

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

~ AGENDA ~

Kimberly Henry, Clerk of the Council http://www.townofhaymarket.org/ 15000 Washington St Haymarket, VA 20169

Monday, October 4, 2021

7:00 PM

Council Chambers

I. Call To Order

II. Pledge of Allegiance

III. Invocation - Tim McGowan, Living Hope Evangelical Presbyterian Church

IV. Joint Public Hearing

- 1. Pubic Notice
- 2. Citizens Time

V. Planning Commission Recommendation

1. Recommendation of SUP to Town Council

VI. Planning Commission Adjournment

VII. Citizen's Time

VIII. Consent Agenda

A. Minute Approval

- 1. Mayor and Council Special Meeting Aug 26, 2021 2:00 PM
- 2. Mayor and Council Work Session Aug 30, 2021 7:00 PM
- 3. Mayor and Council Public Hearing/Regular Meeting Sep 7, 2021 7:00 PM

B. Department Reports

- 1. Town Administration Report
- 2. Town Treasurer Report
- 3. Town Planner Report
- 4. Police Department

C. Liaison Reports

- 1. Fianance Liaison
- 2. Police Liaison
- 3. Planning Commission
- 4. ARB Liaison
- 5. Business Roundtable

IX. Agenda Items

- A. Appointment of Police Chief
- 1. Motion to Appoint Police Chief
- **B.** Consideration of SUP
- 1. Crossroads Village SUP
- C. Demolitioin Request: 6712 Jefferson Street
- 1. Consideration of Demoliton Request
- D. Resolutioin 201-13: PWC TA Endorsement
- 1. Resolution 2021-013
- E. Garden Steward
- 1. Garden Steward Agreement

X. Councilmember Time

- 1. Bob Weir
- 2. Joe Pasanello
- 3. TracyLynn Pater
- 4. Marchant Schneider
- 5. Mary Ramirez
- 6. Chris Morris
- 7. Ken Luersen

XI. Closed Session

XII. Adjournment

NOTICE OF JOINT PUBLIC HEARING HAYMARKET TOWN COUNCIL AND PLANNING COMMISSION TOWN HALL, 15000 WASHINGTON STREET, STE. 100 HAYMARKET, VA 20169 MONDAY, OCTOBER 4, 2021 AT 7:00PM

Notice is hereby given that the Haymarket Town Council will conduct a Joint Public Hearing with the Planning Commission, for a Special Use Permit Application at 15150 Washington Street for a Restaurant, with a Drive-Thru, limited to a Coffee Shop Use by special use. All interested parties are encouraged to present their views at this hearing. The joint public hearing will be held on Monday, October 4, 2021, beginning at 7:00 p.m. at the Haymarket Town Hall, 15000 Washington Street, Suite 100, Haymarket, Virginia.

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

BY ORDER OF THE HAYMARKET TOWN COUNCIL

Minutes Acceptance: Minutes of Aug 26, 2021 2:00 PM (Minute Approval)



TOWN OF HAYMARKET TOWN COUNCIL

Special Meeting ~ MINUTES ~

Kimberly Henry, Clerk of the Council		15000 Washington St
http://www.townofhaymarket.org/		Haymarket, VA 20169
Thursday, August 26, 2021	2:00 PM	Town Hall Conference Room

A Special Meeting of the Mayor and Council of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 2:00 PM.

Mayor Kenneth Luersen called the meeting to order.

I. Call To Order

Councilman Marchant Schneider: Present, Councilman Chris Morris: Present, Councilman Joe Pasanello: Present, Councilman Bob Weir: Present, Vice Mayor TracyLynn Pater: Present, Councilwoman Mary Ramirez: Present, Mayor Kenneth Luersen: Present.

II. Closed Session

1. Closed Session Motion - Pursuant VA Code 2.2-3711(A)(1); Interviews for Police Chief Councilman Weir moved that the Town Council go into closed session pursuant to Virginia Code§ 2.2-3711(A)(1); a personnel matter involving the consideration and interview of candidates for employment or appointment specifically dealing with the Chief of Police vacancy. Councilman Pasanello seconded the motion. The motion carried.

	RESULT:	ADOPTED [UNANIMOUS]
	MOVER:	Bob Weir, Councilman
	SECONDER:	Joe Pasanello, Councilman
1	AYES:	Schneider, Morris, Pasanello, Weir, Pater, Ramirez

2. Certification

Councilman Weir moved that the Council certify that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed in a closed session under the provisions of the Virginia Freedom of Information Act as cited in that motion. Councilman Pasanello seconded the motion. The motion carried by a roll call vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	TracyLynn Pater, Vice Mayor
AYES:	Schneider, Morris, Pasanello, Weir, Pater, Ramirez, Luersen

3. Motion

Councilman Weir stated that without objection, he would direct the Town Manager and the Mayor to proceed as discussed. Vice Mayor Pater seconded the direction. There were no objections.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	TracyLynn Pater, Vice Mayor
AYES:	Schneider, Morris, Pasanello, Weir, Pater, Ramirez

III. Adjournment

With no further business before the Town Council, Councilman Weir moved to adjourn with a second by Vice Mayor Pater. The motion carried.

1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	TracyLynn Pater, Vice Mayor
AYES:	Schneider, Morris, Pasanello, Weir, Pater, Ramirez

Submitted:

Approved:

Kimberly Henry, Clerk of the Council

Ken Luersen, Mayor



TOWN OF HAYMARKET TOWN COUNCIL

Work Session ~ MINUTES ~

Kimberly Henry, Clerk of the Council		15000 Washington St
http://www.townofhaymarket.org/		Haymarket, VA 20169
Monday, August 30, 2021	7:00 PM	Council Chambers

A Work Session 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 Kenneth Luersen called the meeting to order.

I. Call To Order

Councilman Marchant Schneider: Present, Councilman Chris Morris: Present, Councilman Joe Pasanello: Present, Councilman Bob Weir: Present, Vice Mayor TracyLynn Pater: Present, Councilwoman Mary Ramirez: Present, Mayor Kenneth Luersen: Present.

II. Pledge of Allegiance

Mayor Luersen asked everyone to stand for the Pledge of Allegiance.

III. Agenda Items

Mayor Luersen stated that with no objections he would like to move the Closed Session up on the agenda after the Introduction of Planning Commission Members.so that Town Attorney Crim would not have to stay for the entire meeting. There were no objections.

A. Introduction of Planning Commission Chairman, New PC Liaison to ARB, New Planning Commission Member

Mayor Luersen shared that at the July Planning Commission meeting, the Commission elected a new Chairman and had a new Commissioner. Mayor Luersen introduced the following: Rob Hallet as the Vice Chairman to the Planning Commission and the liaison to the Architectural Review Board; Bob Chrisman as the newest member to the Planning Commission and Alexander Beyene, who was not in attendance, as the new Planning Commission Chairman.

B. Closed Session

1. Closed Session Motion

Councilman Weir moved that the Town Council go into closed session pursuant to Virginia Code § 2.2-3711(A)(1) for a personnel matter involving the assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of the Town; specifically dealing with the Chief of Police; and as permitted by Virginia Code § 2.2-3711 (A)(3), a matter involving acquisition of real property for public purposes where a discussion in an open meeting would adversely affect the Town's bargaining position; and as permitted by Virginia Code § 2.2-3711 (A)(7), consultation with legal counsel or briefing by staff members or consultants pertaining to probable litigation involving Haymarket Properties Group and the pending case of Bean vs Town of Haymarket relating to where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the Town; and as permitted by Virginia Code § 2.2-3711 (A)(8), consultation with legal counsel regarding a specific legal matter requiring the provision of legal advice by such counsel, relating to zoning ordinances and the comprehensive plan. Councilman Pasanello seconded the motion. The motion carried.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Joe Pasanello, Councilman
AYES:	Schneider, Morris, Pasanello, Weir, Pater, Ramirez

2. Certification

8.A.2

8.A.2

Councilman Weir moved that the Council certify that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed in a closed session under the provisions of the Virginia Freedom of Information Act as cited in that motion. Councilman Pasanello seconded the motion. The motion carried by a roll call vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Joe Pasanello, Councilman
AYES:	Schneider, Morris, Pasanello, Weir, Pater, Ramirez, Luersen

C. Monthly Finance Report

1. Monthly Financial Report

Town Treasurer Roberto Gonzalez asked for any questions on the monthly financial report. Mr. Gonzalez shared the initial Cares Act audit report. He stated that the audit went well and that there were no issues and that the audit was successful. Mr. Gonzalez shared that the current financial report shows that the Town is trending well and that the audit is going well. Mr. Gonzalez shared that he provided the VML/VACO agreement analysis to the Council for review. He stated that he provided this for discussion and to show what was presented in 2016 vs the current offer. Lastly, Mr. Gonzalez shared that the Town received the first commission from the newly opened DMV Select office. He stated that if the trends stay at that level, the Town would be over in revenue of the expected budget.

D. Meals Tax Free Weekend Discussion

Town Treasurer Roberto Gonzalez shared that in past Haymarket Days, the Town would adopt a meals tax free weekend. Mr. Gonzalez provided a draft ordinance for review and discussion. The Council decided it was a good idea and asked for it to be on the agenda for the next meeting. There was also a discussion on if the event had to be cancelled due to state or federal Covid mandates.

1. Ordinance 2021-001

E. Financing Discussion on Town Projects

The Council asked several questions the proposed contract submitted by VML/VACO. Town Treasurer Gonzalez explained that he felt this would be good to entertain proceeding with the agreement so that the Town could find out where it sits and what it can do versus the last report provided in 2016. After the Town Council reviewed and discussed the proposed contract, the decision was to table this item until the Council decides if financing is necessary for the proposed projects.

1. VML VACO Financial Analysis Contract

F. Part Time Job Descriptions

Town Manager Chris Coon presented the job descriptions for the part time maintenance worker and part time community relations coordinator for Town Council review. Mr. Coon stated that he edited the descriptions from the suggestions from the Town Council at a previous meeting. A discussion followed on the subject of tools and equipment needed for the maintenance worker such as a town designated vehicle for the trash removal from the various trash receptacles in Town. A discussion continued if the worker would replace any current contract work. Mr. Coon stated that the employee would do mostly preventive work not reactive work. There was also a short discussion on who the supervisor would be and if there would be specific duties for each day. Mr. Coon answered that the primary job would be the trash removal from the cans that are placed throughout the town. The Council also discussed the hours budgeted for the part time positions. Town Treasurer Gonzalez gave some suggestions on avenues where how the position would be funded. There was a suggestion to focus on one position then once that position is defined and in place then address the other position. After the discussion, the Town Council decided for Councilman Pasanello and Councilman Weir work with the staff to further define both job descriptions. Regarding the vehicle for the maintenance person, the Town Council asked for staff to further research options that would best benefit the Town's needs.

1. Part Time Job Description Memo

2. Maintenance Worker

3. Community Relations Co-Ordinator

G. Economic Development Contract

Town Manager Chris Coon shared the original contract was amended and requested that Town Council approve upon review of the Town Attorney at the next meeting. A short discussion followed on how the contract fee would be funded. Mr. Coon stated that this contract is to establish an economic development push to access and assist the Town businesses needs. After a short discussion, the decision was tabled until the next regular meeting after the finance liaisons discuss the subject at their weekly finance meeting with the Town Treasurer.

