



TOWN OF HAYMARKET TOWN COUNCIL
JOINT PUBLIC HEARING- PLANNING COM./CITY COUNCIL
~ MINUTES ~

Chris Coon, Business Manager
<http://www.townofhaymarket.org/>

15000 Washington St
Haymarket, VA 20169

Monday, June 29, 2020

7:00 PM

Council Chambers

A Joint Public Hearing- Planning Com./City Council of the Mayor and Council of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 7:00 PM.

Mayor David Leake called the meeting to order.

I. Call To Order

Due to the COVID 19 pandemic and Governor Northam's executive order on social distancing, Councilman Panthi attended the meeting via Zoom meeting from his home.
Councilman Chris Morris: Present, Councilman Robert Day: Present, Councilman Madhusudan Panthi: Present, Councilman Steve Shannon: Present, Mayor David Leake: Present, Chairman Matt Caudle: Present, Commissioner Aayush Kharel: Present.

II. Planning Commission Call to Order

Chairman Matt Caudle and Commissioner Aayush Kharel were present for the Planning Commission, in addition to Councilman Steve Shannon.

III. Pledge of Allegiance

Mayor David Leake invited everyone to stand for the Pledge of Allegiance.

IV. Invocation - Ruth Anne Sawyer

Following the Pledge of Allegiance, Ruth Anne Sawyer from Haymarket Baptist Church gave the evening's invocation.

V. Joint Public Hearing- SUP Applications, SUP#2020-001 and SUP#2020-002 14600 Washington Street

At this time, Mayor Leake announced the purpose of the evening's joint public hearing. Before opening the floor for citizen's comments, Mayor Leake gave the applicant an opportunity to give a presentation regarding the application. Shawn Landry, QBE property owner, gave a presentation on the vision of the property and the requested SUP. Mr. Landry stated that based on conversations his team has had with the Mayor, Town Council, Town Staff and some residents, he withdrew SUP 2020-001, the plans for a restaurant with a drive thru. He stated this was the first step in developing a site plan amendment, which is a long process. He stated that the site plan amendment would be submitted and approved by the Town before any development would occur. Mr. Landry gave a brief history from when his group, Haymarket Properties Group, purchased the property to its current status. He also presented a timeline of approved boundary line adjustment approvals with the Town Council in 2013 as well as the lease agreement with Prince William County for the use of the ball fields.

1. Notice of Joint Public Hearing

VI. Public Hearing- Proffer Amendment, 14600 Washington Street

1. Notice of Public Hearing - Proffer Amendment 14600 Washington Street

VII. Public Hearing Citizens Time

Due to the amount of citizen's wishing to speak on this subject, Mayor Leake put a 5 minute limit for each citizen comment. The following were present to speak on the subject. Because of the length of time in some of the comments, the list below addressed the name, address and position on the matter. In addition to the citizen's present, Town Planner Emily Lockhart and Town Manager Chris Coon read the numerous emails from citizens unable to attend the meeting. Those emails are attached to the back of the minutes.

Bob Weir, 6853 St. Paul Drive, incomplete application of SUP and incomplete Proffer Amendment application. Recommend to deny

Sheridan King, 6801 St. Paul Drive, recommend to deny
Laura Newman, 14657 Red House Road, felt it was not properly noticed and rushed through.
Recommended to deny.
Ronald J. Phillips, Sr., 6700 Sycamore Park Drive, Recommended to deny.
Dave O' Mara, 6717 Sycamore Park Drive, strongly opposed and recommended to deny the complete application
Greg Terrie, 14701 Dogwood Park Lane, felt that the citizens were not give adequate time to review and recommended to deny
Justin Brandel, 6762 Sycamore Park Drive, stated that he hoped the Town Council would take into consideration the voice of the community and recommended to deny
Joe Pasanello, 6895 Track Court, the process was rushed and not properly done and has no merit before going to the Planning Commission, recommended to deny
Ken Luersen, 6752 Jefferson Street, referred to the Town's zoning and comprehensive plan in what was presented in the agenda and felt SUP does not meet those requirements and is non compliant and recommended to deny
Brad Wrobel, 6852 Walnut Park Lane, feels the increase in vehicular traffic in that area would greatly affect those who live in the community and recommended to deny
A citizen, 14705 Alexandra Keeps Lane, stated he recently moved into that property agreed with the previous speaker regarding the safety of young families and the increase in vehicular traffic recommended to deny
TracyLynn Pater, 6660 Fayette Street, did not feel the application was complete and asked for it to be tabled for a later date
Andrea Payne, a business owner at 6680 Fayette Street, stated as a business owner who recently went through the same process is in support of the SUP as presented
After several emails were read, Mayor Leake invited additional citizens to the podium to speak on the SUP.
Jen Lockler, a business representative, stated that Dr. Landry has tried to make the Town a walking town and vision would be for small businesses to grow and is in support of the SUP as presented
At this time, additional emails were read.
Dottie Leonard, 14801 Washington Street, stated that she is grateful that Dr. Landry restored the old school and has made it what it is. She stated that the property values have gone up because of what Dr. Landry has done to the property and is in favor of the SUP. Ms. Leonard also spoke on behalf of the Citizens for the Betterment and Harmony of Haymarket. Ms. Leonard stated that the organization that supports Mr. Landry's ideas and the SUP application.
Before Ms. Lockhart finished reading the remainder of the emails, the Town Council took a 5 minute recess.
After the recess and the reading of the remainder of the emails, Mayor Leake asked the applicant he would like to address any of the comments made during Citizen's Time.

At this time, Mayor Leake stated that the comments heard were on the SUP applications. Mr. Leake now opened the floor for citizen comments on the proffer amendment.
Bob Weir, 6853 St. Paul Drive, recited Virginia Code regarding advertising for the proffer amendment stating the advertisement did not reflect a joint public hearing. Therefore, he stated that since this was not advertised as a joint public hearing, the Planning Commission cannot entertain the comments nor make a recommendation to the Town Council. He also stated that without the proffer amendment, the Planning Commission cannot make any recommendations on the SUP. Mr. Weir addressed the proffer amendment stating that it only reduces the use of the ball fields. He stated that it doesn't address the expanded use of the property.
Ken Luersen, 6752 Jefferson Street, stated that the packet had no information on what basis a decision could be made from. He stated the least that could have been done was an impact study of the property. He listed several stakeholders that could be affected by the decision made on the amendment.
With no further comments, Mayor Leake closed the public hearing and invited the applicant back for a response. Mr. Keith Lowry, co-owner of Haymarket Property Group, gave more information regards to the property stating that the SUP was for the condo's only. He stated that by right they could build a 4 story commercial building. The question was that the top two floors could be residential and condos. He stated that there were a lot of concerns about items that would be addressed during the site plan phase of the project. He also addressed the parking on Blight Drive which would be addressed during the site plan. Mr. Lowry also gave a presentation on the project.

Connor Leake informed the Town Council of his resignation as of June 22, 2020 and would be representing QBE during this process of the SUP and Proffer Amendment application. Mr. Leake addressed some of the comments that were made during the public hearing. Mr. Leake thanked those comments but stated that through social media and other avenues some of the public comments were made guided by misinformation. Mr. Leake stated that the only thing to be considered is the SUP and Proffer Amendment not site plan approval. Mr. Leake stated that both the Planning Commission and Town Council should be familiar with SUP's and GDP's since they have recently heard 2 within the last year. He stated that the GDP for this project was not final but only shows general reference. Mr. Leake gave more information and history during his presentation. Mr. Landry gave final comments before the Planning Commission considered the application.

VIII. Planning Commission Discussion and Recommendation

Prior to the Planning Commission discussion and consideration of the applications, Councilman Morris asked for Town Counsel interpretation of the Virginia Code that was recited during citizen's time. Town Attorney Crim stated that at the bottom of Virginia Code referenced, the code reads that the joint public hearing of the Council can be held with only the Council calling the meeting. Also Councilman Morris thanked Mr. Leake for stepping down from Town Council prior to the meeting but questioned the subject of personal interest of the property since Mr. Leake walked the application in to the office while still in office. Mr. Morris asked Mayor Leake if he had any personal interest in the property by affiliation or in business by having an office in the building. Councilman Morris asked that it be put into the record that Mayor Leake stated that he had no personal interest and had nothing to declare.

At this time, Chairman Matt Caudle opened the floor for the Planning Commission Members to ask questions to the applicant.

Commissioner Kharel stated that a lot of his questions had been answered. Mr. Kharel stated that he felt this application has been forced through and with the changed in the Town Council and Planning Commission, he did not want to make a decision on either application at the evening's meeting. He stated that he has a few thoughts but those could be saved for another time.

Councilman Shannon, who is the liaison on the Planning Commission, thanked the citizens for coming out and voicing their comments. Mr. Shannon stated that he was not sure if all the citizens understood the SUP is for the condominiums only. He continued by stating that he felt Mr. Landry has done a lot for the Town but he has not had a chance to look at the plan because of how quickly this process was pushed through. And with that, he was not willing to vote on the application at the evenings meeting.

Chairman Caudle thanked Mr. Landry and his group for their presentations for further understanding of project and the citizens, as well in voicing their opinions. Mr. Caudle stated that he feels the Planning Commission must give their due diligence on the application for not only the protection of the citizens but for the protection of the applicant as well. Mr. Caudle thanked Mayor Leake and the Council Members who would be leaving for their years of service. Mr. Caudle suggested that the Planning Commission have this item on the agenda for their next meeting in July so that the members would have time to review the application and various supporting documents. He stated that if this project is a good project, which he believed it is, then it could wait until the July Planning Commission meeting to give the Commissioners more time to review. Mr. Landry stated that time was of the essence and encouraged the Planning Commission to make a decision. Mr. Caudle stated that he felt there was a lot of misinformation out on the streets and if a decision was made it would taint the whole process.

At this time, Mr. Caudle asked Town Planner Emily Lockhart about the time line of when it would go back to the Town Council and to give her report and recommendation on the application. Ms. Lockhart stated that her first communication with Mr. Landry about the project was in March 2020 when she contacted him about bears sightings on the property around the dumpsters and to address the dumpster pad that was installed near Cookies and Cream that needed to be altered. She stated that there was a brief discussion on a project but she did not receive the extent of the application until June 1st. She said the original discussion was for the concrete pad site plan amendment. Ms. Lockhart continued to state that while they have a by right use to have a 4 story office commercial and retail building, she could see how some residential on the site would be appropriate. She stated this has the opportunity to do that however she has concerns on the traffic and parking. She stated that the GDP shows the parking on Blight would be outside the boundary lines yet it was mentioned this evening that it would be inside. She said the GDP does not reflect what was said. She continued to state that if it's all inside then the foot print of the building would be off. She also addressed the underground parking for the condos. She stated that it was not touched on in their presentation. Her last concern was the traffic maneuvers on Blight. She also stated that when the Town Engineer saw the plans, she expressed those concerns as well. Mayor Leake

questioned the follow up meetings she had with Mr. Landry and asked if she would support the SUP on the condos. Ms. Lockhart stated if more information was provided on the traffic impact. Councilman Morris asked about the typical time line once the application is received. Ms. Lockhart stated that the whole process takes 4-6 months. She stated within the first month, she and the Town Engineer provides comments to the applicant and meets with the applicant to go over the comments. This gives the applicant the opportunity to make a second submission. Once that is complete, then it goes to a public hearing with the Planning Commission before it goes before the Town Council.

Both Mr. Landry and Mr. Leake responded to Ms. Lockhart's comments by stating that most of her comments would be submitted at the site plan stage. Mayor Leake asked Chairman Caudle if the Planning Commission would consider just looking at the proffer amendment separately from the SUP. Chairman Caudle asked for Ms. Lockhart to finish her report. Ms. Lockhart stated that based on the information she has, she cannot give the Planning Commission or the Town Council a recommendation for or against the SUP at this meeting. As for the Proffer Amendment, Ms. Lockhart stated that she has spent most of her time reviewing the SUP and has not given the Proffer Amendment its due diligence of review.

1. Consideration of 14600 Washington Street Applications, Proffer Amendment, SUP#2020-001, and SUP#2020-002

After the lengthy discussion, Councilman Steve Shannon moved that the Planning Commission request the applicant provide additional information and discussion at the Work Session on July 20 for the Proffer Amendment application and the SUP 2020-002 application. Commissioner Kharel seconded the motion. The motion carried.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Shannon, Councilman
SECONDER:	Aayush Kharel, Commissioner
AYES:	Steve Shannon, Matt Caudle, Aayush Kharel

IX. Planning Commission Adjournment

With no further business before the Planning Commission, Commissioner Kharel moved to adjourn with a second by Councilman Shannon. The motion carried.

