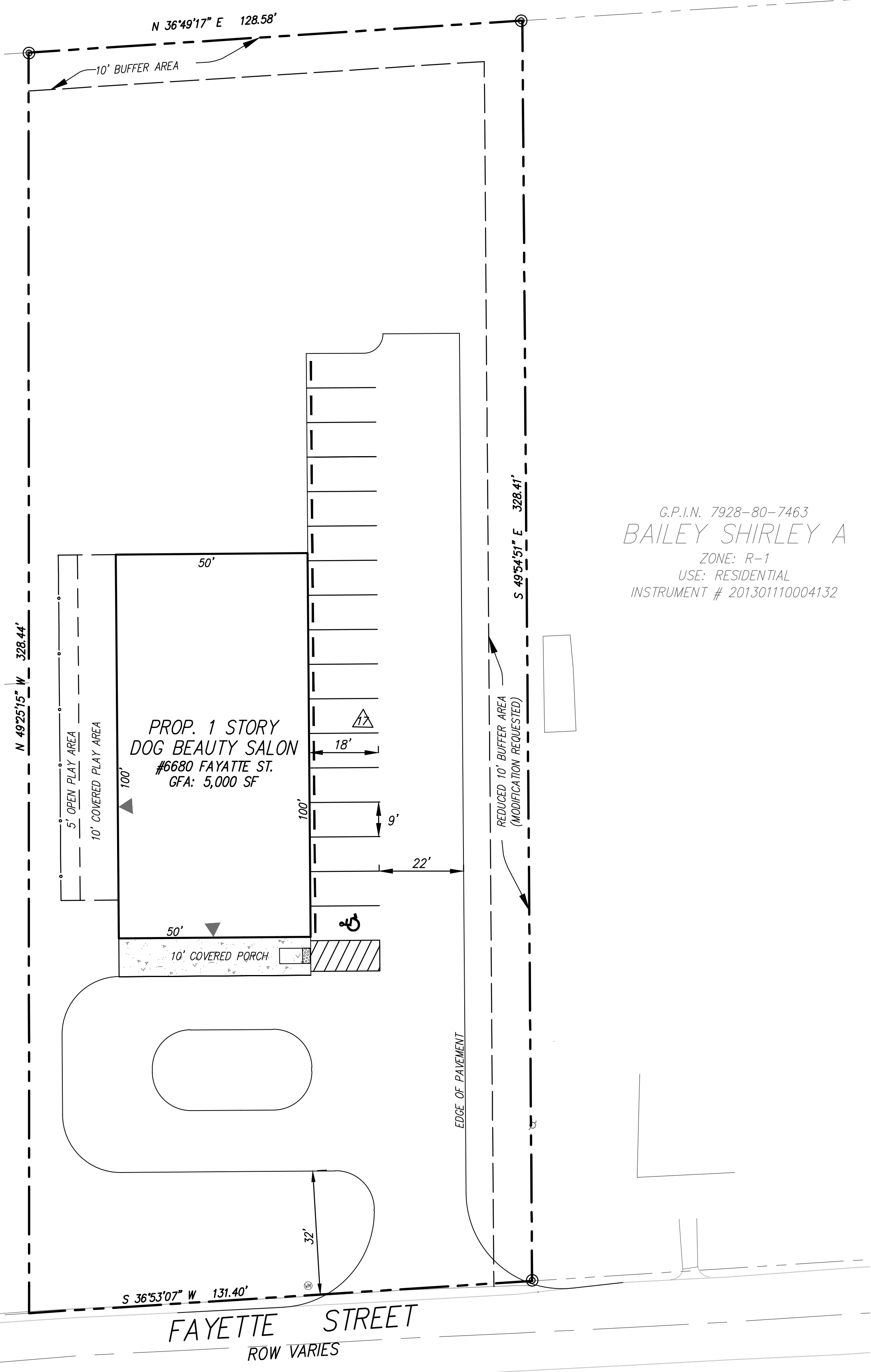
G.P.I.N. 7928-81-2618
ROUTE 15-66 ASSOCIATES LLC
ZONE: B-2
USE: OPEN SPACE
INSTRUMENT # 201309100092241



G.P.I.N. 7928-81-5444
RUSSO GIUSEPPE &
JOSEPHINE RUSSO
ZONE: B-1
USE: RESTAURANT
D.B. 2930 PG. 1433

G.P.I.N. 7928-80-6635
AMS LLC
ZONE: B-1
USE: OFFICE
INSTRUMENT # 201508190068896

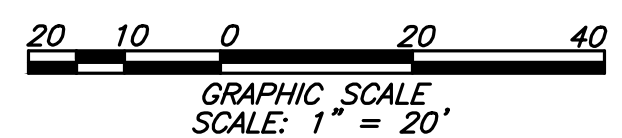
G.P.I.N. 7928-80-7463
BAILEY SHIRLEY A
ZONE: R-1
USE: RESIDENTIAL
INSTRUMENT # 20130110004132



MODIFICATION REQUEST:

PURSUANT TO SECTION 58-699(C) WE REQUEST TO MODIFY SECTION 58-702 OF THE TOWN OF HAYMARKET CODE TO ALLOW A REDUCTION IN THE BUFFER WIDTH FROM 25' TO 10' ALONG THE NORTH BOUNDARY LINE SHARED WITH R-1 ZONING PROPERTY. REQUIRED PLANTING WILL BE PROVIDED IN AND AROUND THE SITE.

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY



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CONCEPTUAL
LAYOUT

REZONING PLAT
A DOG'S DAY OUT
TOWN OF HAYMARKET
PRINCE WILLIAM COUNTY, VA

PROJECT NO:	16045.001.00
SCALE:	1"=20'
DATE:	04/20/16
DESIGN:	MC
DRAWN:	MC
CHECKED:	ES
SHEET No.	2 OF 2



TO: Town of Haymarket Planning Commission
SUBJECT: Zoning Ordinance Rewrite
DATE: 08/10/16

The Town Planner will update on this item.



TO: Town of Haymarket Planning Commission
SUBJECT: Comprehensive Plan
DATE: 08/10/16

The Town Planner will update on this item.