1. Draft Contract

H. VDOT Sidewalk Grant

Town Manager Chris Coon provided an edited version of the grant application for Town Council review. After reviewing the edits, the Town Council asked for this to be on the regular meeting agenda so that they can re-adopt the resolution with said changes.

1. VDOT Park Sidewalk Grant

IV. Adjournment

With no further business before the Town Council, the meeting adjourned at 10:45 p.m.



TOWN OF HAYMARKET TOWN COUNCIL

PUBLIC HEARING/REGULAR MEETING ~ MINUTES ~

Kimberly Henry, Clerk of the Council http://www.townofhaymarket.org/		15000 Washington St Haymarket, VA 20169
Tuesday, September 7, 2021	7:00 PM	Council Chambers

A Public Hearing/Regular Meeting 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 Kenneth Luersen called the meeting to order.

I. Call To Order

Councilman Marchant Schneider: Present, Councilman Chris Morris: Present, Councilman Joe Pasanello: Present, Councilman Bob Weir: Present, Vice Mayor TracyLynn Pater: Present, Councilwoman Mary Ramirez: Present, Mayor Kenneth Luersen: Present, Town Manager Chris Coon: Present, Clerk of Council Kimberly Henry: Present, Police Sergeant Jake Davis: Present, Town Treasurer Roberto Gonazalez: Present.

II. Pledge Of Allegiance

Mayor Ken Luersen invited everyone to stand for the Pledge of Allegiance.

III. Invocation - Pastor Brian Johnson, Haymarket Church

Mayor Luersen introduced Pastor Brian Johnson of Haymarket Church and asked him to give the evening's invocation.

IV. Special Recognition and Presentation of Appreciation

Councilman Chris Morris invited Officer Randy Anderson to the podium for a special recognition and presentation. Mr. Morris shared that Officer Anderson started with the Haymarket Police Department in 2006 as a reserved officer while serving our country in the Marine Corp. Upon retiring from the Marines in 2008, Officer Anderson has served as a part time officer within the department. Numerous times since, Officer Anderson has stepped up and worked full time hours while the department was in transition filling vacancies while sacrificing his time with this family. Councilman Morris stated that in the past 5 months, Mr. Anderson assumed the role of a full time officer.

Councilman Morris stated that on behalf of the Mayor and Town Council, fellow officers and friends of the Haymarket Police Department and the staff of the Town of Haymarket, it was with humble appreciation and thanks for the tremendous work that Officer Anderson has given and continues to give to the Town of Haymarket. At this time, Councilman Morris presented Officer Anderson with a plaque of appreciation of loyal service and commitment to the community.

V. Public Hearing - CANCELLED

Mayor Luersen stated that the Public Hearing was cancelled due to an inaccuracy of the notice and would be rescheduled for a future regular monthly meeting.

1. Public Hearing Notice

VI. Citizens Time

Jim Payne, 6680 Fayette Street, congratulated and welcomed the new officers. Sarah Germek, a local resident, read a letter to the Town Council asking that the Town recognize all cancers, particularly ovarian cancer, in the month of September. ***The letter is attached at the end of the minutes.***

VII. Consent Agenda

Mayor Luersen stated that there was a request to pull out the following from the Consent Agenda for further discussion: the Police Department, ARB liaison report, Town Administration Report and the Police Liaison Report,

8.A.3

Councilman Weir moved to adopt Consent Agenda items A 1-2; B 3-6; and C 1, 3-5. Councilman Pasanello seconded the motion. The motion carried.

A. Minute Approval

1. Mayor and Council - Work Session - Jul 26, 2021 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Joe Pasanello, Councilman
AYES:	Schneider, Morris, Pasanello, Weir, Pater, Ramirez

2. Mayor and Council - Regular Meeting - Aug 2, 2021 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Joe Pasanello, Councilman
AYES:	Schneider, Morris, Pasanello, Weir, Pater, Ramirez

B. Department Reports

1. Town Administration Report

Mayor Luersen asked about the future of the DMV Connect coming back to Haymarket. Town Manager Chris Coon stated that the DMV Connect came for the one day. He shared that there were several issues from the day including more traffic flow in Town Hall because of the increase in windows from what was originally agreed upon. He stated that he is still communicating with DMV to address the issues before scheduling another visit. Mayor Luersen also asked about the recent historic walk that was planned by Town Planner Emily Lockhart. He asked for a more detailed report on its success. Councilwoman Ramirez stated that she attended the walk and that it was a great success. She shared that approximately 50 people attended and was very rewarding. Mayor Luersen also asked about the weekly report that mentioned the inspection of the Town Park building. The Mayor asked if there would be anything to stop the Town from doing any upgrades. Town Manager Coon affirmed that there were no issues. Mr. Coon stated that party interested in having a partnership with the Town will be at the next work session to provide more information.

Mayor Luersen asked Councilwoman Ramirez about the maintenance worker job description. Councilwoman Ramirez gave a brief update on the position and the needs for the worker. Mr. Coon stated that the job description will be on the agenda for the next work session. He stated that the finance liaisons discussed and will have continued discussion on the funding for the position.

Lastly, Mayor Luersen asked about the contract with Mr. Friedman that would help the Town on the ARPA funding. Mr. Coon stated that the Town Attorney reviewed the contract with one edit. Mr. Coon stated that he is prepared to add that item to the evening's agenda if Council desired. The Town Council agreed to have the item added on as Agenda Item D.

2. Motion

Councilman Morris moved to add the contract with Miles Friedman on the Agenda as Agenda Item D 1. Councilman Pasanello seconded the motion. The motion carried.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chris Morris, Joe Pasanello
AYES:	Schneider, Morris, Pasanello, Weir, Pater, Ramirez

3. Police Department Report

Mayor Luersen thanked the Police Department in organizing and holding the annual National Night Out event in August. He was appreciative of the whole department's involvement with that event. Mayor Luersen also congratulated Sergeant Davis on the women's self defense class that he organized. There was a recognition of Officer Finley who put in extra time on the selective enforcement that the department recently initiated. Sergeant Davis gave a brief explanation about the selective enforcement program. The Town Council complimented the department and the positive feedback that the Council is receiving on the new officers.

- 4. Town Treasurer Report
- 5. Town Planner Report

6. Town Engineer Report

7. Town Attorney Report

C. Liaison Reports

- 1. Finance Liaison Report
- 2. Police Liaison Report

Councilman Chris Morris shared the media release from the Town of Haymarket announcing the hiring of Edgar Al Sibert as the new Chief of Police for the Town of Haymarket. Mayor Luersen recognized Sargeant Jake Davis for stepping up and taking over the acting Police Chief role and commended him for his performance and for going above what was expected of him.

3. Business Roundtable Report

- 4. ARB Liaison Report
- 5. Planning Commission Liaison Report

VIII. Agenda Items

1. Appeal on ARB decision for Demolition Request: 6712 Jefferson Street

Town Manager Chris Coon gave the floor to Councilman Schneider who was part of the ARB's decision to deny the demolition request. Mr. Schneider gave a brief update and timeline on regarding the property. Councilman Schneider shared the outcome of the denial and the processes that the ARB went through to make the determination. After the ARB's decision to deny, the applicant appealed the decision to the Town Council.

After Councilman Schneider's update, Bonaventure Gonsalves spoke on behalf of the Bean family requesting that the ARB decision to be overturned. Mr. Gonsalves provided information on the steps that were taken since the original request for both houses to remain. He stated that the Zoning Administrator gave a zoning determination which was then sent to the BZA. The Haymarket BZA overturned the Zoning Administrator's determination, in which the Town has appealed. He stated that the court date for the appeal is set for October 25. Mr. Gonsalves stated that the Town Attorney approached the applicant with suggestion to tear down one building to make the property conforming, in which the decision was made to turn down the older structure. The applicant applied for demolition permit and the COA from the ARB was denied. Mr. Gonsalves stated that there is no historic events or persons that would make the older home classified as a historic structure other than that the house meets the 50 year criteria to be considered historic.

After Mr. Gonsalves' response to the ARB's decision, the Town Council discussed the appeal. The explanation was that one of the structures would need to be demolished in order to satisfy the zoning requirements. The decision to remove the older structure was because of the financial cost to fix the older structure. Town Manager Coon stated that the issue was 2 structures on one parcel. If the older structure was taken down, there would be no zoning violation and the remediation and court date would not be needed. There was also a discussion on the proper permitting of the second structure. Councilman Pasanello stated that he would like to see all of the documentation, including the written response to the Architectural Review Board's findings of denial, before making a final decision. Mr. Pasanello also stated that he would like for the Town Attorney and Zoning Administrator present to answer any and all questions of the Council prior to making a decision. The Town Council agreed on Mr. Pasanello's recommendation.

1. Demo Permit Application and Documents

Councilman Weir moved to defer further consideration until the October 4, 2021 regular meeting of the Town Council. Councilman Pasanello seconded the motion. A short discussion followed. The motion carried by a roll call vote.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Joe Pasanello, Councilman
AYES:	Schneider, Morris, Pasanello, Weir, Pater, Ramirez

2. Ordinance 2021-001: Meals Tax Free Weekend

Town Treasurer Roberto Gonzalez presented Ordinance 2021-001 which was free meals tax for the Haymarket Day weekend in October.

1. Ordinance #2021-001

8.A.3

Vice Mayor moved to adopt Ordinance 2021-001. Councilwoman Ramirez seconded the motion. The motion carried by a roll call vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	TracyLynn Pater, Vice Mayor
SECONDER:	Mary Ramirez, Councilwoman
AYES:	Schneider, Morris, Pasanello, Weir, Pater, Ramirez

3. VDOT Sidewalk Grant: Amended Resolution 2021-012

Mayor Luersen addressed the resolution for the VDOT grant application. He gave a brief explanation on the application and how there would be an opportunity to have the grant funds in tandem to the proposed sidewalk project, if approved.

1. Resolution #2021-012

Councilman Pasanello moved to approve the amendments to Resolution 2021-012 as presented. Vice Mayor Pater seconded the motion. The motion carried by a roll call vote.

RESULT:	ADOPTED [UNANIMOUS]		
MOVER:	Joe Pasanello, Councilman		
SECONDER:	TracyLynn Pater, Vice Mayor		
AYES:	Schneider, Morris, Pasanello, Weir, Pater, Ramirez		

4. Contract Consideration

Town Manager Chris Coon distributed the final edited contract with Miles Friedman to assist for the Cares Act and ARPA funds expenditures.

Councilwoman Ramirez moved to approve the amended contract with Miles Friedman for economic development service as amended and discussed. Vice Mayor Pater seconded the motion. The motion carried by a roll call vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mary Ramirez, Councilwoman
SECONDER:	TracyLynn Pater, Vice Mayor
AYES:	Schneider, Morris, Pasanello, Weir, Pater, Ramirez

IX. Councilmember Time

1. Bob Weir

Councilman Weir shared that he spoke with Prince William County Public Works who agreed to visit and addressed the storm water concerns with the Town.