1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Aayush Kharel, Commissioner
SECONDER:	Matt Caudle, Chairman
AYES:	Steve Shannon, Matt Caudle, Aayush Kharel

Submitted:



 Kimberly Henry, Clerk of the Council

Approved:



 Matt Caudle, Chairperson

X. Open Regular Meeting

Due to the length of the Public Hearing and discussion, the Town Council took a short 5 minute recess. Upon returning, Mayor Leake noted that Councilman Panthi left the meeting at 11:03 PM. This was not mentioned so that it wouldn't break up the discussion.

XI. Public Hearing - FY2019-2020 Budget Amendment

Connor Leake thanked the Town Council for their hard work and open dialogue during the last public hearing.

With no other citizens present, Mayor Leake closed the public hearing.

1. Notice of Public Hearing - FY 2019-20 Budget Amendment

XII. Citizen's Time

There were no citizens present at this time for Citizen's Time.

XIII. Minute Approval

1. Mayor and Council - Public Hearing/Regular Meeting - Jun 1, 2020 7:00 PM

Councilman Shannon moved to approve the minutes from June 1, 2020 regular meeting. The motion was seconded by Councilman Day. The motion carried.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Steve Shannon, Councilman
SECONDER:	Robert Day, Councilman
AYES:	Chris Morris, Robert Day, Steve Shannon
ABSENT:	Madhusudan Panthi

2. Mayor and Council - Regular Meeting - Jun 8, 2020 7:00 PM

Councilman Shannon moved to approve the minutes from the June 8, 2020 meeting. The motion was seconded by Councilman Day. The motion carried.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Steve Shannon, Councilman
SECONDER:	Robert Day, Councilman
AYES:	Chris Morris, Robert Day, Steve Shannon
ABSENT:	Madhusudan Panthi

XIV. Agenda Items

1. Consideration of 14600 Washington Street - Proffer Amendment, SUP#2020-001 and SUP#2020-002

This item was deferred until after the Planning Commission meeting on July 20, 2020

RESULT:	TABLED [UNANIMOUS]
MOVER:	Steve Shannon, Councilman
AYES:	Chris Morris, Robert Day, Steve Shannon
ABSENT:	Madhusudan Panthi

2. Resolution 2020-015 Budget Amendment

Town Attorney Martin Crim stated that because this is a budgetary item, it requires 4 votes and there were currently only 3 members present. This item could not be voted on.

3. Cares Act Fund Agreement

Town Attorney Martin Crim stated that because this is a budgetary item, it requires 4 votes and there were currently only 3 members present. This item could not be voted on.

4. Debt Payment

Town Attorney Martin Crim stated that because this is a budgetary item, it requires 4 votes and there were currently only 3 members present. This item could not be voted on.

5. Civil Disturbance Equipment Information - Training and Insurance Expenses

Councilman Morris asked for more information from Chief Lands if there would be additional costs with civil disturbance gear that was just purchased. Chief Lands shared that there would be no additional costs on the insurance and the Prince William County civil disturbance tactical unit would train the officers free of charge.

6. Motion - Closed Session

Councilman Shannon moved to go into closed session pursuant to Virginia Code 2.2-3711 (A)(1), a personnel matter involving assignment, appointment, promotion,

performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of the Town; specifically dealing with the ARB, Planning Commission and BZA . Councilman Day seconded the motion. The motion carried.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Steve Shannon, Councilman
SECONDER: Robert Day, Councilman
AYES: Chris Morris, Robert Day, Madhusudan Panthi, Steve Shannon

7. Certification

Councilman Shannon moved that moved to certify that, to each members knowledge, only those matter lawfully exempted from open meeting under the provisions of the Virginia Freedom of Information Act and only those items that were identified in the motion leading to the closed session was heard, considered or discussed by the Town Council. Councilman Day seconded the motion. The motion carried by a roll call vote.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Steve Shannon, Councilman
SECONDER: Robert Day, Councilman
AYES: Chris Morris, Robert Day, Steve Shannon, David Leake
ABSENT: Madhusudan Panthi

8. Appointments

Councilman Shannon moved to appoint Rochelle Utz to the ARB with a term ending June 30, 2022. Councilman Day seconded the motion. By a roll call vote, the motion carried with the vote 2 in favor, 1 opposed.

Councilman Shannon moved to appoint Tom Utz to the Planning Commission with a term ending June 30, 2022. Councilman Day seconded the motion. By a roll call vote, the motion carried with the vote 2 in favor, 1 opposed.

Councilman Shannon moved to appoint Connor Leake to the Planning Commission with a term ending June 30, 2023. Councilman Day seconded the motion. By a roll call vote, the motion carried with the vote was 2 in favor, 1 opposed.

Councilman Shannon moved to appoint Aayush Kharel to the Planning Commission with a term ending June 30, 2021. Councilman Day seconded the motion. By a roll call vote, the motion carried unanimously.

RESULT: ADOPTED [2 TO 1]
MOVER: Steve Shannon, Councilman
SECONDER: Robert Day, Councilman
AYES: Robert Day, Steve Shannon
NAYS: Chris Morris
ABSENT: Madhusudan Panthi

XV. Councilmember Time

Due to the length of this meeting, Mayor Leake asked the that Town Council defer the Council Member Time to the continuation meeting.

1. Steve Shannon
2. Madhu Panthi
3. Chris Morris
4. Robert Day
5. David Leake

XVI. Closing Prayer - Ruth Anne Sawyer

Mayor Leake gave Ms. Sawyer the option of doing the closing prayer or to what until the continuation meeting. Ms. Sawyer stated that she would wait until the continuation meeting.

XVII. Adjournment

Mayor Leake stated that at the continuation meeting, the Town Council will take action on those agenda items that could not be voted on at this meeting due to a lack of a quorum. The meeting recessed at 12:55 AM with a continuation on June 30, 2020.

XVIII. Continuation Meeting June 30, 2020 at 7:00 pm (As Necessary)

Emily Lockhart

From: Kimberly Henry
Sent: Monday, June 29, 2020 3:35 PM
To: Chris Coon
Cc: Emily Lockhart
Subject: FW: Special Use Public Hearing 6-29-20, town council comments

From: Chuck Carnahan <cdcarnahan@aol.com>
Sent: Monday, June 29, 2020 3:34 PM
To: Kimberly Henry <khenry@townofhaymarket.org>
Subject: Special Use Public Hearing 6-29-20, town council comments

Good morning Ms. Henry,

I regret I will not be able to attend the public hearing this evening in person.

The following comments are supplied for the joint public hearing regarding SUP's 2020-001 and 2020-002: (My comments are provided on the conditions that they are read aloud and in their entirety at the public hearing and entered as part of the official record.)

Regarding the SUP's, I have no particular opinion on the merits of either application. I feel a landowner should be afforded the opportunity to ask for anything they want to do on their property, either by right or by special use. And that landowner deserves proper due diligence and an unbiased consideration of that application. I do however have issue with the process by which these particular applications are being handled. The Town only received the applications on June 8, 2020. Proceeding to a public hearing and potential Board and Council action in less than 20 days is unprecedented! and frankly unacceptable. This rushed pace does not afford the Town or the applicant time to adequately consider the impacts these changes will have on the Town. It is obvious the Town Planner has had many questions and concerns about these applications. That in and of itself merits more time to consider these applications.

Further, the optics just look bad. The fact that a lame duck Town Council and Mayor are pushing these applications through at the eleventh hour of their expiring terms is quite suspicious. Why the urgency? Is there some other factor involved here that we, the public, are not aware? I feel that any action today or tomorrow by either the Planning Commission or Town Council on these applications is setting a dangerous precedent and risks tarnishing the reputations of our Council and Commission. Rushing these applications can only be construed as a way to subvert the due diligence they deserve. Any action on these applications should be deferred to the new Council and Mayor and allowed the proper time for consideration, a proper time for question and answer, and proper time to come to a mutually agreeable development plan. The, and only then, is it brought to the council for action.

The following comments are supplied for the Citizens time for the regular Town Council meeting, June 29, 2020: (My comments are provided on the conditions that they are read aloud and in their entirety at the public hearing and entered as part of the official record.)

Regarding the board appointments. Any action taken by this Council and Mayor to appoint members to any Commission or Board today or tomorrow at the eleventh hour of their terms is highly suspicious. I can't fathom any other explanation then it is to stack the Architectural Review Board and The Planning Commission in order to curry some future favor. It just smells rotten. Why else?

Chuck Carnahan
6654 Hunting Path Rd

Emily Lockhart

From: Kimberly Henry
Sent: Monday, June 29, 2020 11:30 AM
To: Chris Coon
Cc: Emily Lockhart
Subject: FW: QBE Special Use Permit Meeting 6/29/20

From: Teresa Williams <momax3@gmail.com>
Sent: Monday, June 29, 2020 8:31 AM
To: Kimberly Henry <khenry@townofhaymarket.org>
Subject: QBE Special Use Permit Meeting 6/29/20

To the Town of Haymarket Council:

My family has lived in the Town for 20 years. We have seen many changes and appreciate those that are in keeping with the Town's history.

The possible plans to remove the Old Pace West green space and fill it with a strip mall, drive-thru and 4-story condo does not fit in. The increased traffic already makes it difficult to turn onto 55 at times. And a traffic light is not wanted. Adding more businesses and more dense-housing will be detrimental to our Town.

In addition, the beautiful little development of Greenhill Crossing may see a decrease in property values. We purchased here as a young family and hope to pass our home on to another family some day. Please keep our Town family oriented, friendly and historical.

Thank you for your time.
Tony and Teresa Williams
Greenhill Crossing Drive

Emily Lockhart

From: Sandi Testut <lynkat@verizon.net>
Sent: Monday, June 29, 2020 11:43 AM
To: Emily Lockhart; Chris Coon; Kimberly Henry
Subject: OPPOSITION TO QBE PROPOSAL FOR 6/29 MEETING

****PLEASE READ DURING COUNCIL MEETING AND ADD TO OFFICIAL RECORD****

We oppose the special use permit by QBE to remove baseball fields and Cookies and Cream to add a strip mall, drive thru, and a 4 story housing complex. There has been insufficient information provided and public debate opportunities to even consider approving such a proposal. Prior to permanently destroying open space in our community, the town council owes it to the citizens to fully vet this proposal in a public forum.

Signed,
Sandi & Gary Testut

Emily Lockhart

From: Kimberly Henry
Sent: Monday, June 29, 2020 11:32 AM
To: Chris Coon
Cc: Emily Lockhart
Subject: FW: concerns to Special User Permit Application for QBE Business Park GDP

From: SUBASH BHATTACHAN <bhattachan@hotmail.com>
Sent: Sunday, June 28, 2020 11:04 PM
To: Kimberly Henry <khenry@townofhaymarket.org>
Subject: concerns to Special User Permit Application for QBE Business Park GDP

Dear council members,

My name is Subash Bhattachan, and I have been living in Village of Haymarket neighborhood along with my family for past 12 years. This email is in regards to Special Use Permit Application for QBE Business Park, which borders Bleight drive to construct additional commercial buildings and add entrance/exit lanes from/to the property off Bleight Drive. Here are some of my concerns/objections to this plan by QBE.

1. Most of the family in our neighborhood like to walk/bike along Bleight Drive and have little children. Adding entrance/exit lanes from to the the property off Bleight drive and parallel parking lots on Belight drive will obviously increase traffic and will make our neighborhood along with Bleight Drive very unsafe for walking/biking.
2. Traffic on Bleight Drive from/to Washington Street is already bad and especially during rush hours it takes forever to turn. Adding entrance/exit lanes to Bleight drive from business park will make it worse.
3. Also the construction of parallel parking spots all along the Bleight Drive will make in and out from neighborhood miserable and eventually will have negative impact to the property value of our neighborhood.
4. Lastly more traffic, pollution and noise will have serious impact to our health.

I would like to request my concerns to be recorded and read out load during upcoming meeting this Monday June 29th, 2020.

Sincerely,

Subash Bhattachan

Emily Lockhart

From: WILLIAM WALLACE <laura_billinva@comcast.net>
Sent: Sunday, June 28, 2020 9:57 AM
To: Kimberly Henry; Emily Lockhart
Cc: Chris Coon
Subject: Special Use Permit QBE Business Park

Town of Haymarket Board,

My name is William Wallace and I reside at 14808 Cypress Park Lane Haymarket, an address that will be negatively affected by the granting of this special use permit. My wife and I have lived at this address for 10 years and being 72 years young I unfortunately will not attend the meeting in person to voice my opposition to this plan. I am asking that this email be read into the minutes of the meeting to register our displeasure with this whole plan.

I am not sure I understand the urgency of this request outside of the political connection to rush this through the outgoing administration. I feel that if there is any legitimacy to this request why not let the incoming administration have time to review, get public opinion and not make a hasty decision that will affect the current residents. To try and do this in this manner leaves me with an underlying feeling that there is not a good reason to grant this permit.

I will address some of the issues I feel are important below;

1) The addition of the planned homes has no benefit to the community being that we already have a overcrowding problem in the schools and on the current roads in our area,

2) Once a year we celebrate Haymarket Day and many vehicles park on Bleight Drive making passage to and from the residences difficult and that is only once a year. Now the permit is planning on parking 365 days a year...That does not work it is dangerous and not friendly to the people who live on Bleight as well as the surrounding neighborhood.

3)The proposed strip mall of stores is totally unnecessary as we have so many empty stores now with no possible tenants on the horizon, As well these type of stores attract businesses we have way too many of in the area now : nail salons, pizza, Chinese takeout etc. Who are these proposed tenants if there are any??He will not care if they are rented because a major portion of his investment will be taken from selling the small "APARTMENTS" call them what you want.

4) The back of these dwellings will face the current residents of Bleight and they will have to look at the fences and other assorted items people will have in their" B ACKYARD". I feel outside of this becoming unsightly ,as the residences will lack storage, a review of the HOA regulations should be in order!!

5) Lastly in my diatribe is the traffic situation.... It has lightened with the current crisis but will be back to what is as before and then some if we allow this permit to be granted. Getting out from Bleight Drive has gotten worse every year since we have lived here, and by the way it is the only way in and out of our sub division. This will also affect Jefferson Street which on one side backs up over the route 66 overpass and to the speed table on the other side many times during the day. Adding a unnecessary fast food business will not only increase traffic but also make for dangerous entrance and egress from said business.

I have many more points as to why this permit should not be granted but I will relinquish the floor to another unhappy resident of the area. In closing :

I would request that the departing administration not grant this permit and leave office with this proposed blight on the area. DO THE RIGHT THING!! VOTE NO!!!

William Wallace
Laura Wallace

Emily Lockhart

From: JEME Carroll <jmcarroll53@yahoo.com>
Sent: Sunday, June 28, 2020 1:22 PM
To: Kimberly Henry; Emily Lockhart; David Leake; Chris Morris; Steve Shannon; Madhusudan Panthi; Robert Day; Matt Caudle; Chris Coon
Subject: Citizen commentary on QBE proposal. Please read out loud and place into the official record.

I request that this email be read during the June 29, 2020 Public Hearing and added to the official record. I have chosen to email my remarks on this hastily and incompletely developed QBE Special Use Permit Proposal because Haymarket meetings under the current mayor sadly ignore the science-based CDC advice to wear masks and social distance to limit the spread of Covid 19.

I am strongly opposed to granting any special use permits for this QBE plan. The plan is clearly hastily drawn up and incomplete. The necessary time to evaluate and assess the plan and place the proposals before the Haymarket public do not meet the legal requirements mandated by VA CODE 15.2-2285, paragraph 2, passed in 2019. Fittingly, this statute was written and passed in response to this very tyrannical behavior demonstrated by Mayor Leake and his submissive council members in the past. The critical evaluative comments made by Town Planner and Zoning Administrator Emily Lockhart reveal the shocking deficiencies in the proposal, a proposal that negatively impacts neighborhood home values, and adversely affects local traffic, health, and environmental concerns. Ms. Lockhart, employed by the town for her expertise, has detailed pages of these deficiencies, including the failure to take into account impacts on schools, police, and fire services. Please take note of the town's failure to meet legal requirements to review, evaluate, and post the SUP as well as the unacceptable list of deficiencies in this SUP and [vote against](#) granting this Special Use Permit.

Haymarket citizens spoke loudly and clearly in the recent election: Mayor Leake and most of the Town Council were defeated because townspeople are very dissatisfied with the way business is conducted. This SUP proposal is a clear example of poor government and business practice: this application and associated timelines violate Virginia law for the requisite amount of time for proposals to be reviewed and posted; incomplete plans have been accepted by the town giving the appearance of cronyism; the inadequate communication of this SUP request reveals a shameful lack of transparency and thoroughness. **Honest governance requires that this SUP be voted down.**

Maureen Carroll
6862 Track Court
Haymarket, VA

Emily Lockhart

From: Suzi Luersen <sjluersen@gmail.com>
Sent: Sunday, June 28, 2020 6:19 PM
To: Kimberly Henry; Emily Lockhart
Cc: Chris Coon
Subject: Citizen's time input for all up and coming June 29th and June 30th meetings

The purpose of my email is to voice my concerns regarding the meetings set for June 29 and June 30th. Please read my email for citizen's time at all meetings on June 29th and June 30th as I am not comfortable being in a room full of people while Covid 19 is still a concern.

Council people,

I would like to express my concern with the plans for development of the QBE property. I do not understand why there have been meetings called during the holiday week and the end of the current board's term. This seems as though it is a last ditch effort for some hinky business. When we moved to the Town of Haymarket, we were under the impression that it was a quaint historical walking town. Adding all of this new development to our little town will not only take away from that impression but will clog our roads (even more than they are becoming now). It will also make Haymarket more of a metropolitan than historical town.

I know that Mayor Leake is deeply embedded with these plans and my concerns will not matter to him. His campaign slogan seemed to be #teamhaymarket but it clearly is more like #teamleake. I am hoping to reach out to the council and ask that they not consider rushing this project through before Leake's term ends. Please remember to follow proper procedures and not make a hasty decision.

Thank you for your time,

Suzi Luersen

Emily Lockhart

From: Jennifer Diehl <jkdiehl82@yahoo.com>
Sent: Saturday, June 27, 2020 10:59 AM
To: Kimberly Henry; Emily Lockhart
Subject: QBE proposal - opposed

Hello! Please read this during council meeting and add to official record. I am emailing to oppose the current plans proposed by QBE for the downtown haymarket area (where the old PACE west building, baseball fields and cookies and cream are). We recently moved to downtown Haymarket - right across the street to the haymarket park in March (previously lived in another development in Haymarket for 10 years). We were drawn to downtown haymarket for the small town feel, walkable nature and charm. Adding a drive through, strip mall and 4 story complex would change that small town feel that Haymarket has always strived for - not to mention add a great deal of congestion and traffic to this already busily traveled road. I am against the current plans in place by QBE (a strip mall, drive through, and 4 story building). If development needs to occur, I would rather see development of small downtown shops/restaurants being added there that would fit with the historic, downtown and walkable feel of Haymarket. We also love cookies and cream and Zandria's because they are small family owned businesses. Perhaps a compromise with smaller shops and restaurants would so much better there with an open promenade with fountain area for people to sit or walk around. Please read this during the council meeting and add to the official record stating that this is my opposition to the current QBE proposal. Thank you for your time!

Jennifer Diehl
Haymarket Station neighborhood

Sent from Yahoo Mail for iPhone

Emily Lockhart

From: Brian & Retha Anderson <rbanders22@gmail.com>
Sent: Monday, June 29, 2020 4:31 PM
To: Kimberly Henry; Chris Coon; Emily Lockhart
Subject: NO to the QBE proposal!

Please read during the meeting and enter into the record.

We are unable to attend the meeting so we are emailing.

In 2018, when we were looking to relocate from Northern VA, we were drawn to Haymarket instantly after visiting here several times. Most of the reasons are the “home-town” feel, the spaciousness, the small-town charm, and the peacefulness. Haymarket is very unique by having these attributes. It is close to everything one needs, but far enough away not to have the horrible traffic, and all that goes with that, like Gainesville has. If we had known this kind of monstrosity that QBE is proposing was coming, we would have built elsewhere.

What QBE is proposing will kill these special attributes. What Shawn is proposing is not needed and will only take away all of the virtues Haymarket now has. Why should he be given “special” status to slide in a meeting? Look at the areas he already has “let go” and are eyesores.

Those residents who live near where this will be built will have their worlds turned upside down. What about property values, additional traffic and construction? None of these things is fair.

Where are the studies/analysis that are required for something of this magnitude, such as:

- No landscaping/buffers shown
- No traffic impact analysis provided
- No building elevations provided
- No proffers/contributions for police/fire/schools, etc.
- No economic impact analysis provided
- No comments yet from VDOT, PWCSA, PWC, etc.
- Street parking on Bleight Drive
- Impact of a 4-story commercial building on residential neighbors
- Parking analysis is flawed/incomplete
- No environmental/stormwater analysis

Even the town planner has submitted a document stating that many items are missing in the application.

Please keep our special, quaint Haymarket like it is and vote NO.

Thank you.

Brian and Retha Anderson
Haymarket

Emily Lockhart

From: Kimberly Henry
Sent: Monday, June 29, 2020 2:52 PM
To: Chris Coon
Cc: Emily Lockhart
Subject: FW: Special Use Permit Application for the QBE Business Park

From: Ron Espedido <ronespedido@hotmail.com>
Sent: Monday, June 29, 2020 2:40 PM
To: Kimberly Henry <khenry@townofhaymarket.org>
Subject: Special Use Permit Application for the QBE Business Park

Town Clerk,

My name is Ron Espedido, Home owner and resident at Alexandras Keep Lane. I respectfully request that my comments and concern be recorded and read out loud during the meeting tonight.

It has come to my knowledge regarding QBE's plan for expansion and the intention of the Town to grant QBE the Special Use Permit in order for them to move forward with their plans.

As a resident of this peaceful and family oriented community. I am troubled of the possible outcome of QBE's further commercialization and expansion plans. I do not believe that there will substantial buffer between the potential higher volume of visitors, workers, automobiles, delivery trucks, etc. and the protection and good interest for us that live here.

I ask the Town Council what benefits does the QBE plan offer to our the town and us residents that our community will have to forego of our peaceful and orderly living? Washington St. in most of its' entirety is commercial, there are office spaces that are still available, and land space that are prime from commercial development.

Why does it seem that the Town Council wants to over extend its courtesy to QBE at the discomfort and expense of the families and children of our community?

I do not believe that the steps being taken by the Town Council are mature nor prioritizing the welfare of its home owners.

V/R,
Ron Espedido

Emily Lockhart

From: anna katarzyna schultz <alexandriaanna@hotmail.com>
Sent: Saturday, June 27, 2020 2:56 PM
To: Emily Lockhart
Subject: Meeting planned for June 29

Ms Lockhart, I am responding to a notice received June 24 which announced that a meeting will be held on June 29, 2020 in the Haymarket Town Hall council chambers regarding a proffer Amendment Statement for 14600 Washington Street.

The amendment proposed would reduce the overall size of the recreational field from 4.51 acres to 2.05 acres. My understanding is that a condominium would be built in the area where the ice cream shop is located, and an exit would be built for cars from the condo to exit onto Bleight Drive.

I also understand that under the proposal a drive through restaurant and retail shops would be built at the corner of Route 55 and Bleight Drive, which would disproportionately impact traffic on Bleight Drive.

Assuming that the above information is correct, I am opposed to all of the above. Haymarket does not need more retail space as there are several empty retail spaces already in the town. Nor is a drive through restaurant needed as there are several such restaurants in the area which do not impact residential communities. A condominium would add more cars, traffic and pollution to the neighborhood. More car traffic and the potential for trash would not enhance our neighborhood. Bleight Drive and the surrounding neighborhoods are residential streets where many families reside. Every evening families stroll up and down Bleight Drive, thus these families should be able to enjoy a quiet and safe walk, free from noise, car exhaust pollution, and trash. In addition, turning Bleight Drive from a residential street to a commercial street will have a negative impact on the value of houses across from these buildings, and other houses in the neighborhood.

I request that my comments and concerns be read out loud at the meeting and duly recorded.

I plan on attending the meeting on June 29.