2. Joe Pasanello

Councilman Pasanello acknowledged the invocation given by Pastor Johnson. Mr. Pasanello also recognized and thanked Sergeant Davis for all the hard work he put in while the Council searched for a new Police Chief.

3. TracyLynn Pater

Vice Mayor Pater thanked service members in recognition of the anniversary of September 11. Ms. Pater also thanked Sergeant Davis for his dedication and hard work. She shared the dated for the next Business Roundtable meeting.

4. Marchant Schneider

Councilman Schneider also thanked Sergeant Davis. Mr. Schneider asked for any volunteers in helping the Town staff with the upcoming Haymarket Day. Lastly, Mr. Schneider congratulated Town Planner Emily Lockhart Kyriazi on her recent marriage. Without objection, Mr. Schneider directed staff to send flowers to the newlywed from the Town Council.

5. Mary Ramirez

Councilwoman Ramirez also gave a huge thank you to Sergeant Davis for his hard work and recognized and gave appreciation to the police department. Ms. Ramirez stated that she would be attending Farmer's Market.

6. Chris Morris

Councilman Morris shared an event at Carried to Full Term on September 25. Mr. Morris asked staff to put events in the Town on the website. A short discussion followed.

7. Ken Luersen

Mayor Luersen recognized the citizen who spoke during Citizen's Time and the request for recognizing cancers in September. The Mayor encouraged those who are interested in supporting causes such as this, there would need to be outside funding resources and individuals to be in charge. He shared that the October Breast Cancer Awareness was fully funded by an individual as well as Alex's Army and Flags for Heroes. Mayor Luersen also announced his monthly Mayor's walk date.

X. Closed Session - As Needed

1. Motion to go into Closed Session

Councilman Weir moved that the Town Council go into closed session pursuant to Virginia Code§ 2.2-3711(A)(1) for a personnel matter involving the salaries of specific public officers, appointees, or employees of the Town; specifically dealing with the Chief of Police; and as permitted by Virginia Code § 2.2-3711 (A)(3), a matter involving acquisition of real property for a public purposes; and as permitted by Virginia Code § 2.2-3711 (A)(7), consultation with legal counsel or briefing by staff members or consultants pertaining to probable litigation involving Haymarket Property Group and the pending case of Bean vs. The Town of Haymarket where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the Town; and as permitted by Virginia Code § 2.2-3711 (A)(8), consultation with legal counsel regarding a specific legal matter requiring the provision of legal advice by such counsel, relating to contractual obligations resulting from separation from Town employment. Councilman Pasanello seconded the motion. The motion carried.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joe Pasanello, Bob Weir
AYES:	Schneider, Morris, Pasanello, Weir, Pater, Ramirez

2. Certification

Councilman Weir moved that the Council certify that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed in a closed session under the provisions of the Virginia Freedom of Information Act as cited in that motion. Councilman Pater seconded the motion. The motion carried by a roll call vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Joe Pasanello, Councilman
AYES:	Schneider, Morris, Pasanello, Weir, Pater, Ramirez, Luersen

3. Directive

Without objection, Mayor Luersen directed the Town Manager and legal counsel to proceed as directed. There were no objections from the Council.

XI. Adjournment

With no further business before the Town Council, Councilman Schneider moved to adjourn with a second by Vice Mayor Pater. The motion carried.

1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Marchant Schneider, Councilman
SECONDER:	TracyLynn Pater, Vice Mayor
AYES:	Schneider, Morris, Pasanello, Weir, Pater, Ramirez

		8.A.3
Public Hearing/Regular Meeting	Minutes	September 7, 2021
Submitted:	Approved:	
Kimberly Henry, Clerk of the Counc	cil Ken Luersen, Mayor	
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CHRISTOPHER S. COON TOWN MANAGER

EMILY K. LOCKHART TOWN PLANNER ZONING ADMINISTRATOR

ROBERTO C. GONZALEZ TOWN TREASURER

> KIMBERLY A. HENRY TOWN CLERK

TOWN MANAGER'S REPORT

Weeks of August 30th to September 3rd, 2021

Administration

- Meeting
 - o Held Town Council Work Session (Kim, Roberto, and Chris)
 - Met with VDOT for TAP Grant Program (Katie and Chris)
 - o Met with VDOT and PWC for TAP Grant Program Management (Chris)
 - Met with RDA for Town Projects discussion (Katie)
 - Met with Town Attorney (Chris)
 - Met with Finance Liaisons (Roberto and Chris)
 - Met with Tenants regarding Leases (Chris)
 - o Met with Deputy Fire Marshall regarding property inspection (Chris)

• New Items

- Prepared for Town Council Regular Meeting
- o Contacting final towns to update Town Compensation Plan
- o Scheduled Meeting with Prince William County Department of Transportation
- Working on finalizing Maintenance Worker Job Description
- o Informed Developer about the Deficient Public Notice

Town Staff

- Worked on ARPA options
- Worked on funding options for Town Projects
- Processed Haymarket Day Parade and Vendor Applications
- DMV completed 303 transactions this week
- Worked with Auditors on FY2021 audit data collection
- o Updated Real Estate Data and prep for Real Estate Taxes
- DMV conducted 370 transactions this week

Town Expenses

Date	Vendor	Description	Amount
09.03.2021	Christopher Consultants	July Engineering Fees	\$3,800.66



CHRISTOPHER S. COON TOWN MANAGER

EMILY K. LOCKHART TOWN PLANNER ZONING ADMINISTRATOR

ROBERTO C. GONZALEZ TOWN TREASURER

KIMBERLY A. HENRY TOWN CLERK

TOWN MANAGER'S REPORT

Weeks of September 6th to September 10th, 2021

Administration

- Meeting
 - Held Town Council Regular Meeting (Kim, Roberto, and Chris)
 - Met with PWC Fire and Rescue Service (Chris)
 - o Met with PWC for Community Park Sidewalk Project (Emily and Chris)
 - Met with Finance Liaisons (Roberto and Chris)
 - Met with Town Attorney (Chris)
 - Met with Economic Development Contractor (Chris)
 - Met with Vice Mayor (Emily)
- New Items
 - o Prepared and Sent Police Chief Press Release
 - Working to complete updated Town Compensation Plan Survey
 - Working on Directives from Town Council
 - Amended Economic Development Contract

Town Staff

- Reviewed Site Plans
- Prepared Agenda for ARB Meeting
- Completed Zoning Approvals
- Processed Final Haymarket Day Applications
- Prepared for FY2021 Audit
- Collected Town Trash
- Weeded and leveled mulch at playground
- Working on Draft Zoning Ordinance Public Hearing Notice
- o DMV completed 164 transactions this week

Town Expenses

Date	Vendor	Description	Amount
09.10.2021	Republic Services	September Service Fees	\$7,454.44



CHRISTOPHER S. COON TOWN MANAGER

EMILY K. LOCKHART TOWN PLANNER ZONING ADMINISTRATOR

ROBERTO C. GONZALEZ TOWN TREASURER

KIMBERLY A. HENRY TOWN CLERK

TOWN MANAGER'S REPORT

Weeks of September 13th to September 17th, 2021

Administration

- Meeting
 - Held Business Roundtable (Vice Mayor and Emily)
 - Met with Nonprofit regarding Garden (Emily)
 - Met with Town Attorney (Chris)
 - Held Staff Meeting (Emily, Kim, Roberto, and Chris)
 - Met with Rotary Club regarding Flags for Heroes 2022 (Chris)
 - o Met with Finance Liaisons (Roberto and Chris)
 - Met with Tenant regarding Lease (Chris)
 - Met with Deputy Fire Marshall regarding property inspection (Chris)
- New Items
 - Prepared for Town Council Work Session
 - o Scheduled Meeting with Prince William County Public Works for stormwater
 - Finalized Custodian/Maintenance Worker Job Description
 - Informed Developer about Joint Public Hearing

Town Staff

- Worked on Town Organizational Chart
- Worked on Custodian/Maintenance Worker Job Description
- Prepared and posted Planning Commission Agenda
- Updated all Agenda and Meeting Minute books
- Prepared and advertised Joint Public Hearing Notice
- Worked on CARES Act & ARPA options
- Completed required DMV Security Training
- Finalizing all contracts for Haymarket Day
- o Finalized Processing Haymarket Day Parade and Vendor Applications
- DMV completed 334 transactions this week
- Prepared draft 1st Quarter FY22 Budget Amendment
- Prepared for Real Estate Taxes
- o DMV conducted 370 transactions this week

Town Expenses

Date	Vendor	Description	Amount	
09.17.2021	Vanderpool, Frostick & Nis	August 2021 Activities	\$ 10,597.80	_
09.17.2021	Witmer Public Safety Inc	Officer Equipment	\$ 3,848.00	



CHRISTOPHER S. COON TOWN MANAGER

EMILY K. LOCKHART TOWN PLANNER ZONING ADMINISTRATOR

ROBERTO C. GONZALEZ TOWN TREASURER

KIMBERLY A. HENRY TOWN CLERK

TOWN MANAGER'S REPORT

Weeks of September 20th to September 24th, 2021

Administration

- Meeting
 - o Met with Prince William Public Works (Mayor, Councilman Weir, and Emily)
 - Met with Town Attorney (Chris)
 - Met with HOA (Emily)
 - Met with IT Contractor (Emily, Kim, and Chris)
 - Met with Economic Development Contractor (Chris)
 - Met with Prince William Parks and Rec. (Councilman Weir and Schneider, Emily, and Chris)
 - Held Staff Meeting (Emily, Kim, Roberto, and Chris)
- Tasks
 - Processed Meals Tax
 - Processed Haymarket Day applications
 - Worked on Haymarket Day Parade lineup & details
 - Worked on Town Newsletter
 - Reviewed Current Franchise Agreements
 - Had HVAC repair completed
 - Submitted deposit for window repair at Town Park/Garage
 - o Coordinated attendance of presenters for Town Work Session
 - o Completed and Posted Work Session Agenda
 - All Trash collected
 - o Leveled Mulch in Playground area
 - Sealed asphalt cracks in Parking Lot
 - o Cleared Park Building front room for Haymarket Day preparation
 - Worked on ARB and Planning Commission Meeting Minutes
 - Worked on Town Organizational Chart
 - $\circ~$ DMV conducted 291 transactions this week

Town Expenses

*No Expense over \$3,000 to report



ROBERTO GONZALEZ Town Treasurer

MEMORANDUM

TO:Honorable Mayor and Town CouncilFROM:Roberto Gonzalez, Town TreasurerDATE:September 29, 2021SUBJECT:1st Quarter Budget Amendment

BACKGROUND:

During our work session we received the go ahead from Council to publish the Public Notice concerning the proposed 1st quarter amendments to our current budget as we will need to appropriate the ARPA funds along with a few other adjustments to the adopted FY2022 budget. The notice will be published on October 14th and October 21st, 2021, for the meeting to be held on November 1st 2021.

The total overall budget amendment will exceed the 1% threshold that triggers a Public Hearing to be held to discuss the changes, the operating budget will increase by \$353,328 and the ARPA Funds appropriation will be for \$1,738,878.



Roberto Gonzalez Town Treasurer

TREASURER'S REPORT TOWN COUNCIL REGULAR MEETING October 04, 2021

Highlights:

- The financials attached are as of September 29, 2021.
- Met with Finance Committee and discussed current budget.
- Prepared DMV cost breakdown as of today
- Began entering and preparing Real Estate tax invoices
- Assisting with leasing matters
- Assisted with Job Description for Town Custodian
- Continue to work on preliminary audit reports with audit accountant.
- Assisted Town Planner with Haymarket Day 2021 preparations and collection of vendor payments.
- Onboarded the new Chief of Police

Town of Haymarket Statement of Net Position As of September 29, 2021

	Sep 29, 21
ASSETS	
Current Assets Checking/Savings	
10000 · Cash & Cash Equivalents	2,773,857.56
11010 · Virginia Investment Pool	330,454.52
Total Checking/Savings	3,104,312.08
Accounts Receivable 12000 · Accounts Receivable 12010 · A/R Permits 12020 · Delinquent Real Estate 12021 · Taxes Receivable - RE 2016	150,713.54 -4,198.14 2,761.44 1,244.45
Total Accounts Receivable	150,521.29
Other Current Assets 11499 · Undeposited Funds 12040 · Due from Federal Government 12099 · Allowance for Doubtful Accounts	38,523.73 -6,683.50 -103,775.64
Total Other Current Assets	-71,935.41
Total Current Assets	3,182,897.96
Fixed Assets 12500 · General Property	4,609,531.99
12600 · Rental Property	1,413,944.03
Total Fixed Assets	6,023,476.02
Other Assets 19110 · Deferred Outflows - OPI 19000 · Net Pension Asset 19100 · Deferred Outflow - Pension Cont 19200 · Deferred Outflow - GLI OPEB	37,926.00 183,796.00 59,298.00 11,299.00
Total Other Assets	292,319.00
TOTAL ASSETS	9,498,692.98
LIABILITIES & EQUITY Liabilities Current Liabilities Accounts Payable 20000 · Accounts Payable	19,096.50
Total Accounts Payable	19,096.50
Other Current Liabilities 20096 · Deferred Revenue - Other 20500 · Sales Tax Payable 21000 · Payroll Liabilities	10,000.00 65.60 10,716.19
22000 · Security Deposits 22010 · Escrow Deposits	11,138.42 114,692.50
Total Other Current Liabilities	146,612.71
Total Current Liabilities	165,709.21
Long Term Liabilities 20080 · Accrued Interest Payable 23000 · Accrued Leave 25000 · General Obligation Bonds	7,885.75 29,760.60 754,300.00

Town of Haymarket Statement of Net Position As of September 29, 2021

	Sep 29, 21
25010 · Captial Leases Payable	61,658.95
29100 · Deferred Inflow - Pension Msmnt	200,147.00
29500 · Net OPEB Liability	49,794.00
29600 · Deferred Inflow - OPEB	6,272.00
Total Long Term Liabilities	1,109,818.30
Total Liabilities	1,275,527.51
Equity	
34110 · Net OPEB Activity Offset	-44,767.00
34000 · Net Pension Activity Offset	80,873.00
30000 · Unrestricted Net Assets	2,231,339.99
31000 · Restricted Net Assets	65,200.00
32000 · Investment in Capital Assets	6,024,743.22
33000 · Amt Long Term Obligations	-854,872.50
Net Income	720,648.76
Total Equity	8,223,165.47
TOTAL LIABILITIES & EQUITY	9,498,692.98

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Attachment: Treasurer Report Financials for 10.04.2021 (5238 : Town Treasurer Report)

	Actuals	Budget	% of Budget	Comments
3110 · GENERAL PROPERTY TAXES	1 914 10	271 002 00	0.5%	
3110-01 · Real Estate - Current	1,814.10 0.00	371,903.00	0.5% 0.0%	
3110-02 · Public Service Corp RE Tax	149.73	13,114.00 0.00	100.0%	
3110-03 · Interest - All Property Taxes 3110-04 · Penalties - All Property Taxes	0.00	1,000.00	0.0%	
	1,963.83	386,017.00	0.5%	
3120 · OTHER LOCAL TAXES 3120-00 · Transient Occupancy Tax	0.00	1 000 00	0.0%	
3120-00 · Hansient Occupancy Tax	0.00	1,000.00 25,000.00	0.0%	
3120-01 · Bainess License Tax	5,384.89	200,000.00	2.7%	
				collection up to August 21st 2021
3120-03 · Cigarette Tax	24,571.42	125,000.00		collection up to August 31st 2021 collection up to July 31st 2021
3120-04 · Consumer Utility Tax	25,916.80	158,000.00	10.4 %	
3120-05 · Meals Tax - Current	168,233.59	800,000.00	21.0%	collection up to August 31st 2021
3120-06 · Sales Tax Receipts	14,010.86	145,000.00		collection up to July 31st 2021
3120-07 · Penalties (Non-Property)	1,269.74	0.00	100.0%	
3120-08 · Interest (Non-Property)	284.04	0.00	100.0%	
Total 3120 · OTHER LOCAL TAXES	239,671.34	1,454,000.00	16.5%	
3130 · PERMITS, FEES & LICENESES				
3130-01 · Application Fees	275.00	2,500.00	11.0%	
3130-03 · Motor Vehicle Licenses	135.00	1,000.00	13.5%	
3130-05 · Other Planning & Permits	1,500.00	25,000.00	6.0%	
-				
3130-06 · Pass Through Fees	3,696.25	0.00	100.0%	Cost are passed on to developer/contractor
Total 3130 · PERMITS, FEES & LICENESES	5,606.25	28,500.00	19.7%	
3140 · FINES & FORFEITURES				
3140-01 · Fines	1,194.81	60,000.00	2.0%	collections up to July 31st 2021
Total 3140 · FINES & FORFEITURES	1,194.81	60,000.00	2.0%	
3150 · REVENUE - USE OF MONEY				
3150-01 · Earnings on VACO/VML Investment	456.77	1,500.00	30.5%	
3150-03 · Interest on Bank Deposits	524.49	1,500.00	35.0%	
Total 3150 · REVENUE - USE OF MONEY	981.26	3,000.00	32.7%	
3151 · RENTAL (USE OF PROPERTY)				
3151-02 · 15026 Suite 210 Body Mind	2,367.87	7,132.00	33.2%	
3151-04 · Suite 210 LF Security	2,704.80	9,660.00	28.0%	
3151-06 · Suite 204 MAC-ISA	1,680.00	6,720.00	25.0%	
3151-07 · Haymarket Church Suite 206	11,525.60	34,577.00	33.3%	
3151-08 · 15020 Washington Realty	10,078.89	40,316.00	25.0%	
3151-09 · 15026 Copper Cricket	5,528.64	22,114.00	25.0%	
3151-11 · Cupcake Heaven and Cafe LLC	8,279.67	34,765.00	23.8%	
3151-12 · Haymarket Coffee Company LLC	4,450.00	5,460.00	81.5%	
Total 3151 · RENTAL (USE OF PROPERTY)	46,615.47	160,744.00	29.0%	
3165 · REVENUE - TOWN EVENTS				
3165-01 · Town Event	53,908.00	20,000.00	269.5%	
3165-03 · Town Ornaments	60.00	0.00	100.0%	
Total 3165 · REVENUE - TOWN EVENTS	53,968.00	20,000.00	269.8%	
3180 · MISCELLANEOUS				
3180-00 · Convenience Fee	-45.71	0.00	100.0%	

				reimbursement for the accident on 05.21.2021; will appropiate additional funds
3180-04 · Reimbursement from Insurance	4,724.04	0.00	100.0%	maintenance expenditure
Total 3180 · MISCELLANEOUS	4,678.33		100.0%	
3200 · REVENUE FROM COMMONWEALTH				
3200-02 · 599 Law Enforcement Grant	7,888.00	31,548.00	25.0%	
3200-05 · Communications Tax	14,681.38	103,165.00	14.2%	
3200-11 · Personal Property Tax Reimburse	18,626.97	18,627.00	100.0%	
3200-12 · Railroad Rolling Stock	1,278.82	1,500.00	85.3%	

3200-16 · DMV Select Commission	12,758.06	60,500.00	21.1%	collections up to August 31st 2021
Total 3200 · REVENUE FROM COMMONWEALTH	55,233.23	215,340.00	25.6%	
	409,912.52	2,327,601.00	17.6%	
Total Income	409,912.52	2,327,601.00	17.6%	
Expense				
01 · ADMINISTRATION				
11100 · TOWN COUNCIL				
111001 · Convention & Education	0.00	2,500.00	0.0%	
111002 · FICA/Medicare	403.54	2,000.00	20.2%	
111003 · Meals and Lodging	74.67	1,000.00	7.5%	
111004 · Mileage Allowance	0.00	250.00	0.0%	
111005 · Salaries & Wages - Regular	5,575.00	26,000.00	21.4%	
Total 11100 · TOWN COUNCIL	6,053.21	31,750.00	19.1%	
12110 · TOWN ADMINISTRATION				
1211001 · Salaries/Wages-Regular	78,303.85	337,464.00	23.2%	
1211102 · Salaries & Wages - DMV Clerk	5,023.37	29,666.00	16.9%	
1211003 · Salaries/Wages - Part Time	8,246.25	30,000.00	27.5%	
1211004 · FICA/Medicare	6,908.42	30,381.00	22.7%	
1211005 · VRS	10,470.70	48,545.00	21.6%	
1211006 · Health Insurance	10,241.00	64,134.00	16.0%	
1211007 · Life Insurance	1,229.61	4,685.00	26.2%	
1211008 · Disability Insurance	557.08	2,631.00	21.2%	
1211009 · Unemployment Insurance	2,950.52	4,240.00	69.6%	Front loaded cost to Town
1211010 · Worker's Compensation	263.00	300.00		Front loaded cost to Town
1211011 · Gen Property/Liability Ins.	16,237.00	17,131.00	94.8% 2.9%	FIGHT IDaded Cost to Town
1211012 · Accounting Services	235.34	8,000.00	2.9% 7.5%	
1211014 · Printing & Binding	621.28 632.43	8,298.00	7.5%	
1211015 · Advertising	1,933.39	9,000.00 23,650.00	8.2%	
1211016 · Computer, Internet &Website Svc 1211017 · Postage	242.10	4,000.00	6.1%	
1211017 · Telecommunications	1,325.78	7,500.00	17.7%	
1211019 · Mileage Allowance	126.00	1,000.00	12.6%	
1211020 · Meals & Lodging	220.67	2,000.00	12.0%	
1211021 · Convention & Education	0.00	6,000.00	0.0%	
	0.00	0,000.00	0.070	cost of background investigator for new
1211022 · Miscellaneous	1,440.00	1,000.00	144.0%	Chief hire
1211024 · Books, Dues & Subscriptions	5,207.60	16,000.00	32.5%	
1211025 · Office Supplies	1,325.59	6,500.00	20.4%	
1211026 · Equipment Rental	747.06	4,075.00	18.3%	
1211030 · Capital Outlay-Machinery/Equip	0.00	5,000.00	0.0%	
Total 12110 · TOWN ADMINISTRATION	154,488.04	671,200.00	23.0%	
12210 · LEGAL SERVICES				
1221001 · Legal Services	12,539.17	70,000.00	17.9%	services up to July 31, 2021
Total 12210 · LEGAL SERVICES	12,539.17	70,000.00	17.9%	
12240 · INDEPENDENT AUDITOR				
1224001 · Auditing Services	0.00	16,000.00	0.0%	
Total 12240 · INDEPENDENT AUDITOR	0.00	16,000.00	0.0%	
Total 01 · ADMINISTRATION	173,080.42	788,950.00	21.9%	
03 · PUBLIC SAFETY				
31100 · POLICE DEPARTMENT				
3110001 · Salaries & Wages - Regular	79,862.20	425,000.00	18.8%	
3110003 · Salaries & Wages - OT Premium	4,413.61	20,000.00	22.1%	
3110013 · Salaries & Wages - OT Select En	375.04	10,000.00	3.8%	
3110004 · Salaries & Wages - Holiday Pay	2,300.08	14,000.00	16.4%	
3110005 · Salaries & Wages - Part Time	12,705.00	18,720.00	67.9%	
3110011 · Salaries & Wages - Recruit. Bonus	1,000.00	0.00	100.0%	
3110020 · FICA/MEDICARE	7,876.60	36,724.00	21.4%	
3110021 · VRS	8,638.65	46,102.00	18.7%	
3110022 · Health Insurance	13,296.53	80,752.00	16.5%	
3110023 · Life Insurance	1,002.30	5,717.00	17.5%	
3110024 · Disability Insurance	246.54	2,200.00	11.2%	
3110025 · Unemployment Insurance	0.00	3,000.00	0.0%	