Y,
Schultz
Bleight Dr
rket, Virginia 20169
754-7369
ultz39@gmail.com

Sincerel
Larry
6732
Hayma
703
skipsch

Emily Lockhart

From: Dave Seitz <dbseitz@gmail.com>
Sent: Monday, June 29, 2020 4:38 PM
To: Kimberly Henry; Chris Coon; Emily Lockhart; David Leake
Subject: Support of SUP2020-001 and SUP2020-002

Dear Mayor and Town Council,

I am writing to you in support of the Proffer Amendment for Haymarket Properties Group, LLC and Special Use Permit SUP2020-001 and SUP2020-002.

This addition to the community would enhance property values, business development, and tax revenue.

Thank you.

Dave

Dave Seitz
(703)895-7729

Emily Lockhart

From: Jennifer Muriel <jenn.muriel@gmail.com>
Sent: Saturday, June 27, 2020 12:15 PM
To: Emily Lockhart; Kimberly Henry
Subject: Haymarket Proposal

Dear Ms. Henry and Ms. Lockhart,

I am writing to share my opinion/vote about the Shawn Landry proposal to add a Strip Mall, Drive Thru, 4 Story Housing Complex, Remove Ball Fields, Remove Cookies and Cream.

I am fully against this proposal. I moved to Gainesville recently and one of the deciding factors was the small tight-knit community feel. Proceeding with these plans will turn our neighborhood into a commercial area which is not what we want. I would rather pay higher property taxes than to allow this proposal to go through.

Please read during council meeting and add to official record.

Thank you for your time,

Jennifer Suazo

Emily Lockhart

From: G O'Brien <glhobrien@gmail.com>
Sent: Monday, June 29, 2020 6:04 PM
To: Kimberly Henry; Emily Lockhart
Subject: QBE property--citizen's dissent

Please read during council meeting and add to official record:

Please DO NOT approve the QBE/Shawn Landry request for a special use permit which will totally change the look and the feel (not to mention the monetary value) of Haymarket.

This is not what I as a town resident want. The residents spoke with their recent votes; it's up to you to listen.

Thank you.

Gretchen O'Brien

Emily Lockhart

From: Sergio Suazo <serge.suazo@gmail.com>
Sent: Saturday, June 27, 2020 11:15 AM
To: Emily Lockhart; Kimberly Henry
Cc: Sergio Suazo

Dear Ms. Henry and Ms. Lockhart,

Haven't had the pleasure of connecting before so nice to e-meet you.

I am writing to share my opinion/vote about the Shawn Landry proposal to add a Strip Mall, Drive Thru, 4 Story Housing Complex, Remove Ball Fields, Remove Cookies and Cream.

I am 100% against this proposal. My family moved to Gainesville recently and one of the deciding factors was the small tight-knit community feel. Proceeding with these plans will turn our neighborhood into a commercial area which is not what we want. I would rather pay higher property taxes than to allow this proposal to go through.

Please read during council meeting and add to official record.

Thank you for taking the time to read this honest message.

Sergio Suazo

Emily Lockhart

From: Mary Lou Robinson <mrobinson@burkinc.com>
Sent: Monday, June 29, 2020 9:32 AM
To: Kimberly Henry; Emily Lockhart
Subject: Please read during council meeting and add to official record 6/29 Special Meetingkhenry@townofhaymarket.org

Importance: High

I am in TOTAL opposition to the QBE/Shawn Landry special use permit and the removal of Cookies and Cream ice cream shop and the ball fields. This application permit has many short comings as noted by the Town Planner and Zoning Administrator Emily Lockhart. Please add her report to this email and the record.

Best Regards,

Mary Lou Robinson
6817 Jefferson Street
Haymarket, VA, 20169

Emily Lockhart

From: Liz Carr-Lee <lizcarrlee@gmail.com>
Sent: Sunday, June 28, 2020 9:11 PM
To: Emily Lockhart
Subject: 14600 Washington Street - For 6/29 Council Mtg

Good evening Ms. Lockhart,

Please read this email during the 6/29 Council Meeting and add to the official record.

Our family has been renting in the Greenhill Crossing neighborhood for two years and are currently in the process of buying a home in the neighborhood. We love living in the area because of its family-friendly nature, recreational areas, and balance between small-town feel and already-existing easy access to a variety of retail, restaurants, etc. We feel the proposed development to 14600 Washington Street would dramatically change those characteristics. The costs would be borne by current residents, while the housing would benefit those who do not yet live here and the other changes would be a detriment to the existing community. We are concerned that it will lead to an increase in traffic along Washington St and Bleight Dr, and more congestion (particularly from the proposed drive-thru). The construction and subsequent increase in traffic and activity could increase noise pollution in nearby residential areas. A 4-story retail/condo structure and a drive-thru restaurant seem like they would stick out and be out of character from the surrounding neighborhood. We are also concerned the high-density housing could lead to overcrowded classrooms. Finally, we believe the reduction of recreation space, potential negative impact on events like Haymarket Day, and destruction of Cookies & Cream and its house would be a real loss for our community. We oppose the currently proposed plans for the lot.

Thank you for your time,
Elizabeth and Keith Carr-Lee

Emily Lockhart

From: Kimberly Henry
Sent: Monday, June 29, 2020 3:41 PM
To: Chris Coon
Cc: Emily Lockhart
Subject: FW: opposed to proposed Condo and retail at QBE

-----Original Message-----

From: Laura Smith <laura.smith@acqtelrealty.com>
Sent: Monday, June 29, 2020 3:37 PM
To: Kimberly Henry <khenry@townofhaymarket.org>
Subject: opposed to proposed Condo and retail at QBE

Please add to official record that I'm opposed to the retail and condo units that Sean Landry is proposing for the town of Haymarket. More retail and added congestion is not in the best interest for our community in the Town of Haymarket. We are already fighting the added traffic and poor road infrastructure in Haymarket and the hotel that is slated along with the proposed retail and condo units at QBE will destroy the small town feel in Haymarket.

Laura Smith

Emily Lockhart

From: John K Gaffney <gaffney.johnk@gmail.com>
Sent: Monday, June 29, 2020 1:15 PM
To: Emily Lockhart
Subject: QBE Building Site

We, my wife and I, are writing to strongly protest the proposed plan for the QBE Building site, better known as the Old Pace West school site. There is nothing in the proposed plan that is consistent with the intent of the residents of either Haymarket or the neighborhood in which this plat is located. It is difficult for me to comprehend that Haymarket in any way believes that this proposed development is consistent with making Haymarket a "walkable" town. Further, as a resident of the Greenhill Crossing neighborhood who routinely has to wait on traffic to clear before being able to pull out onto SR 55, I can attest to the absolute fact that this area can NOT support the added traffic that the proposed development would force upon the neighborhood.

It is particularly worrisome that it appears that there is some feeling from some unknown quarter to make this happen quickly and quietly. In fact, I note with displeasure that as recently as this morning that there is nothing about this on the Public Announcement tab of the Haymarket webpage. It is my long-held belief, borne of plenty of experience in the public sector, that anytime someone is pushing something through quickly and quietly that it is almost certainly wrong to do, or that it is in the best interests of whomever is pushing it and not that of the general public.

There is, to reiterate, no way that this proposed development is appropriate or good for any but a select few. Why elected officials are intent on foisting this upon the community as their last act before leaving elected office makes the appearance of impropriety obvious, even if, in the long run, no impropriety is found. Given that this seems to be a repeat of the approval of a multi-story, high occupancy, hotel in the middle of Haymarket makes it all the more questionable.

We strongly urge the planning commission to, at a minimum, slow down and take a more reasoned approach to this proposal. If a reasoned, slower approach is not possible - and if not, then why not? - then we encourage that the proposed development be denied. Haymarket needs growth, yes, but it needs growth that is good for all and that does not serve the few at the expense of the many.

John K Gaffney
Meredith L. Moss

Emily Lockhart

From: Kris Lacson <krislacson@gmail.com>
Sent: Sunday, June 28, 2020 10:57 PM
To: Kimberly Henry; Emily Lockhart; Chris Coon
Subject: Please read during council meeting and add to official record - Opposition to Special Use Permit for QBE Park

To the Haymarket Town Council,

The proposed special use permit for the QBE Business Park will threaten the small town community and feel that many of the residents of Haymarket currently enjoy. Adding additional housing units, a drive-thru, and retail shops will only serve to continuously crowd our already growing community. The current infrastructure of the town would be stressed with additional traffic from visitors as well as new residents.

As a retired military servicemember, I chose to make Haymarket my family's permanent home because of the quiet, small-town feel that it provided. The proposed changes that the special use permit requests, will threaten the serenity and peace we enjoy in Haymarket today.

Please preserve the peace our town currently enjoys and disapprove the special use permit.

--
v/r

Kris Lacson
Haymarket Station Resident

Emily Lockhart

From: Lauren Ciccone <lauren.cicc.18@gmail.com>
Sent: Monday, June 29, 2020 11:33 AM
To: Kimberly Henry; Emily Lockhart; Chris Coon
Subject: QBE Opposition: Please read during council meeting on 06/29/2020

Good Morning Ms. Henry, Ms. Lockhart, and Mr. Coon,

****Please read during council meeting (on 06/29/2020 at 7:00PM) and add to official record****

I am writing you in opposition of the QBE/Shawn Landry proposal. I have been a resident of Haymarket for over 12 years. After college, I moved back to this area instead of the DC Metro region because of the lack of congestion in Haymarket and the 'small town feel'. Since I was a child I have gone to play ball at the local park right in front of Cookies and Cream—the proposed site of new construction. I do not stand for this land being taken away from the people of Haymarket, and I consider myself a regular customer at Cookies and Cream for the past few years. I work for a small business, so I know how hard it has been these past few months (and in general) for small businesses to stay afloat. I have also seen how impactful a loyal community can be for a small business owner. As a young professional I feel as though I should make my voice and my opinion heard and do what I feel is right for my fellow Haymarket community members. I love this town, and I believe that the integrity of the small-town atmosphere should not be tampered with. Therefore, I oppose the QBE proposal and would like to see this construction moved elsewhere.

Thank you for your time and for your service to the Haymarket community.

Best,
Lauren Ciccone

Emily Lockhart

From: Bradley Clay <bmc229@aol.com>
Sent: Sunday, June 28, 2020 3:09 PM
To: Kimberly Henry
Cc: Emily Lockhart; Chris Coon
Subject: Special use permit for QBE property

Kim Henry, Town Clerk,
Emily Lockhart, Town Planner,
Chris Coon, Asst. Town Planner,

Dear Ms. Henry, Ms. Lockhart, and Mr. Coon,

I ask you to please read this letter and enter it into the record at the hearing of the special use permit of the QBE property (former Pace West school) on Monday June 29th 2020.

As a 21 year resident of the town of Haymarket, I urge you to reject the approval of the special use permit that is being addressed at this hearing. This project has not properly been studied as to the impact of traffic, noise, property values or quality of life of the surrounding homes and subdivisions.

The way this was sprung on the residents, without proper notice, during a State emergency pandemic shutdown, and being heard on the last day of the current council's tenure is abhorrent. A development of this magnitude can and will affect the town and the tax paying citizens forever, and must not be rushed through without feedback or input, as well as The town not following proper public notice guidelines.

The east end of town is primarily a residential area, and business zoned properties in that area must be held to standards that least affect the residential nature of section of town.

I am not opposed to development on the property in general, but I am opposed to the secretive way this is trying to be forced through under the radar. I urge the council to deny the application, or at the very least, to delay this approval until adequate public review can be made.

In summary, as a long term resident of the Town of Haymarket, I would like to go on record as strongly opposing this permit as presented, until further studies, input and review can be done.

I thank the Council, Town Clerk, Town Planners, and Mayor for the opportunity to be heard.

Best Regards,
Bradley Clay

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

June 29, 2020

Attention: Town Clerk (khenry@townofhaymarket.org)

In re: Special Use Permit Application – QBE Business Park
General Development Plan (GDP)

Honorable Members of the Town Council and Planning Commission Members:

I respectfully urge the Town Council and Planning Commission to reject the above named Special Use Permit Application for the QBE Business Park. This proposal has clearly been expedited to avoid fair and equitable consideration and evaluation of the impact on residents of the town of Haymarket, in particular those of my fellow residents in the Villages at Haymarket. This proposal is clearly the product of greed and does not in any manner consider the adverse impact on the safety, general welfare, health, and property value of the residents of the Villages at Haymarket neighborhood.

Further, the newly and duly elected Mayor and Council Members, who will be officially taking office on July 1st, will be precluded from adding their representative and informed voice regarding the best interests of their constituents given the nefarious timing of this deficient process.