3110026 · Workers' Compensation Insurance	19,806.00	22,942.00	86.3%	Front loaded cost to Town
3110027 · Line of Duty Act Insurance	4,705.00	4,800.00	98.0%	Front loaded cost to Town
3110028 · Legal Services	4,200.00	26,000.00	16.2%	
3110032 · Computer, Internet & Website	433.69	11,000.00	3.9%	
3110033 · Postage	8.55	100.00	8.6%	
3110034 · Telecommunications	1,853.92	10,000.00	18.5%	
3110035 · General Prop Ins (Vehicles)	3,420.00	3,800.00	90.0%	Front loaded cost to Town
3110038 · Convention & Edu. (Training)	1,945.16	10,000.00	19.5%	
3110040 · Annual Dues & Subscriptions	5,585.85	13,000.00	43.0%	
3110041 · Office Supplies	113.69	5,000.00	2.3%	
3110042 · Vehicle Fuels	3,197.07	16,000.00	20.0%	
3110043 · Vehicle Maintenance/Supplies	2,015.67	11,000.00	18.3%	
3110045 · Uniforms & Police Supplies	7,040.94	20,000.00	35.2%	
3110056 · Capital Outlay-Machinery/Equip	15,796.19	31,592.00	50.0%	1 of 2 payments for the year
Total 31100 · POLICE DEPARTMENT	201,838.28	847,449.00	23.8%	
Total 03 · PUBLIC SAFETY	201,838.28	847,449.00	23.8%	
04 · PUBLIC WORKS				
4110002 · Street Beautification - HF	0.00	2,213.00	0.0%	
4110003 · E & S Inspections	0.00	5,000.00	0.0%	
43200 · REFUSE COLLECTION				
4320001 · Trash Removal Contract	22,397.14	90,090.00		services up to August 31, 2021
Total 43200 · REFUSE COLLECTION	22,397.14	90,090.00	24.9%	
43100 · MAINT OF 15000 Wash St./Grounds				
4310001 · Repairs/Maintenance Services	24,613.01	102,248.00	24.1%	
4310002 · Maint Svc Contract-Pest Control	155.00	3,000.00	5.2%	
4310003 · Maint Svc Contract-Landscaping	11,750.00	35,000.00	33.6%	
4310004 · Maint Svc Contract Snow Removal	0.00	7,000.00	0.0%	
4310005 · Maint Svc Cont- Street Cleaning	0.00	6,500.00	0.0%	
4310007 · Electric/Gas Services	3,785.42	16,500.00	22.9%	
4310008 · Electrical Services-Streetlight 4310009 · Water & Sewer Services	894.97 676.40	5,500.00	16.3% 22.5%	
4310000 · Water & Sewer Services	0.00	3,000.00 2,000.00	0.0%	
4310011 · Real Estate Taxes	0.00	2,500.00	0.0%	
Total 43100 · MAINT OF 15000 Wash St./Grounds	41,874.80	183,248.00	22.9%	
Total 04 · PUBLIC WORKS	64,271.94	280,551.00	22.9%	
	04,211.04	200,001.00	22.070	
60000 · Tourism/Traveling Marketing	0.00	430.00	0.0%	
60003 · Advertising	0.00	22,000.00	0.0%	
	0.00	22,430.00	0.0%	
07 · PARKS, REC & CULTURAL		,		
70000 · HAYMARKET COMMUNITY PARK	2,297.27	20,000.00	11.5%	
7000001 · Grounds Maintenance/Repairs				
Total 71110 · EVENTS				
71110 · EVENTS				
7111001 · Advertising - Events	0.00	5,000.00	0.0%	
7111003 · Contractural Services	4,776.20	10,000.00	47.8%	
7111004 · Events - Other	635.90	5,000.00	12.7%	
Total 71110 · EVENTS	5,412.10	20,000.00	27.1%	
72200 · MUSEUM				
7220009 · Advertising	0.00	750.00	0.0%	
7220012 · Telecommunications	278.78	2,200.00	12.7%	
7200015 · Books, Dues & Subscriptions	0.00	250.00	0.0%	
7200016 · Office Supplies	0.00	250.00	0.0%	
7220018 · Exhibits & Programs	400.00	1,700.00	23.5%	
Total 72200 · MUSEUM	678.78	5,150.00	13.2%	
Total 07 · PARKS, REC & CULTURAL	8,388.15	45,150.00	18.6%	
08 · COMMUNITY DEVELOPMENT				
81100 · PLANNING COMMISSION				

5,670.00

500.00

15,000.00

15,000.00

630.00

43.61

0.00

1,870.07

8110001 · Salaries & Wages - Regular

8110003 · Consultants - Engineer

8110004 · Consultants - Comp Plan

8110002 · FICA/Medicare

11.1%

8.7%

12.5%

0.0%

Net Other Income Net Income	931,597.12 720,733.53	0.00	100.0% 100.0%	
Total Other Expense	6,300.00	68,814.00	9.2%	
Total Other Expanse		69 944 00	0.0%	
97000 · CARES Act Expenses	<mark>6,300.00</mark> 0.00	68,814.00		to install tempered glass to Town Hall si
				• · · · · · · · · · · · · · · · · · · ·
Other Expense				
Total Other Income	937,897.12	68,814.00	1,362.9%	
50001 · Amerian Rescue Plan Funds	869,439.00			1st Qt amendment
				Funds will be tracks seperately from operational budget, will be appropriated
50000 · CARES Act Funds	68,458.12	68,814.00	99.5%	
Other Income				
Other Income/Expense				
Net Ordinary Income	-210,863.59	0.00	100.0%	
Total Expense		2,327,601.00	26.7%	
94108 · Capital Improvment Funds Expens	0.00	82,323.00	0.0%	
Fotal 94107 · BLIGHT MITIGATION	0.00	40,000.00	0.0%	
9410701 · Building Official/Engr.	0.00	40,000.00	0.0%	
94107 · BLIGHT MITIGATION	0.02			
Total 94105 · PERSONNEL	0.02			
Total EMPLOYEE BENEFITS	0.02			
6560 · Payroll Processing Fees	0.02			
	100,170.30	171,923.00	90.1%	
Total 09 · NON-DEPARTMENTAL	165,178.36	171,925.00	96.1%	
Total 951000 · DEBT SERVICE	165,178.36	171,925.00	96.1%	Tront loaded cost to rown
9510002 · General Obligation Bond - Prin 9510003 · General Obligation Bond - Int	158,000.00 7,178.36	159,500.00 12,425.00		Front loaded cost to Town Front loaded cost to Town
95100 · DEBT SERVICE	150 000 00	150 500 00	00.4%	Front loaded cost to Town
	8,018.94	48,823.00	16.4%	
Total 81111 · Board Of Zoning Appeals	0.00	2,927.00	0.0%	
8111103 · Salaries & Wages - Regular	0.00	1,325.00	0.0%	
8111102 · FICA / Medicare	0.00	102.00	0.0%	
8111101 · Convention & Education	0.00	1,500.00	0.0%	
81111 · Board Of Zoning Appeals				
Total 81110 · ARCHITECTURAL REVIEW BOARD	549.01	6,776.00	8.1%	
8111005 · Convention & Education	0.00	500.00	0.0%	
8111002 · FICA/Medicare	39.01	446.00	8.7%	
8111001 · Salaries & Wages - Regular	510.00	5,830.00	8.7%	
81110 · ARCHITECTURAL REVIEW BOARD				
Total 81100 · PLANNING COMMISSION	7,469.93	39,120.00	19.1%	
8110009 · Engineer - Pass Through	4,926.25	0.00	100.0%	
8110007 · Convention/Education	0.00	2,000.00	0.0%	
8110005 · Mileage Allowance 8110006 · Meals & Lodging	0.00 0.00	250.00 700.00	0.0% 0.0%	

		1	Fown Planner Tas	k List Septem	ber 2021
D :	Date Task Started:	Action Needed By:	Anticipated End Date:	Actual End Date:	Comments:
			Architectura	al Review Boa	rd
	Arcl	hitectural Review Boa	ard Meeting Cance	elled for Sept	ember due to no agenda items
					The Planning Asst provided updated proposed maps to the Board for discussion. The Board will continue the discussion with the Planner at a later date.
	Jul-21	Decision by the ARB	Aug-21		The Baker/ Bean House located at 6712 Jefferson Street is listed on the Haymarket Contributing Structure list. The property owners have given approval for a third party to apply for a demolition permit for the original house on site, the Baker/Bean House. Mr. Bonaventure Gonsalves has applied for the demolitior permit and cited infrastructure damages and overall disrepair as supporting arguements for the tear down The Architectural Review Board heard the application at the July 21st meeting. At the meeting the Board discussed the applicant's request and requested a site visit of the property. The site visit is scheduled for Ju 28th @ 5:30 pm. The Board tabled the application until the August meeting and requested the applicant a staff provide additional research findings UPDATE: ARB denied the application and the property owners, N and Mrs. Bean appealed the application to the Town Council. The application will be on the 9/7 meeting an continued at later meetings
			Board of Z	oning Appeals	5
С	ouncil is Appealing	the decision of the Bo	ard of Zoning Appe	als at 6712 B J	efferson Street. Court date set for October 25, 2021
			Planning	Commission	
9	Fall 2017		9/1/2018	May-19	Planning Commission recommended approval for the Restaurant drive thru SUP at the August 16th meetir The Town Council scheduled a Joint public hearing for October 4th at 7:00pm. The applicant resubmitted new layout following the feedback from the Planning Commission meeting regarding the dumpster locatic Crossroads Village Center is working on a site plan amendment for the stormwater and a retail revision. Currently awaiting a resubmission.
9					Applicant submitted bonds and agreements to the Town, Grading permit and letter issued. UPDATE: Var Metre is continuning the site work for the Robinson Development. The company will be contacted regardi planning for Haymarket Day road closures and event details.
5					Applicant received comments from the Town Engineer. UPDATE: Town finalized comments for the second submission. The applicant/engineer will need to reevaluate the first and second submission comments. A majority of the Town Engineer's original comments were not addressed with the second submission. The applicant will need to resubmit an addition 1-2 iterations of the plan prior to Town approval. Prior to the next submission, the Town Staff will recommend the applicant address the DEQ comments and recieve DE feedback prior to resubmission to the Town. Expected resubmission later this fall.

Transform Power Yoga Site Plan	6700 Hunting Path Road	Emily/Katie			majority of the Town Engineer's original comments were not addressed with the second submission. The applicant will need to resubmit an addition 1-2 iterations of the plan prior to Town approval. Prior to the next submission, the Town Staff will recommend the applicant address the DEQ comments and recieve DE feedback prior to resubmission to the Town. Expected resubmission later this fall.
Robinson Paradise		Emily/Katie	Mar-21		Applicant has received the Town's first submission comments. In response, the applicant has submitted plans to DEQ for review. After receipt of DEQ comments, the applicant will resubmit to the Town and DEQ the same time for concurrent tracking with the outside agencies. Second submission is pending project for late summer/early fall
McDonald's	6740 Lea Berry Way	Emily/Katie			The Town Engineer released approval for the proposed site work at McDonald's. An approval letter was se to the applicant, the Town is awaiting the documentation of purchase for nutrient credits, bonds and agreements prior to the commencement of work. UPDATE: Bonds received and the grading permit release

Street

Name/Project

Name

6712 Jefferson

Street

15150

Washington Street

14850 and 14860

Washington St

Transform Power 6700 Hunting Path

Assigned To:

Emily

Emily/Katie

Emily/Katie

Task

Historic District Overlay Work Session

Baker/Bean House

Demolition Permit

Crossroads Village

Center

Van Metre - SUP,

Townhouses

Karter School Site Plan	14850 Washington Street	Emily/Katie					Karter School has resubmitted site plan inserts which will be sent to the Town Engineer 9-29-2021				
Zoning Text Amendment		Town Council Public Hearing Date will be set for November 1st									
Comprehensive Plan		Staff will work on a Comprehensive Plan draft to submit to the Planning Commission in 2021, following the Zoning Text Amendment.									
	·				Prince William Co	ounty (1 Mile F	eview)				
					No plans for	September 202					
						Staff					
Pardo House, 14881 Washington St		All work has ceased, Town Planner will draft a plan for action to take to Council									
Checklist & Forms		Staff working on updating the forms and checklists in tandem with the Zoning Text Amendment discussion									
Events				Haymarket Day - O	ctober 16th Appli	cations close o	n August 27, we are at the projected 150 booths.				
Newsletter		Next Newsletter will be mailed out late September/early October									
Museum		A historic tour has been scheduled for August 20, 2021 at 7:00pm. Tour starts at the Museum UPDATE: We had a wonderful turnout, over 50 attendees present									
Farmers' Market		Farmers' Market open weekly									
					New/Old B	usiness Update	is a construction of the second se				
	Studio B Opened at 15111 Washington Street										
				Zoni	ing Violations and P	Property Maint	enance Cases				
Property Maintenance Code Concern	Following an analysis of properties in Town, several concerns will be sent to the County Inspector for Property Maintenance Code issues. UPDATE: County inspected properties										

Police Department Report to Council

Police Department Activity from August 15, 2021 to September 15, 2021

Important Notes:

• This report allows you to see the actual coverage and reporting of calls done by the Police Department.

Dispatched Calls: Calls received from Prince William County Dispatch. These calls are broken down into two categories Reportable and Non-Reportable.

- Reportable Calls: 3
- Non-Reportable Calls: 30

Flag Downs/Phone Calls: Calls that are generated by a citizen (waving us down or calling the station). These calls are broken down into three categories Reportable, Non-Reportable, and Referred to County/State.

1

- Reportable Calls:
 - The investigation for this call led the investigating officer to obtain 2 felony warrants and 1 misdemeanor warrant, the subject is still at large.
- Non-Reportable Calls: 48
- Referred to County/State: 1 (phone calls in to the office, for county police action are no longer counted)

Self-Initiated Calls: Calls that are based on the officer's own observations. There are 4 categories: Reportable, Non-Reportable, Foot Patrols, and Traffic Stops.

75

- Reportable Calls: 1
- Non-Reportable Calls: 144
- Foot Patrols:
- Traffic Stops: 76
 - o Summonses 44
 - Warnings 49
 - Note: Total traffic stops will not equal summonses and warnings. An officer can cite multiple summonses or give multiple warnings at one stop.

Business Checks: These calls are accounted for in three different categories. Those categories are personal contact (where the officer speaks to customers/employees), physical door and window checks (usually at night when the officer gets out of their vehicle and checks the building, and drive by business checks (when the officer takes approximately 5-10 seconds and slowly drives by the building and visually inspects the building).

- Personal Contact: 330
- Physical Check: 263
- Drive By: 2,847

Attachment: PD Report October Council Meeting (5240 : Police Department)

Out of Town Activity: Calls that occur when the officer leaves the Town. There are two categories here: Backing up county (provide a back-up unit for Prince William County or State Police) and other (court, magistrate office, training, etc).

- Back Up: 10 (all calls averaged on scene between 10-15 minutes)
- Other: 5 (Court and Paperwork Delivery to Court House)

Status of Current Projects:

- On August 18th we had our first department wide training, we covered use of force and defensive tactics.
- Thanks to Battlefield Jujitsu for donating a class spot in a tactical medic class. We will be scheduling that class soon. Jason (owner of Battlefield) plans on helping the department with a second spot in a later class too.
- With school in session officers are closely monitoring bus stops.
- Officers are monitoring cross walks closely; appropriate enforcement actions have been taken.
- Bike patrol has been done 6 times this month. Next month we will be utilizing the new bicycle just obtained to reach out to the community more.
- We are still in the process of updating our business contact list.
- We are working on the operations plan for Haymarket Day (10/16). We met with town hall staff to plan accordingly for this event, and we are looking forward to seeing everyone there.
- Weather as been nicer this month and officers took advantage.
- Sgt. Davis attended Field Training Officer recertification class at the academy during this time.

Special Notes:

- This month we had an attempted breaking and entering at one of our businesses. The investigation led to the department obtaining multiple warrants for a suspect. This was truly a team effort, not just with the department but with the community as well. From Officer Coppage canvassing the area with posters, concerned citizens advising us where they last saw the suspect, Officer Chan getting surveillance videos from stores, Officer Finley identifying the suspect, and Officer Burgoon taking the unmarked car and parking in possible target areas waiting for further crimes; the department and the community make a great team.
- On September 16 Sgt Davis went to Arnold MD and picked up a new Trek Service Bicycle (Police Bike), this bike along with the other 2 bikes currently at the department will be placed in service and used for a variety of reasons, for example: community outreach, patrol, and used during events like Haymarket Day. Thank you to council for allowing us to grow our bike program.
- On September 27, 2021 we welcomed Chief Sibert to the department and look forward to working with him for many years to come.

Attachment: finance liaison report (5241 : Fianance Liaison)



То:	Haymarket Town Council
From:	Joseph (Joe) R. Pasanello / Robert (Bob) Weir, Finance Liaisons
CC:	Chris Coon, Roberto Gonzalez
Date:	September 28, 2021
Re:	Finance Liaison Monthly Report for October 4 th Regular Meeting

Finance liaisons met with staff and continued work on the following:

- Monitor and track actuals versus budget on both the revenue and expense side of the ledger
- Adhere to the internal control process of independent review and approval of all expenditures and check signing
- Conduct regular and open discussions on means and methods to align budget line items with projections
- Discuss allocation and distribution of remaining Cares Act funds, with the goal of exhausting these funds by December 31, 2021.
- Monitor guidelines for use and discuss the allocation of American Rescue Plan Act (ARPA) funds
- Review and assess staffing levels and the impact to budget
- Discuss council ideas and recommendations raised during work session discussions as this is the finance committee

In the short-term staff is focusing on:

- Preparation of Real Estate tax bills
- Working with audit team in preparation for town financial audit
- Preparing a list of remaining Cares Act monies to include encumbered investments and potential funding options for council discussion
- Determining the efficacy of updating timesheets to improve tracking of labor costs

As always, if you have any questions, the liaisons are available to discuss or contact the Treasurer/Town Manager

Attachment: finance liaison report (5241 : Fianance Liaison)

Respectfully submitted,

Joe Pasanello and Bob Weir



То:	Haymarket Town Council
From:	Robert (Bob) Weir, Planning Commission Liaison
CC:	Chris Coon
Date:	September 28, 2021
Re:	Planning Commission Liaison Monthly Report

The Planning Commission meeting of August 16, 2021 addressed the following:

- Public Hearing regarding the consideration and amendment of the Town Zoning Ordinance generally.
- Planning Commission unanimously approved the amendments and forwarded to the Town Council for consideration.

Respectfully submitted,

Bob Weir

Attachment: ARB liaison (5244 : ARB Liaison)



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

ARB Liaison Report - August 2021

At its August Meeting, the ARB reviewed and approved COA applications for exterior lighting installation (Aldi) and residential fence installation (Sherwood Forest).

The ARB had previously deferred action regarding a COA to demolish the Baker / Bean House at 6712 Jefferson Street (the residence is listed as a contributing architectural resource within the Town's Old and Historic Overlay District) in order to schedule a site visit (July 28), review additional information regarding the background of the property, and to allow the Council ARB Liaison to confer with the Council regarding pending Town litigation with the property owner as the applicant stated the request to demolish the historic structure is related to a proposed negotiated settlement of the Town litigation.

The ARB toured the property on July 28th (see meeting minutes August 25 meeting packet). The need for extensive interior renovations was noted during the site visit; however, the Applicant did offer that the initial intent was to refurbish the building and an initial assessment of the structure indicated it was possible to do so.

The ARB took up discussion of the COA again at the August meeting. The Applicant again noted the impetus of the application was in response to a proposed settlement of the Town litigation and that it was a financial decision to remove the subject structure versus the second structure on site. The ARB reviewed background information included in the packet regarding previous subdivision and ownership of the property and description of the existing structure (see August 25 packet). The Applicant had declined to provide an analysis of the condition of the structure due their preference to purchase and redevelop both structures on site. The ARB Liaison noted that the Council was to review a response at a future Council meeting regarding potential alternatives that could settle the lawsuit.