I want to encourage the members of the Town Council and Planning Commission Members to understand that this unfair and deficient process for consideration of the Special Use Permit Application for the QBE Business Park contains numerous legal flaws that *will be fully exposed through litigation and media communications* that will be costly and ultimately embarrassing to the sponsors and supporters of this proposal. At no point in this process will that pressure recede. I can foresee future establishments being reluctant to launch business enterprises within this area given the relentless negative protestations of deleteriously impacted residents.

In my seventeen years as a proud resident of the Town of Haymarket, I have witnessed the carefully cultivated growth plan that has assured we can truly be labeled "Everyone's Hometown". This proposal and process runs contrary to the fairness and primary consideration of the residents and would render the well-earned moniker *false*. Without a fair and equitable process that includes proper evaluation of impact and the voice of the residents of the Town of Haymarket, particularly those of us in the most impacted neighborhood of the Villages at Haymarket, this proposal must be rejected.

Respectfully,



John A. Tuell
Resident, Town of Haymarket
Villages at Haymarket

Emily Lockhart

From: Brooke Arcia <brookearcia@hotmail.com>
Sent: Monday, June 29, 2020 12:37 PM
To: Kimberly Henry; Emily Lockhart; Chris Coon
Subject: Special Session Meeting 6.29.20 PLEASE READ DURING COUNCIL MEETING AND ADD TO OFFICIAL RECORD

Importance: High

PLEASE READ DURING COUNCIL MEETING AND ADD TO OFFICIAL RECORD

Dear Mr. Mayor and Ladies and Gentlemen of the Council:

We would have liked to join you in person this evening to share our thoughts; however, we didn't even know this meeting was happening until a random social media post appeared in Brooke's feed on Friday afternoon, which was not enough time re-arrange our schedules in order to attend. As mentioned, on Friday, we were made aware through a social media post made by a concerned neighbor, that the Town is holding a special meeting this evening for the purpose of voting on a SUP from Shawn Landry regarding the QBE property. We were surprised to hear that this is something the Council is ready to make a decision about as we have heard nothing about this project, which is kind of a big one! Our surprise escalated to shock when we realized this meeting is taking place just two days before the new Mayor takes over.

It is grossly inappropriate for a 'lame duck' board to try and push these plans through on the eve of their last day in office. The people of the Town elected new leadership to take over management of the Town on our behalf; for the exiting Mayor and Board members to intentionally try to push this SUP through now undermines the will of the people of this Town. A project of this magnitude deserves to be shared with the community IN DETAIL by sending out plans, pros/cons related to income/traffic/drainage/etc, type of residential housing proposed, type of businesses expected, impact on our Haymarket community and the Gainesville/Haymarket region as a whole, and much more.

The fact that this out-going Mayor and Board would even consider approving this SUP without community knowledge, let alone input, is unethical at best. To try and do so only two days before vacating office is flat out disgraceful. While we hope this isn't the case, the timing and lack of public notification smacks of dark room deals and personal gain. I implore the Board to do what's right and defer this matter until such time that the citizens of community you serve are made fully aware of what is being proposed and are given the opportunity to provide informed feedback. If the decision can not be tabled until citizens can be informed and offer feedback, and newly elected leadership is in place, then the only appropriate vote at this time is a vote to deny the SUP. You can not in good conscience allow a project of this magnitude to be approved without providing the community a chance to weigh-in and we can't weigh-in on something we know nothing about.

Sincerely,

Eric and Brooke Arcia
6764 Jefferson Street
Haymarket, VA 20169

Emily Lockhart

From: katiehkb@aol.com
Sent: Monday, June 29, 2020 1:13 PM
To: Emily Lockhart; Kimberly Henry; Chris Coon
Subject: PLEASE READ DURING COUNCIL MEETING 6/29/20

PLEASE READ DURING COUNCIL MEETING AND ADD TO OFFICIAL RECORD 6/29/2020

This is in regards to QBE's special use permit request to add a strip mall, drive through, 4 story housing complex, removal of ball fields, and removal of Cookies & Cream.

My husband and I have been homeowners in the Haymarket side of the Greenhill Crossing community for almost 4 years. Our family is vehemently opposed to the request to add and remove the aforementioned structures at the QBE site. We purposely chose this neighborhood in our home search because of the quiet, non-commercial, open spaced, family-oriented atmosphere. There are so many EMPTY facilities in the Gainesville and Haymarket area. There is absolutely no reason to be adding more construction and congestion, especially in an area where neighborhood children play and the Town of Haymarket holds special events.

Joseph and Helen Brunk
6904 Jockey Club Lane
Haymarket, VA 20169
703-867-8586

Emily Lockhart

From: Christy Winterhalter <cwinter0602@gmail.com>
Sent: Monday, June 29, 2020 12:56 PM
To: Emily Lockhart; Kimberly Henry; Chris Coon
Subject: No to the QBE property

Hi all,

Please read during the meeting and enter into the record.

We are emailing today, because we are unable to make the meeting tonight, about our concerns and "votes" on the QBE property. We do not think this is the correct place to build such a monstrosity for the Town of Haymarket. It has residential homes, and other town's people, that would be greatly affected by it. The traffic for a drive thru and the traffic for deliveries would be terrible for everyone! Look at how bad Chick Fil A and McDonalds can be! Their traffic affects the flow on 55 just about every day. We don't need more of that. Although we are newer to the area and don't know all of what Shawn has done in this area I don't think he and his company should get a pass because of what he's done. It's not about filling his pockets, it's about the small town feel of Haymarket. We already hate the storage facility you've allowed to be built (not needed) and the hotel you're allowing to be built, again, not needed. Please stop with all these crazy buildings in areas they aren't needed. You are ruining the small town Haymarket feel. If we wanted to live in Gainesville we would have bought there. We didn't want that traffic and noise and congestion so we bought in Haymarket! Enough is enough! This is so disappointing for us newer residents that had no idea our little town would be destroyed so quickly after moving in!

I'd like to add to Shawn, your comments on NextDoor did nothing to help you in our opinion. As a business person you should have done a few things. 1. talked to the residents your "idea" would have the most effect on. 2. Don't try to hide and push through a special meeting like you have. It comes across as very dishonest. 3. Watch how you "talk" on public, social media pages. You did not come across as caring. Seemed like a lot of back patting and horn tooting in my opinion.

Furthermore, I have not seen a study of what this would do to the home values of those in direct proximity to the proposal. What about a crime study of bringing in this volume of shops, meaning do studies show an increase or no change in crimes of the surrounding areas when you bring in what you are proposing? Additionally, as there are numerous vacancies across all of Haymarket (Food Lion is still vacant, places near Kohl's/Wal-Mart, etc etc) how long before these new proposed businesses leave and we are left with store vacancies again?? Show me the demand for these facilities. Why isn't the town of Haymarket encouraging new businesses to move into existing facilities where there are vacancies? The town of Haymarket does not need another store front.

Also, if the current condition of the immediate and surrounding area of the old school is an indication of Shawn's care for the community, I am afraid of what this will look like eventually.

Thank you for your time, we greatly appreciate this being read.

George and Christy Winterhalter
Haymarket, VA

Emily Lockhart

From: brianswenson1@gmail.com
Sent: Monday, June 29, 2020 4:32 PM
To: Kimberly Henry; Chris Coon; Emily Lockhart; David Leake
Subject: Proffer Amendment for Haymarket Properties Group, LLC and Special Use Permit SUP2020-001 and SUP2020-002.

Dear Mayor and Town Council,

I am writing to you in support of the Proffer Amendment for Haymarket Properties Group, LLC and Special Use Permit SUP2020-001 and SUP2020-002.

I feel that similar to Leesburg, Haymarket has a tremendous opportunity to modernize and turn the town into a more walkable area with things to do outside of simply walking up and down Washington Street. Zandras is a great example of local businesses coming into Haymarket and making a difference. In their short stint in Haymarket they have added new options for food and created more of a community feel where local people can engage in conversation.

Best Regards,

Your Name

Emily Lockhart

From: Michelle Carrasco <burns.michelle.e@gmail.com>
Sent: Sunday, June 28, 2020 4:48 PM
To: Kimberly Henry; Emily Lockhart; Chris Coon
Subject: Opposition to QBE proposal

Hello -

I learned of QBE's proposal through a post on Nextdoor. I wanted to voice my opposition to the proposal. While I am a Gainesville resident, Haymarket is a beautiful town that we frequent often. There are amazing older buildings that can and should be repurposed for business use instead of adding more strip malls in an area that is surrounded with them. Let's keep Haymarket cozy.

Thank you for your time.

Michelle Carrasco

Emily Lockhart

From: Chris Manlapaz <jcmanlapaz@outlook.com>
Sent: Sunday, June 28, 2020 10:19 AM
To: Kimberly Henry; Emily Lockhart
Subject: RE: SUP for QBE

Hello Mr. Henry,

My name is JC Manlapaz. I'm a resident of the Town of Haymarket. I'm a homeowner and a taxpayer. My family and I want to inform you that we strongly oppose this Special Use Permit for QBE. Shawn Landry-QBE's plan, if approved, will negatively affect the property values of the surrounding homes adjacent to QBE property. And, I don't appreciate that the outgoing mayor and town council are trying to jam this through without input from the community. This SUP application is invalid since the application process hasn't gone through reviews and there was no public hearing notification to inform the residents. This is an illegal and corrupt practice. The residents of the town has spoken and rejected this practice. I demand that the outgoing mayor and town council to NOT pass this SUP application and to hand it over to the incoming administration for processing.

STOP THE SHENANIGANS!!!!

Thank you kindly,

- JC Manlapaz

Emily Lockhart

From: JEME Carroll <jmcarroll53@yahoo.com>
Sent: Sunday, June 28, 2020 2:46 PM
To: Kimberly Henry; Emily Lockhart; David Leake; Steve Shannon; Chris Morris; Madhusudan Panthi; Robert Day; Matt Caudle
Subject: Citizen email on SUP Please read out loud on June 29,2020 and keep in official record.

I request that this email be read out loud into the official minutes of tonight's town council meeting.

On May 19 the current mayor and four of the sitting members of the town council were overwhelmingly defeated in their reelection bid. Some of the reasons for their defeat are the lack of integrity and transparency in the way they have chosen to govern this town.

This meeting tonight, scheduled as a last minute and poorly advertised session, is an example of their lack of integrity. Its purpose is to stack the Planning Commission with people of limited knowledge about land use and zoning regulations, and with people who have conflicts of interest with the matters before it. The further intention is to ram through a hastily and poorly proposed building site plan with great benefit to the few and great cost to all the residents of the eastern part of Haymarket. This plan strongly and negatively impacts the people and property of Alexandra's Keep, the Bleight street neighborhoods, Greenhill has Crossing, and Haymarket Station.

The town planner of Haymarket has drawn up a list of more than 60 examples of omissions, incorrect information, and/or violations of state or county laws or regulations throughout the proposal. Nevertheless this newly composed Planning Commission and this defeated Town Council intend to jam it through before their terms of office expire tomorrow night. How ironic that the chairman of the planning commission stated this Sunday that the plan would "stand or fall on its own merits." **It has no merit. This SUP for the QBE property must and should be totally rejected by both the Planning Commission and the Town Council.**

James Carroll
6862 Track Court
Haymarket, VA

14815 Rising Sun
Haymarket.

I'm Unable to attend as I'm
not well today.

To express my thoughts
on this new project plan.
I'll share two ideas.

= Since the Town government
will soon be undergoing
a significant change in
leadership, I feel it is not
appropriate to undertake
any major new building projects,
or consideration of such
at this time.

= The residents have
several major building
projects which will
soon be under construction
and will significantly
impact our day to day
lives.

I myself came to
Haymarket 12+ years ago
because it was a peaceful
place with lots of open
space. I'm sure many
other residents feel that
as well.

What is the need for
so much expansion
in this small town.
My thoughts on ^{more} expansion
are negative.

I say no, not now
not without a lot more
thoughtfulness,
participation and explanation
as to how this would
benefit today's residents.

Susan J. Serrano
owner 14815 Rising Sun

Joseph NamGoong
6744 Bleight Drive
Haymarket, VA 20169

June 25, 2020

Subject: Proffer Amendment Statement for 14600 Washington Street

* PLEASE READ MY COMMENTS AT THE MEETING AND SUBMIT IT FOR THE RECORD.