The ARB discussed an alternative of asking the Applicant to defer action on the application pending ongoing Council discussions regarding the lawsuit. The Applicant declined. The ARB discussed risks of approving the COA based on the Applicant's justification, limited information provided, and based on the applicable Zoning Ordinance Criteria, Comprehensive Plan Policies, and ARB design guideline criteria regarding historic structures and demolitions. At the conclusion of its discussion, the ARB voted 5-0 to deny the COA for demolition of 6712 Jefferson Street based on specific Findings for Denial (see attached).

At its September Meeting, the ARB will discuss of the proposed boundary changes to the Old and Historic Overlay District and corresponding Zoning Ordinance text amendments scheduled for public hearing by the Planning Commission in October.

Staff noted sign options for the Town Center building continue to be developed. Staff and the ARB Liaison will brief the Council once a sign option is selected.

Attachment: Business Roundtable (5245 : Business Roundtable)

Business Round Table Notes:

September 14, 2021

Attendance:

Mike – Tobacology Andrea – Doggie Day Out Pastor Brian – Haymarket Baptist Mary – School of Rock Robin – Cookies and Creme

New Business:

*Crossroads Village Center Special Use Permit – Public Hearing October 4th at 7pm (Planning Commission same session) *Studio B

Updates:

*Home Depot now open

*Roundabout has final paving scheduled for two weeks out (September 28thish) weather could affect final completion date

*Haymarket Hotel – on schedule for Grand Opening January 2022

*Van Meter will be working on traffic lights

*Aldie opening mid October

*McDonalds drive through to be closed for about 2 weeks

Haymarket Day:

*Vendors full and expecting 2019 turnout

*Facebook advertisements will be going out....please reshare 💿

*Advertisement in September Lifestyle Magazine

*Parade lineup is being planned along with logistics regarding all construction projects

*Shuttles for Haymarket day are being organized as well as parking

*Road closures Blight Drive to Fayette Street (parade extension past Fayette Street for parade breakdown)

*Volunteers needed reach out

*2 Silos participating

Police Department:

*Welcome new Chief of Police – Chief Sibert starting September 27th

*Update on website for police officers will be done

Upcoming Events:

2

Holiday/Christmas – Event tentatively scheduled for December 11th (December 4th fully booked for Santa as he has been nominated for Man of The Year Manassas and festivities will be all day the 4th)

Next Meeting:

October 19th at 8:30am Town Hall – recap Haymarket Day

Will have one mile review for next meeting as well as additional new business opening news

ARB Meeting: October 20th



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

Christopher S. Coon Town Manager

MEMORANDUM

TO:Honorable Mayor and Town CouncilFROM:Chris Coon, Town ManagerDATE:September 28, 2021SUBJECT:Appointment of Charter Employees

Background:

The Haymarket Town Charter sets forth requirements for the appointment of certain employees at the Council's first regular meeting in September or as soon as practicable. Article III, § 1 of the Charter reads:

Article III, §1 Haymarket Town Charter

(17) Chief of police. There shall be appointed by the council at its first regular meeting in September or as soon as practicable thereafter, a town sergeant, who shall also be chief of police; and shall hold office at the pleasure of the council. His duties shall be such as the council prescribes. He shall be vested with the powers of a conservator of the peace. His compensation shall be fixed by the council.

Draft Motion:

Pursuant to Article III, § 1 (17) of the Haymarket Town Charter, I move the Haymarket Town Council appoint E. Allen Sibert as the Haymarket Chief of Police effective September 27, 2021.

OR

Other action deemed appropriate by Council



MEMORANDUM

TO: Mayor and Town Council

FROM: Emily K. Lockhart

DATE: September 20, 2021

SUBJECT: Updated Staff Report for SUP#2021-001; Special Use Permit Application Restaurant, Drive – In Limited to Coffee Shop Application

Update for Town Council Public Hearing, October 4, 2021

The applicant, Meladon, has applied for a Special Use Permit for a Restaurant with a drivethrough limited to a coffee shop use. The applicant has provided a proposed use condition for the coffee shop limitation. The proposed condition is as follows **"the use approved with this special use permit shall be limited to a restaurant with drive-thru limited to a coffee shop. The coffee shop use shall allow for in general but not limited to: an establishment that primarily prepares, sells, and serves coffee, tea, blended beverages and other beverages, and which may sell baked goods and meals, soups and sandwiches, and which has a seating area for customers." The proposed limitation above is contradictory in nature: "the coffee shop use shall allow for in general but not limited to…".**

Planner Recommendation:

The applicant has submitted the current Special Use Permit application for a restaurant with a drive-through window, limited to a coffee shop use as proposed in the use conditions. As the above use condition is written the Town Planner recommends denial of the Special Use Permit request. The applicant has provided a definition to loosely allow for a fast casual style restaurant that sells coffee and other beverages. The definition includes a vague description of "primarily" prepares, sells and serves coffee, tea, etc. The limitation condition should be rewritten to include set standards of the proposed coffee shop business, to include more specific details, such as limited to food items that are prepared in an offsite kitchen and prepackaged for sale.

With two proposed drive-thru restaurants in the development, one drive-thru restaurant on the parcel adjoining and one drive-thru restaurant on the parcel diagonal from the property;

the Town Planner recommends the Town Council and Planning Commission analyze the condition proposed for a coffee shop limitation and determine if that is the best fit and consider denying additional restaurant drive through uses.

Lastly, the newly updated layout provides additional vehicular conflicts and congestion points than the previous layout provided to the Planning Commission.

Previous Report and Background BELOW

Application Summary and Background:

Applicant, Haymarket Development #1 LLC, has applied for a Special Use Permit for Restaurant, Drive-in to be located at the Crossroads Village Center development, 15150 Washington Street and 6500 James Madison Highway. The proposed Special Use Permit would be for a restaurant with a drive through window. The proposed restaurant will occupy a single tenant, 2,250 square foot building.

The development property in question has previously applied for a Rezoning and several Special Use Permits in 2018. In September of 2018, the Town Council passed a Resolution granting the Rezoning of 9.94 acres from a B-2 zoning to a R-2 zoning. In addition, several SUPs were granted by Resolution for the following; a hotel structure in excess of 50 feet, a drive through restaurant at the eastern most pad site, a drive through restaurant at the central pad site and a bank drive through. The applicant subsequently applied for a site plan and was granted approval (See Appendix, B for Site Plan). The approved development includes 79 townhouses in the north eastern most corner of the property on the 9.94 acres rezoned to R-2. In front portion of the development includes a variety of pad sites and previously approved special use permits, as mentioned above. At the time of the rezoning the applicant submitted a Traffic Impact Analysis for the proposed uses and rezoning. The traffic impact analysis previously submitted can be viewed at the Town Planner's Office.

Recently, the applicant applied for a drive-in, restaurant special use request for the space parcel and was denied by the Town Council in June of 2021. Please see the attached Council Minutes at the end of the Staff Report.

In response, the applicant has filed an amended Special Use Permit Application for a drive-thru restaurant limited to a coffee shop, in August 2021. The new application includes a modified layout for the site, a single tenant building and a standalone exit for the drive-thru portion.

The applicant has provided a Generalized Development Plan (GDP) illustrating the proposed restaurant, drive-thru, parking and general layout in relation to the development. See attached GDP.

Town of Haymarket Zoning Ordinance, Section 58 – 1.7 Special Uses Analysis;

Section 58-1.7, Special uses

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

Town Planner Analysis -

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

The Town's Comprehensive Plan designates the area in question as Planned Interchange Park. The Planned Interchange Park designation is defined as *Business and commercial activities which generally depend on a trade area larger than the immediate neighborhood. (Comprehensive Plan, page 8).* As mentioned in the definition the activities occurring in this zoning district will rely on the greater Haymarket area for the customer base rather than the immediate neighborhood.

Furthermore, the Planned Interchange Park area was a concept proposed by Prince William County and endorsed in the 2008 Town Comprehensive Plan as follows; *The concept revolves around the idea that highway-oriented development needs to be planned as a whole. More than half of the 41 + acres in the Planned Interchange Park remain undeveloped. The key to the approach as developed by the Town Planning Commission is cluster development that includes a mix of commercial, office, professional and retail uses around common parking facilities. Vehicle access would be carefully designed and adequate landscaping and screening would be required to minimize potentially adverse impacts on surrounding land uses. Approximately 45 acres are designated for this land use which represents 12 percent of the total Town land area. With this concept and definition in mind, it becomes clear that the intent of the district is to encourage the mix of commercial (to include retail) and professional uses in the area that will benefit from the prominent location that is central to the greater Haymarket/Gainesville Area and a major travel route to and from adjoining counties.*

The proposed special use application for the restaurant, drive-through in the Planned Interchange Park is in accordance with the Comprehensive Plan as it does provide a commercial use to support the greater area.

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

The proposed use is located in the B-2, Business Commercial Zoning District, as designated by purple shading on the Current Land Use Map (Appendix C). The intent of the Business Commercial district is as follows;

"ARTICLE XI. - BUSINESS COMMERCIAL DISTRICT B-2

Sec. 58-11.1 - Intent. The primary purpose of the business commercial district B-2 is to concentrate businesses in a coordinated manner and to provide for more intense commercial and industrial uses away from the Town center. Commercial uses located in this district, while traditionally being oriented to automobile traffic, are intended to have a sufficiently high standard in site layout, design and landscaping to minimize traffic congestion on accessory roadways and minimize the impact of the high volume of traffic at an interchange with adjacent land uses." (Town Zoning Ordinance, page 70).

The proposed restaurant, drive-in use provides a commercial restaurant business to support the commercial neighborhood. The proposed use is an appropriate use for the commercial zoning designation. The land in question has been zoned B-2 and designated as Planned Interchange Park to allow the Town an area for higher intensity commercial and professional uses that would be supported by the major Route 15/Interchange 66 interchange and greater Haymarket area. Providing uses in keeping with the intent would allow the Town the opportunity to grow the commercial tax base and diversify the commercial/professional/retail-based businesses in the area.

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

Without the appropriate economic development studies, it is difficult to say that proposed use would or would not adversely affect the use or values of surrounding properties and structures. While the proposed use and the other approved improvements in the development would increase property values in the area and increase tax base, the long-term effect is unknown.

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

The proposed use shows no indication of adversely affecting the health, safety, or general welfare of the adjacent properties or surrounding residential communities. However, there is indication that the parking layout, single entry/exit for the newly

proposed use and the drive-through circulation may affect the surrounding businesses should the use be approved, and the stacking exceed expectation.

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

The proposed use will be located in the central area along Washington Street and will be accessed via the main boulevard or a right-in/right-out entry near the site as proposed in the GDP. The previously approved site plan, Appendix B, designated a main entry Boulevard (with a stop light) and several right-in-only and right-out-only access points are located along Washington Street. These access points are intended for the commercial buildings/uses in that immediate area customers are accessing. The proposed restaurant, drive-through would utilize the western most access point or the stop light (and "snaking" through the grocery store parking lot) to access the pad site.