Mayor, Town Council and Town Planning Committee:

My name is Joe NamGoong, my family and I live on Bleight Drive. Unfortunately, we will on vacation this week and we cannot make this meeting in person. Because this is VERY IMPORTANT to us and my neighbors, I felt it necessary to write this letter to voice my family's opinion.

We are 100% against this rezoning. Here are our reasons:

- 1) We have 7 children (all under the age of 10) living in the first 4 homes on Bleight. With that said, we do not want an increase in traffic, noise, and speeding on Bleight Drive. And yes, we have seen and noticed an increase in traffic, noise, and especially SPEEDING since Zandra's Taqueria opened, even in our current situation with Covid-19.
- 2) From our understanding, this rezoning is for a chain restaurant (with a drive thru), a new 4 story building, and a strip mall. A project of this scale will last at least 2 years. For the safety of our children (playing in the front lawn and walking to/ from the bus stop), we do not want construction vehicles driving up and down Bleight. As you know, these vehicles sit higher with more blind spots, which could lead to accidents with small children.
- 3) These changes will DECREASE our property value. Who would want to live in a home that faces the back of a strip mall and deal with the smell and headaches associated with a fast food restaurant (smell of garbage, litter, rodent issues, people loitering at all hours, and traffic)?

4) Why is the town council talking about this change? Is it not the job of the planning committee to bring this up first? It seems like this is being rushed WITHOUT careful planning and thought? Has a traffic impact analysis been done (like I said, there are 7 children all under the age of 10 living on Bleight Drive)? What is going to happen to our favorite ice cream store, Cookies and Cream? Where are the dumpster pads and loading zones going to be? What will Bleight Drive be used for, will it be for residents only or will it be an access point for commercial vehicles?

Lastly, this letter should have been sent to every resident in our town (not just the people on Bleight Drive). This will affect all residents!

If this is approved, we plan to appeal it as laid out in the zoning ordinance.

Thank you for your time,

Joe, Jeeun, and James NamGoong

Mayor, Town Council and Town Planning Committee,

My name is Nick Pulire I live and own the house at 6740 Bleight Drive. Hello from Korea. I would love to discuss the QBE proposed plan in person, but I am away on military orders as you know. For the record, I want to mention that I spent 2 years, June 2018- May 2020, on the Haymarket Town Planning Committee where you all know me from.

I wanted to express my deep concern with the QBE proposed modification, proffer amendment and Special Use Permit request. I recommend that this plan is denied. During the two years on the Planning Committee I wanted to help develop the town in a comprehensive and thoughtful way. That means the multiple SUPs submitted over those two years needed deep thought and consideration if we were to go against our town zoning ordinance. The zoning ordinance took years to approve as many of you remember, but I think it is important that we adhere to the zoning plan in order to make sound decisions for the town as a whole and not think of individual plots of land. If we develop in small chunks of land without the bigger picture in mind, then we are destined to have a disjointed and disconnected town. This is the reason for the zoning ordinance and SUPs should only be used in extreme situations. The QBE proposal does not meet this extreme situation for the town to go against its approved zoning ordinance.

While on the committee I called for a commercial and residential development review which has not happened. The multiple SUPs desiring to change business districts into residential use destroys the deliberate zoning plan approved in 2017. If we build out too many residential units where we wanted businesses, then we have created imbalances in the town we can't undo for years to come. The adding of 30 residential units on QBE property contributes to an imbalance and continues to turn our small town feel into those congested towns closer to DC which is the reason why families are moving out to Haymarket. The town also looks to preserve historic properties and anything over 50 years old is classified as such. What will happen to the historic building "Cookies and Cream" is located in and was moved from the town park area? These properties are some of the most historic in town and the Cookies and Cream building was moved years back to preserve its use and historic appeal.

I read Ms. Lockhart's concerns and she lays out nearly 3 pages of missing information needed from the requester. Many other projects in town have provided much more detail and required many Planning Committee review sessions than what is presented by QBE currently for their plan. It would be a great error in my opinion to allow this SUP and one the town would live with for 100 years once these structures are built. The decision cannot be taken lightly, and a decision should not come in one joint planning and council meeting when so much information is lacking in the plan.

The current plan does not meet requirements per zoning ordinance in "Town Center District B-1 Sec 58-10.1 Intent".

- (1) "The proposed use shall not adversely affect the use or values of surrounding properties and structures."
 - The proposal will negatively impact the home values on Bleight Drive.
 - The 4 story residential units will block sunlight to Bleight Drive homes

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

- Traffic volume on an unmarked light residential road, Bleight Drive, with possible traffic queuing into the road creates health and safety hazards
- (3) "Pedestrian and vehicular traffic generated by the proposed use shall not be hazardous or conflict with the existing and anticipated traffic in the neighborhood."
- Again, Traffic volume on an unmarked light residential road with possible traffic queuing into the road creates hazards as well as the lack of pedestrian crosswalks
 - Proposed parking in Bleight Drive reduces line of sight when Bleight Drive owner's back out of their driveways or when people are trying to cross the road
- (4) "Utility, drainage, parking, loading, and other necessary facilities provided to serve the proposed use shall be adequate."
- The current plan does not address these issues at all and reinforced by Ms. Lockhart's comments

Other notes to consider. Mr. Landry only requires and was approved for a fire access road on Bleight Drive from what I researched in his 2017 approval of his current site plan. If he were to significantly change the usage of his current plan as he is proposing then VDOT needs to evaluate the new plan again, but as of now it is a fire access road which is not to have two-way traffic as a primary ingress and egress, it is only for emergency vehicle access. The amount of traffic queuing due to a drive thru, the volume of traffic and proposed parking on Bleight significantly changes its usage as a light residential road adding higher risk of accident and incidents. The requester needs to show the town if VDOT approves of the new usage of Bleight Drive.

Additionally, the town has not finished the sideway on Washington Street's town park side connecting Bleight Drive to the church. When the town park playground was installed people immediately started to trespass through the Bleight Drive properties as there was no safe way to follow a sidewalk to the park on Washington Street. Adding 30 residential units will negatively impact our home values and increase trespassing on our properties. Some of my neighbors have built fences and I have "no trespassing" signs in my yard and yet people still walk in our yards. The proposed new residences will not have a safe way to walk to the park and into the town center.

The landscaping that needs to buffer between B-1 and R-1 is missing completely. There are so many violations to the town zoning that it does not make sense to discuss this project until Ms. Lockart's questions are addressed, or the town is knowingly violating its own zoning ordinance. There are already multiple existing violations on the QBE property as I wrote about in early spring. There are abandoned vehicles, construction material stockpiles, illegally constructed dumpster pads, and a whole host of other violations that the town is not holding Mr. Landry accountable for.

The timing does not make sense either as a new class of elected members are about to take town leadership positions. Will Councilman Leak again recuse himself in this vote because of his past business dealings with Mr. Landry as he has done in past?

Finally, if the SUP is approved, I want it to be known to the town I'll pursue the "right of appeal" as laid out in the zoning ordinance Section 58-14.11. Thank you for listening to me and adding my comments into public record. We all want what is best for the town and the QBE request does not fit into the already established master plan of the town, the town's vision, and should be rejected. I also want to

25 June 2020

thank everyone for their time tonight, the democratic process is what sets America apart and it is wonderful when we can exercise our rights in public discussions.

Sincerely,

Nick Pulire

Gregory & Yvette Terrie
14701 Dogwood Park Lane
Haymarket, VA 20169
June 28, 2020

Kim Henry
Town Clerk
Town of Haymarket
15000 Washington St
Haymarket, VA 20169

Dear Kim Henry:

We are submitting this letter in response to QBE Business Park Special Use and GDP application and are requesting that any vote regarding this application be delayed until the next administration and the residents of Haymarket, especially those that will be affected the most have adequate time to review and comment on these plans.

We have only recently become aware of the scope and extent of the planned development associated with this application. In fact, the notification letter we received on Thursday June 25, 2020 was the first time we were notified of anything associated with this application and it did not even provide any significant details. Our property is at the corner of Dogwood Park Lane and Bleight Drive directly across the street from the QBE Business park.

As we understand it, if the SUP application is approved, QBE plans to add the following to their property

- 29 retail shops
- Multi-story building with retail and residential
- A drive thru restaurant
- Parking spaces along Bleight Drive

Our issues with these plans are multi-faceted. In our opinion, the scope of these plans will bring irreparable harm to our community. This will negatively impact our property values, severely increase traffic, take away residential parking spaces and decrease safety for our residents especially our children.

In our opinion, if the entire development is fully operational there is no way that the Business Park will be able handle the traffic and parking capacity based on the designs we have seen. According to the drawings, the parking on the site is woefully inadequate. The parallel parking on Bleight

drive would not suffice either which would mean the customers for that facility would likely to park in parking spaces in our development. This is a residential neighborhood with only one way in and out via Bleight Drive. The increased traffic caused by QBE's development would further exacerbate our already growing problem with exiting our subdivision. Where is the traffic and parking study that assesses the impacts to the community?

Recent commercial (Haymarket Village Center, Gainesville Gateway Center) and residential (Gainesville and Haymarket area) have increased the traffic along Washington St (Hwy 55) making it harder to exit onto Washington Street.

While this project, if allowed to be built may bring additional tax dollars to the community, what about the impacts to the residents and their property values?

Why is this effort being rushed through --- two days before the next Haymarket administration is scheduled to take over? We – the residents have not had time to review, digest, and comment on such a monumental change to the nature of this town – especially those residents that affected the most.

Also, given the current economic climate, does QBE and the current town council really believe that they will be able to fill over 29 commercial establishments in this park? There are multiple shop spaces that are empty in already established commercial developments such as in Haymarket Village Center, Gainesville Gateway Center, Madison Crescent, and especially our own town (e.g. former Bloom Grocery location). Also, the town already has already approved an extensive development with residential and commercial spaces adjacent to the Chick-Fil-A.

If the QBE park doesn't fill those commercial spaces we will be left with empty store spaces and no way to go back to the natural landscape we have now.

We are urging the current Mayor and Town Council to give the residents and next administration the opportunity to review and comment on the future QBE Business Plans. In this way a plan that is best for the town, residents, and QBE can be achieved which would benefit everyone involved.

We have registered to speak at the upcoming town council meeting scheduled for June 29, we request that our concerns be recorded and read aloud during the meeting.

Sincerely,

Gregory & Yvette Terrie

Emily Lockhart

From: Kimberly Henry
Sent: Monday, June 29, 2020 11:28 AM
To: Chris Coon
Cc: Emily Lockhart
Subject: FW: Tonight's Town of Haymarket Council and Planning Commission Meeting

From: Jordan Ellison <Jordan.Ellison@Carahsoft.com>
Sent: Monday, June 29, 2020 9:50 AM
To: Kimberly Henry <khenry@townofhaymarket.org>
Subject: Re: Tonight's Town of Haymarket Council and Planning Commission Meeting

Good Morning Kim,

My name is Jordan Ellison, I recently moved into the Villages of Haymarket community in November 2019. I am unable to attend tonight's Council and Planning Commission meeting but wanted to share my concerns regarding the Special Use Permit Application for the QBE Business Park. I ask that you please record and read out loud the following comments and concerns during tonight's town meeting:

My wife, 2 year old son and 5 month old daughter moved into a single family home in Villages of Haymarket at the end of 2019. Since then we have experienced nothing but complete satisfaction and joy with our decision to move to this community. Our neighbors have all been very welcoming and helpful in getting us acclimated, given this is our first home. Our goal is to raise our children in this community and live here for as long as we possibly can.

Recently, I was notified of a potential change in the community that will greatly impact our everyday lives and present an obstacle in our goal to reside here for the long haul. What's even more disturbing is that I found this out from a neighbor only a few days before tonight's meeting in which voting will take place for the special use permit for the QBE Business Park. I ask that you please reconsider voting in support of this Special Use Permit for QBE Business Park.

One of the reasons for our move to Haymarket was to get away from the busy and hectic areas we previously lived in between Fairfax and Reston, VA. I can't begin to explain to you how nice it has been to live in a quiet neighborhood. Especially one where both my son and daughter can comfortably play outside with other children and not have to worry about constant pedestrian and vehicle traffic.

This will dramatically change should the Special Use Permit get approved for the QBE Business Park. Our long walks up Bleight Drive all the way to Washington Street would be nearly impossible with 2 small children given the vehicle and pedestrian traffic we will face. The addition of the drive-thru restaurant and four-story commercial building would also make our family walks and outdoor activities extremely difficult. Going to our favorite Ice Cream spot (Cookies & Cream) or our favorite restaurant (Zandra's Taqueria) will be unsafe with all of the construction that would be taking place.

What will happen if parking is full on Bleight Drive? What will happen to our property values down the road if we are interested in selling our home? How will my commute to and from work now be affected when trying to leave and enter my own community? Why is this being expedited so quickly when it is against the recommendation of key town officials, including the Town Planning Manager?

These questions along with many others were never taken into consideration for those of us who live in Villages of Haymarket. I'm thankful that our neighbor decided to take action and inform us, otherwise we would be clueless to the

possible changes coming to our community. Everything I have mentioned thus far further proves that our best interests were never taken into consideration. Villages of Haymarket is a tight knit community and I have found that out very quickly in our 7 months of residing here. It would be unfortunate to see this impacted by the possible development plan for QBE Business Park.

I ask that you please reconsider approving this special use permit for QBE Business Park and thank you for giving me the opportunity to present my comments and concerns in this open forum. I apologize for being unable to attend in person and read my comments out loud in front of you all. My hope is that this will help everyone understand some of the concerns that not only I, but many others in Villages of Haymarket currently have in regards to tonight's voting on the Special Use Permit Application.

Thank You,

JORDAN ELLISON
DIRECTOR OF SALES

carahsoft.

Please Note Our New Address

CARASOFT TECHNOLOGY CORP.

11493 SUNSET HILLS ROAD | SUITE 100 | RESTON, VA 20190

T: 703.889.9803 | 855.3.SPLUNK | F: 703.871.8505

JORDAN.ELLISON@CARASOFT.COM | WWW.CARASOFT.COM | CONNECT.CARASOFT.COM/JORDANELLISON

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June 28, 2020

Mayor Leake, Town Council Members and Planning Commission Members,

I'm writing to you once again in order to communicate our concerns with the QBE Business Park Special Use Permit Application. As some of you know, I had made you aware of similar concerns back in 2017, and had also submitted signed petitions from other residents objecting the plan to add an ingress and egress on Bleight Drive to/from the QBE Business Park property, which I'm attaching to be entered into record.

It's very obvious to me and others that the current QBE Business Park Special Use Permit Application and General Development Plan (GDP) didn't take into consideration our best interests and concerns. As some of you already know, there are many deficiencies (incomplete items) and legitimate concerns/issues with the current Special Use Permit Application, which Ms. Lockhart documented in her Memorandum to the Planning Commission dated June 9, 2020. Just based on the incomplete items, I would like to think that you will not approve the Special Use Permit Application. But if you were to approve the application as is, then it would speak volumes about your blatant disregard for/of your duties and the best interests of the town residents in our and surrounding neighborhoods. It would also make it obvious as to why certain town officials are attempting to jam/rush this through, even after Ms. Lockhart having concluded that the QBE Business Park Special Use Permit Application is incomplete.

Last time, I pleaded with you to put yourself in our shoes, and I'm asking you to do the same this time around. It shouldn't be a surprise to you when I tell you that the current/new GDP is completely different than the one from 2017, and you should already know what it will mean when it comes to negative impacts to our safety, health, way of life, and property values. How would you feel if a similar plan was being considered next to your own community? Would you vote to approve such a Special Use Permit?

If you don't already know, in addition to the incomplete items documented in the Memorandum from Ms. Lockhart, the following are additional issues with the process and application:

- All of those who may be impacted by the Special Use Permit and GDP were not notified by the town, and just the owners of adjoining properties, those facing the QBE property, were notified via a letter from the town on or about June 25, 2020. Even though this may have met the minimum requirement, a GDP of this scale should have warranted a broader notification to all households in our neighborhood and the town residents in general.
- According to the Town of Haymarket Zoning and Subdivision Ordinance, "A special use shall be approved if its design, location, construction, method of operation, special characteristics and other aspects satisfy the following standards:
 - (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.

In order to keep this as short as possible, I don't think it's necessary for me to further explain to you as to how and why the Special Use Permit Application and GDP do not satisfy standards (3), (4) and (5) and are actually in direct conflict with the standards. If you approve the Special Use Permit Application as is, then what that would mean is that you don't care about the adverse impact your decision would have on the use and value of our properties; the health, safety or general welfare of the residents in our neighborhood; and the hazardous conditions and the anticipated impact to traffic in our neighborhood.

Once again, please consider all of the deficiencies/incompleteness and concerns related to the Special Use Permit Application, and please also put yourself in our shoes when considering things and when voting. The right thing to do is to vote against the Special Use Permit Application or to postpone your final decisions until the time the deficiencies with the process and application have been rectified.

Thank you for your time!

Sincerely,

Alexander M. Beyene
6817 Walnut Park Lane
Haymarket, VA 20169

Town of Haymarket

Louise & Christopher Johnson
14713 Dogwood Park Lane
Haymarket, VA 20169

June 29, 2020.

To whom it may concern,

Re: Special Use Permit Application for QBE Business Park.

Please record and read aloud the following comments and concerns at the Public Hearing, 6/29/2020 in the matter concerning the development of the QBE Business Park on Washington Street, Haymarket.

Firstly, as homeowners, voters and residents of the town of Haymarket for over 17 years please note we are advocates for positive growth and development of the town and support bringing new, and sustainable business to the town while maintaining elements of the town's history and small town feel. That said, we would like to state the following concerns with the QBE Business Park development:

1. We feel that the proposed development and blueprints outline an overly ambitious project for this small plot of land located at the entrance to our historic town. The development appears to be contradictory to the small town feel of Haymarket and could set a precedence for what would or would not be acceptable in the town going forward.
2. The addition of a four story building, 26 Units, a Drive-Thru restaurant and parallel parking spots along Bleight Drive in addition to what already exists within the business park today would surely add stress to the local streets and near-by residences. We are concerned about the amount of traffic this project would route specifically onto Bleight Drive, which is the only entrance and exit to two small neighborhoods with no through roads. It seems this proposed development would route a steady flow of additional traffic into already small and congested neighborhood streets which are home to a number of families with small children and pedestrian's who's safety should be considered as part of the project.
3. As residents of the Villages of Haymarket we currently experience noise and light pollution from the current businesses at the QBE Business Park, the proposed development would drastically increase this as well as add eye pollution which would be a vast difference from the view today. It is unclear what if any buffering efforts would be in place to help reduce these pollutions and what if any consideration has been given those residences who would be directly impacted by this project. Rightfully we are concerned about noise levels, increased traffic, safety and home values.
4. While it sounds like this evening's hearing was announced two weeks in advance (per guidelines) it is unclear if adjacent property owners were notified within the appropriate timeframes and if the plans were publicly displayed per policy. Directly impacted homeowners

should be entitled to the appropriate amount of time review a **complete application** with all supporting documentation before a vote is brought to the Council. If this is not the case the vote should be deferred to allow for this.

5. Retail space within the town is almost always available and seems hard to fill and keep filled. We should consider if adding additional retail space is a wise choice for our town and what impact this will have to the current space and pricing.
6. We have a need for additional sidewalks in the town, (in particular from the Baptist Church to Bleight and from Giuseppe's to Chik-fil-A). We are in **dire need** of well-lit crosswalks on Washington Street, which drivers can see and have to stop at vs the optional ones in place today. These amongst other basic infrastructure needs should be in place well before we add additional traffic and businesses to our town.
7. Finally, there is a clear absence of important data needed for this evenings voters to make an informed decision regarding the proposed development of the QBE Business Park. Any vote made this evening would be ill-informed and short sighted due to the incomplete application status.

We are unclear why this project in particular is being rushed to a vote despite the fact there are still a number of items which the applicant is required to provide. **With that in mind, we would strongly encourage our outgoing Mayor Leake and his council to defer the vote on this matter until the missing items per the Town Planner are complete and have been made available for deeper consideration and public review.** A vote made in haste this evening by the outgoing Mayor and his council would reflect poorly on their motives and intentions.

We appreciate to opportunity to have our comments and concerns considered.

Sincerely,

Louise & Christopher Johnson

Emily Lockhart

From: Jillian Pulire <jpulire@yahoo.com>
Sent: Monday, June 29, 2020 2:41 PM
To: Emily Lockhart; Chris Coon; Kimberly Henry
Subject: QBE Proffer Amendment submission to be read and entered to record

Hello all,

Below are my resident comments to be read and entered to the record during tonight's town meeting as I will be out of town during. (well I was supposed to leave Sat but this shock and having to try and stop this has delayed me, i hope to leave in a few hours but would have no childcare for tonight if it gets too late to leave) Thank you for your willingness to help residents who are unable to appear tonight due to travel or can't for health or lack of childcare reasons. Thank you for providing the requested info, I appreciate all of your continual dedication to the town and its residents.

Here is my letter below regarding Mr. Landry's proffer amendment hearing..... (to start from below this line thank you)

"I appreciate all who volunteer to serve in this town because they want to enrich our community; those who are currently serving, the town employees, and those who will begin serving on July 1.

I loved this community from the moment we moved in 2 years ago. My husband Nick who serves in the Air Force and just started his 1 year unaccompanied assignment in Korea, also loves this town. Nick volunteered immediately to join the Planning Commission here which he served on for 2 years until his overseas tour.

When we moved in we wanted to make sure that this beautiful residential area we were buying into would stay residential. We are aware of Mr. Landry's by right use, but the foot print on his property was not supposed to change.

Mr. Landry has an approved 2017 plan that would add another story to his building and not change the footprint. I personally thought the idea of adding a second story to his building and hearing of his ideas of the upper level restaurant sounded great. However, Mr. Landry is now going for something completely different than was originally approved in 2017. Do not be fooled, this is not a simple amendment to his approved plan, it is an entirely new plan and should have been treated as such.

We are currently in the middle of a pandemic, and on a holiday week when many are traveling, and Mr. Landry is now forcing the town to call a special joint session with such massive plans masked as a "proffer amendment", however, amendments are usually simple, and the term sounds benign.

I received an ambiguous letter from the town only a few days ago, so we immediately requested all the information about it. When I found out what this was really for after receiving, I was shocked.

Mr. Landry's plans, as they are, would be in my view a horrible decision for the area. Here are important questions to consider of Mr. Landry's as is proposal.

1. Do you want your property value potentially decimated? I have yet to meet anyone who sought specifically to live in a residential area who wants a drive thru built in front of their front yard.

2. Do you want a drive thru and strip mall-- or multi strip mall as there are 3 barely separated pods shown with 26 total units-- filled with multiple dumpsters and potential for excess trash in your residential neighborhood?
3. Do you think a Wendy's or Burger King belongs at the center of a residential neighborhood? (Despite being tasty drive thrus, they are not meant to be central to a residential area. Remember, if approved ANY drive thru of any kind could go in there, despite what Mr. Landry says may or may not go in. We also have 2 great fast food places McDonald's and Chik-Fil-A in Haymarket town center which are completely walkable for residents)
4. Do you want excessive traffic and noise especially during early hours and late hours which are always popular for drive thrus?
5. Do you want to see parking overflow daily, more parking lots and the dangerous issue of parallel parking of both sides of Bleight drive everyday?
6. Do you want a residential neighborhood area to become like the Gainesville Gateway (if it can happen to this residential neighborhood, it could happen to others!)
7. Do you want a 4 story could be 50 ft (as he has never specified complex height) towering over the neighborhood and blocking sunlight to homes?
8. Do you want already overcrowded schools to be more over crowded and potentially be forced to redistrict and have your children be forced into another school than the one they are currently attending?
9. Do you want to lose the family friendly feel of this area?
10. Do you want extended hours of mega construction daily and the excessive noise it brings?
11. Do you want more pollution in a residential area?
12. Do you want to lose multiple ball fields space and green space?
13. Do you want to lose Cookies & Cream and the nearly 100 year old beautiful building it occupies?
14. Do you want to worry about underground gas lines being hit during all of the underground construction he is proposing that comes along with this?
15. Do you want to see safety, impact studies, and traffic studies done before an approval of this magnitude?

While Mr. Landry is a business investor, which is a wonderful thing, we and all other residents are also investors, we are all investors in this town by choosing to reside here. Many go for walks to unwind in these picturesque neighborhoods through Bleight, Dogwood, surrounding streets, and Alexandra's Keep. Kids can feel safe to play around the neighborhoods and adults can enjoy the outdoors together.

A large 4 story housing complex, 26 strip mall units, and drive thru with potential views of dumpsters, potential for trash and sewage overflow, insane amounts of continuous heavy traffic and heavy delivery trucking and is not meant to be squeezed in here, nor is it part of the picturesque layout that makes this Haymarket one of the top choices for families in VA.

I feel our residential neighborhood that we invested in and the way of life found here are completely under threat by this proposal of Mr. Landry's. Mr. Landry chose to keep these plans to himself, which makes it seem to people that he hoped it could sail through unchallenged. Choosing not to give the community any information, nor any time to digest ahead of time is wrong. A drive thru and a 26 unit strip mall is not meant for a residential area; and puts these neighborhoods, with it's real people, real property values, and way of life at stake.

Upon finding out, I felt overcome with anger, sadness, and felt completely defenseless; as if backed into a corner by someone with far more power and leverage than I or anyone in the neighborhood. It felt like the wonderful residential area was going to be decimated without even so much as having been approached like a good neighbor would normally do. It felt like a betrayal.

If Mr. Landry had not tried to rush this through and keep it a secret at the expense of his neighbors, I would never have felt the obligation to sound the alarm. The way he did this is just not how business should be done.

By choosing to ignore the community on this he created a PR disaster for his proposal. It is not only about his new plans anymore. He is a small business owner who cares for the community, so why does it feel like this is being done with what many would associate to be big business tactics here? Mr. Landry wants the council to pass his new plan immediately, and only then will residents get to fully see what it will be like if it gets passed?

Mr. Landry knows us, Nick had even offered to help him repair the old playground on his land which was not maintained and was falling apart, before the new, beautiful playground had been approved and put in by the town and Planning Committee.

Can anyone recall when a proposal so massive, with so many unanswered questions, missing key information, and lacking impact studies was brought to an immediate joint session and vote so quickly?

To be clear, I am not personally attacking Mr. Landry or anyone else here, nor have ever I been. There are many visions in the past of Mr. Landry's that I have agreed with and he knows this. I applaud the positive contributions he has made to the community and his decision to renovate the school building. Those contributions, however, are not the issue here. My problem is with how he chose to go about hiding this from his neighbors, pushing this through, and his proposal as is, which is totally inappropriate for this residential area. Since Mr. Landry is great at saving historic buildings and likes to invest in the community, I urge him to purchase another area of land more appropriate to have this vision of his on.

Another point of contention is that Mr. Landry has approval for only a simple fire access way on Bleight. The approval was not for a 2 lane main entrance and exit for a massive housing complex, strip mall and drive thru. Mr. Landry is seeking the side of the street for parallel parking on Bleight Drive for this project. He can't put parallel parking on the street without further VDOT approval.

Mr. Landry would be creating line of sight issues with this proposal which is a hazard to our families and neighbors when backing out of our driveways and turning on to Bleight from Dogwood. Bleight Drive is the *only* exit for all of the residential streets and homes in this area. The road is already too small and there are significant problems when there are community events with that issue. However, those events are important and they are only held once and a while, so we don't complain. This, however, would be permanent.

Mr. Landry has had violations and issues all over his property that we have noticed for the entire 2 years we have been here; including rusted abandoned vehicles in view, seemingly never ending construction, large commercial vehicles parked in the front parking lot for months at a time, illegally installing a concrete dumpster pad without town clearance, light pollution from giant flood lights which have no covers on creating a problem at night in our front facing bedroom. If Mr. Landry can't keep up with the requirements of all of his existing construction, then how can the public trust him to handle a project this massive?

This is a beloved residential section of town. It is not meant to be a second town center, it is not meant to turn into another Gainesville Gateway. We already have a town center. We love small business, we are small business supporters, communities will not thrive or exist without them,

however, this is an unacceptable proposal for this area. Mr. Landry has an existing and approved footprint. He should be sticking to it and using what he has already asked for and received.

I ask all on the Planning Commission, and Town Council to put yourself in our shoes for a moment. Please think about how would you feel if you moved into an amazing residential area of a beautiful town, and you found out in an instant there was a potential for a Wendy's and exponential growth with nothing properly planned out in front of your own front yard-- and you only had days to stop it? If you would not want a drive thru in front of your own front yard, how can you vote for it for others' front yard?

I implore the Town of Haymarket and all of those here who have a say in this decision to please stop this by any means necessary. Mr. Landry's plans are not ready for prime time and even if they were, this quaint, family friendly residential area is the wrong place for such a massive scale project. A permanent approval to such an incomplete, unspecified plan as this, would give Mr. Landry his own choices as to how to interpret, how big to make things, without regard for his neighbors.












I hope in the future when Mr. Landry does have what he considers to be exciting plans that are not part of his by right use allowance, and something he would need to be granted special permission for, that he would choose to communicate and show his vision to the neighborhoods that it would have such an impact on, so community and business can come together and work together on meeting each others needs with more than a few days notice on a vote. I know I'm not alone in feeling that this is the wrong place for this project, and I know I am not alone in feeling hurt in the way this was to handled. We are still Mr. Landry's neighbors and ready to listen when he's ready to properly communicate in the future.

Thank you all for your consideration.

Jillian Pulre"

PETITION

Residents of Villages of Haymarket, Alexandra's Keep and those residing off of Bleight Drive petition the Town of Haymarket not to approve a Zoning Ordinance and/or QBE Business Park Site Plan that includes a plan/proposal to add egress and/or ingress off of Bleight Drive as it will negatively impact the residents.

Printed Name	Address	Contact Info	Signature
KWESI T. Osum	14710 Dogwood Park Ln Haymarket, VA 20169	703-531-9676	
Sim McGuire	14714 Dogwood Park Ln Haymarket, VA 20169	571-383-5253	
RICHARD WROBEL	6825 Walnut Park Ln Haymarket, VA 20169	571-722-3148	RB Wrobel
Traci Rumbel	6825 Walnut Park Ln Haymarket, VA 20169	571-722-3149	Traci Rumbel
Robert LANE	6821 Walnut Park Ln Haymarket, VA 20169	571-2610010	
ALEXANDER BETENE	6817 Walnut Park Ln Haymarket, VA 20169	(571) 248-7038	
John A. Lovell	6813 Walnut Park Ln Haymarket, VA 20169	jat.116@jiv.com	
Brend Lynn Millan	6809 Walnut Park Ln Haymarket, VA 20169	millan1067@gmail.com	
Subash Bhattacharya	6805 Walnut Park Ln Haymarket, VA 20169	571 358-7478	
ANUSKA KHATUN	6801 Walnut Park Ln Haymarket, VA 20169	703-899-8106	
PAULA ANDBEA SAENZ	6700 Sycamore Park Dr Haymarket, VA 20169	571-226-6130	
Ross Wilson	6704 Sycamore Park Dr Haymarket, VA 20169	703-895-5526	
Richard Friedman	6712 Sycamore Park Dr Haymarket, VA 20169	rfriedman2007@gmail.com	

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Printed Name	Address	Contact Info	Signature
	6762 Sycamore Park Dr Haymarket, VA 20169		
-Teresa Tejeda	6766 Sycamore Park Dr Haymarket, VA 20169	559-997-9949	Teresa Tejeda
-David Kennedy	6770 Sycamore Park Dr Haymarket, VA 20169		
	14800 Cypress Park Ln Haymarket, VA 20169	903-508-7297	David Kennedy (Sycamore)
Mr Tao Bai	14804 Cypress Park Ln Haymarket, VA 20169	571-248-8188	Tao Bai
WILLIAM WALLACE	14808 Cypress Park Ln Haymarket, VA 20169	571-358-7300	William Wallace
BINH & LE	14812 Cypress Park Ln Haymarket, VA 20169	571-991-5887	Binh & Le
	6720 Bleight Dr Haymarket, VA 20169		
-1110 Debbie Sprouse	6710 Bleight Dr Haymarket, VA 20169	571-332-1505	Debbie Sprouse
Cynthia Cravich	6700 Bleight Dr Haymarket, VA 20169	703-754-7202	Cynthia Cravich
Jule Dugan	14709 Alexandra's Keep Ln Haymarket, VA 20169	704 977 3583	Jule Dugan
Brent D. Rose	14703 Alexandra's Keep Ln Haymarket, VA 20169	703-298-5494	Brent D. Rose

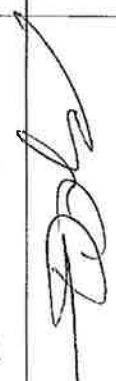
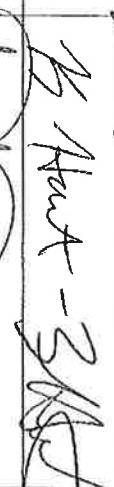


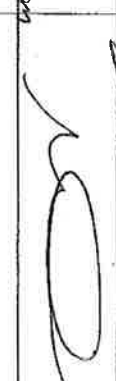
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Printed Name	Address	Contact Info	Signature
TAN - Lisa	6713 Sycamore Park Dr Haymarket, VA 20169	571-210-5206	<i>Temple...</i>
- Jin Parkal	6720 Sycamore Park Dr Haymarket, VA 20169	571-722-1206	<i>Jin Parkal</i>
- Gargi KC	6721 Sycamore Park Dr Haymarket, VA 20169	703-754-2932	<i>Gargi KC</i>
KEVIN WOLF	6724 Sycamore Park Dr Haymarket, VA 20169	703 754 9685	<i>Kevin Wolf</i>
William J Carrett	6728 Sycamore Park Dr Haymarket, VA 20169	571-505-2365	<i>William J Carrett</i>
	6738 Sycamore Park Dr Haymarket, VA 20169		
	6742 Sycamore Park Dr Haymarket, VA 20169		
	6746 Sycamore Park Dr Haymarket, VA 20169		
Courtney William	6750 Sycamore Park Dr Haymarket, VA 20169	609-992-8157	<i>Courtney William</i>
Jshelghyn Ais	6754 Sycamore Park Dr Haymarket, VA 20169	703-725-5674	<i>Jshelghyn Ais</i>
CHRIS CHARLETTE	6758 Sycamore Park Dr Haymarket, VA 20169	703-799-8769	<i>Chris Charlette</i>
Bethsa Sam	6762 Sycamore Park Dr Haymarket, VA 20169	Sambethsa1@gmail.com	<i>Bethsa Sam</i>
DAVID BARR	6762 Sycamore Park Dr Haymarket, VA 20169	703-585-6525	<i>David Barr</i>



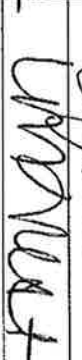


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Printed Name	Address	Contact Info	Signature
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Kathlyn Hart ZACHARY HART	14721 Alexandria's Keep Ln Haymarket, VA 20169	Kathlyn.hart@ hotmail.com	
LEANDRO PEREZ	14711 Alexandria's Keep Ln Haymarket, VA 20169	(571) 237-6628	
Jurjur Der SIMON	14717 Alexandria's Keep Ln Haymarket, VA 20169	703 341 9700	
Mamun Jithu 917-652-3705	14713 Alexandria's Keep Ln Haymarket, VA 20169	917-657-3705 mamunjithu@aol.com	
	Alexandra's Keep Ln Haymarket, VA 20169		
	Alexandra's Keep Ln Haymarket, VA 20169		
	Alexandra's Keep Ln Haymarket, VA 20169		

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	14701 Dogwood Park Ln Haymarket, VA 20169		
	14705 Dogwood Park Ln Haymarket, VA 20169		
	14709 Dogwood Park Ln Haymarket, VA 20169		
- <i>Samantha Roberts</i>	14713 Dogwood Park Ln Haymarket, VA 20169	571 213 1342	
- <i>Christopher Johnson</i>	14717 Dogwood Park Ln Haymarket, VA 20169	571 243 0530	
<i>MICHELLE WEST</i>	14721 Dogwood Park Ln Haymarket, VA 20169	703-9105-4762	
	14725 Dogwood Park Ln Haymarket, VA 20169		
	14729 Dogwood Park Ln Haymarket, VA 20169		
	14733 Dogwood Park Ln Haymarket, VA 20169		
<i>Ros Thompson</i>	14737 Dogwood Park Ln Haymarket, VA 20169	703-753-1442	
	14741 Dogwood Park Ln Haymarket, VA 20169		
- <i>Esther Boykin</i>	14745 Dogwood Park Ln Haymarket, VA 20169	571-261-3687	
	14702 Dogwood Park Ln Haymarket, VA 20169		
	14706 Dogwood Park Ln Haymarket, VA 20169		