There is concern that the users would need to "snake" through the grocery parking lot or travel the main travel way in front of the store to access the restaurant. Appropriate stop signs, pedestrian crosswalks and other safety measures will need to be put in place for safe travel.

The proposed use will generate high volumes of vehicle trips per day, based on popularity of the proposed use. The applicant has stated the proposed use will be a popular coffee shop. The updated traffic impact statement shows that the am and pm peak hours will generate 298 trips total (200 in the am and 98 in the pm). The layout and drive-through circulation shall be taken into consideration regarding the congestion. There is concern that the front spaces (to include the handicap spaces) could be blocked due to drive-through backups, however the applicant has redesigned the layout to allow for two stacking lanes. Area coffee shops with drive-throughs have shown to be very popular with area residents and ultimately demonstrate the need for adequate layout planning.

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

Utilities, drainage, loading zones and other necessary facilities will be required at the site plan phase. Currently, Prince William County Service Authority has approved the previously submitted site plan for the appropriate water/sewer utilities. In the outside agency review phase PWCSA stated the new plan would be required to resubmit for any site plan amendments. Same statement was submitted for Department of Environmental Quality.

Parking -

The applicant has provided 23 parking spaces per the required parking ordinance of 1 space/100 sq ft for a restaurant. The proposed use parking is designated by the grayed-out portion on the GDP. There are 2 handicap spaces within those designated for the SUP. No stacking spaces are shown on the GDP. The restaurant with a drive through

Attachment: 1 - CVC Restaurant, Drive-In #2021-002_9-20-2021 (5254 : Crossroads Village SUP)

will require 10 stacking spaces (6 spaces behind the speaker box, 4 between the pick-up window and speaker box). Applicant has provided 15 total stacking spaces, to include 6 behind the window and 4 behind the speaker box.

There are 2 pedestrian connections shown for the parking lot. One across the main entry and one within the parking lot.

Other Concerns

Will u-turns be permitted at the stop light? Prior to the stop light being installed please explain the traffic pattern for users approaching from the west to enter the site.

No environmental analysis or stormwater calculations provided.

Outside Agency comments not provided for most recent, July 2021, updated Special Use Permit Application

General Development Plan Comments:

- Existing Conditions not provided on the GDP. (Existing Conditions undeveloped raw land)
- Parking
 - Explain the justification for the current parking layout.
- Conditions of Approval
 - Conditions provided within the application
 - No additional proffers or conditions of approval provided or considered for Schools, Fire Department, Public Safety, Transportation

Check Appropriate Item(s): & Amendment to Zoning Map Zoning Text Amendment Special Use □ Variance

1

Date Received: Application Number: Fees Received:

Part 1 – to be completed by **ALL** applicants

Appeal of Administrative Decision

- **1-A** Identification of Property – For zoning text amendments, this is the property in which the applicant has an interest, which will be affected by the text change. For all other applications, it is the land, which is covered by the application.
- Number and Street: 15150 Washington St. (Part) 1)
- Present Zoning: <u>B-2</u> 3) Acres: <u>0.6363</u> 2)
- 4) Legal Description of Property (Omit for zoning text amendment) - Attach if necessary.

1-B **Property** – (Omit for zoning text amendments)

- 1) The deed restrictions, covenants, trust indentures, etc. on said property are as follows (or copy attached); if NONE, so state:
- 2) a) Has this property or any part thereof ever been considered for Variance, Special Use, Appeal of Administrative Decision or Amendment to the Zoning District Map before? b) Date: <u>3/4/18</u> c) Former Application No._____
 - d) What was the disposition of the case?
 - e) Former Applicant Name: Same Former Address: _____ Former Phone:
- **1-C Identification of Applicant** – All applicants must have standing (an interest in property that will be directly affected by requested action)
- 1) Applicant Information: Name: Maynanched Development #1, LLL c/o Don Usoden Address: 1802 Village Market Blud. SE Lessburg, VA 20175 Phone Number: 571-375-1750 2) Agent Information (if any):

Name:	
Address:	
Phone Number:	

3) Owners of all property included in this application (omit for zoning text change): Name: SAMIE Address:_____ Phone Number: Name: Address: Phone Number: _____

	Name:
	Address:
	Phone Number:
	Name:
	Address:
	Phone Number:
4)	If applicant is a Land Trust or Partnership or if the subject property is owned or controlled
	by a Land Trust or Partnership, List name and interest of ALL Land Trust Beneficiaries or
	Partners and attach evidence that the person submitting the application on behalf of the
	Land Trust or Partnership is authorized to do so.
	Trustee/Partner Name:
	Address:
	Phone Number: Interest:
	Beneficiary/Partner Name.
	Address:
	Address: Interest:
	Beneficiary/Partner Name:
	Address: Phone Number: Interest:
	Phone Number: Interest:
5)	Does the applicant have a proprietary interest in the land or land improvements? YYES NO (In the case of a zoning text amendment, this means at least one parcel of land is subject to the text change) If YES, state interest and attach documentation:
	If NO, state what interest otherwise qualifies the applicant to apply:
6)	Names of the owners of improvement(s) on the property in this application if different
	from above: (Omit for zoning text amendment)
	Name:
	Address: Phone Number:
	Name
	Name:Address:
	Phone Number:
	Name:
	Address: Phone Number:
7)	If the applicant is a corporation, attach the evidence that the person submitting the
• •	application on behalf of the corporation is authorized to do so. See Authorization letter dated

1

Part 2 – Complete ONLY portion(s) of Pages 3, 4 & 5 pertaining to your case. (as checked at top of Page 1)

2-A Rezoning – (Amendment-to the zoning district-map) – Applications for Amendments to the Zoning District Map are heard by the Planning Commission which makes a positive or negative recommendation to the Town Council. Only the Town Council has authority to grant or deny amendments to the Zoning District Map.

- 1) a) Existing Zoning: _____ b) Proposed Zoning: _____ c) Existing Use: _____ d) Proposed Use: _____
- a) The following are submitted with this application:
 Preliminary Site Plan
 Rendering or Perspective
 Other
 b) Are there any land use intensity (LUI) requirements?
 YES
 NO
 c) Attach brief justifying this request. This brief should include an analysis of how the rezoning application is supportive or not supportive of relevant goals, objectives, policies or programs in the Comprehensive Plan. (Staff will assist.)
- **2-B Zoning Text Amendment** Applications for amendments to the zoning text are heard by the Planning Commission, which makes a recommendation to the Town Council. Only the Town Council has the authority to change the zoning text, which is done by passing an amendment to the Town Code.
- 1) What section(s) of the Town Code is proposed to be amended?
- 2) What is the nature of the proposed change? _
- 3) Attach the exact language suggested by the application to be added, deleted, or changed in the Town Code.
- 4) Attach a written statement, which justifies the proposed change. The statement should also identify potential positive and negative impacts (if any) of the proposed change to the applicant's property, nearby properties, and the entire community if the application is approved or if it is denied.
- **2-C Special Use Request** Special Use requests are heard by the Planning Commission, which makes a positive or negative recommendation to the Town Council. Only the Town Council has the authority to grant or deny a Special Use.
- 2) Parking Requirements:

 a) Proposed number of parking spaces to be provided:
 b) Number of parking spaces required by Town Code:
 c) Attach tabulation of total land area and percentage thereof designated for various uses d) Are there any land use intensity (LUI) requirements? □ YES NO
 If YES, attach data.

 3) Estimated cost of proposed Special Use project:

 a) Land: \$\$\frac{20}{200}\$ or \$2\$
 Improvements: \$\$\frac{1}{300}\$ or \$2\$
- b) Estimated completion date: \underline{TSO}
- 4) Submit a brief justifying the reasons for this request. This brief should include an analysis of how the rezoning application is supportive or not supportive of relevant goals, objectives, policies or programs in the Comprehensive Plan. (Staff will assist.)
- **2-D** Variance Request Variances are granted or denied by the Zoning Board of Appeals (ZBA). Reversal of ZBA decisions may be secured only through the judicial system.

 Too Shallow Shape Other (Attach specifics) c) Attach a description and/or drawings of the item(s) checked, giving dimensions were appropriate. 2) Attach requirements for the appropriate zoning district from which relief is sought as described in the Town Code. 3) Attach a brief explanation how the above site zoning conditions prevent any reasonable use of the land under the terms of the Town Code (Zoning Ordinance). 4) a) To the best of your knowledge, can you affirm that the hardship described above was not created by an action of anyone having proprietary interest in the land after the zoning b) If NO, explain why the hardship should not be regarded as self-imposed (self-imposed hardships are not entitled to variance). c) Are the conditions on the property the result of other man-made changes (such as relocation of a road or highway, etc.)?

VES
NO d) If YES, attach descriptions and maps where appropriate. e) Do the above-described conditions of hardship for which this request for variance is filed apply only to this property? If YES, attach an explanation.
_ YES
_ NO 5) Which of the following modifications will allow a reasonable use of the land? □ Change in the setback requirements □ change in lot coverage requirements Change in height requirements □ change in area requirements Other (attach description) a) Attach description of proposed use. 6) c) Will the granting of a variance in the form requested be in harmony with the general purpose and intent of the zoning article and district statement of intent and not be

Subsurface

Slope

- **2-E** Appeal of Administrative Decision Administrative decisions are reviewed by the Zoning Board of Appeals (ZBA). Such administrative decisions may be reversed or sustained by the ZBA. Reversal of ZBA decision may be secured only through the judicial
- 1) Date of administrative decision leading to this appeal:

d) Attach a brief elaborating on this last point.

2) Attach a brief, which specifically states the decision the administrative official made, the reasons given for the decision and specifically what you are herewith appealing. Elaborate on the reasons for this request, and why the Zoning Board of Appeals in your opinion should overrule the administrative official's decision.

Part 3 - To be completed by ALL applicants

system.

Too Small

AFFIDAVIT – This part of the application must be notarized. Do not sign until in the presence of a Notary Public.

Attachment: 2 - SUP Starbucks 09_13_21 (5254 : Crossroads Village SUP)

1) To the best of my knowledge, I hereby affirm that all information in this application and any attached material and documents are true:

a) Signature of applicant: ____ REGISTRATION NO. 7725734 REGISTRATION NO. 7725734 MY COMM EXPIRES 11/30/2021 11/30/2021 b) Signature of **agent** (if any): ___ 9/13 c) Date: _ Notary Seal 9/14/21 a) Signed and sworn before me this: 2) b) Signature of Notary:

Crossroads Village Center

Haymarket Development 1, LLC

1602 Village Market Blvd. SE, Suite 235 Leesburg, Virginia 20175

O: (571) 375.1750

September 13, 2021

Re: Letter of Authorization

Dear Ms. Lockhart:

Haymarket Development #1, LLC authorizes the submission of this application. Don Wooden in his capacity as the Manager has authority to sign and take action on behalf of Haymarket Development #1, LLC

Don Wooden Manager, Haymarket Development #1, LLC

Statement of Justification

Special Use Permit Application Crossroads Village Center Owner/Applicant: Haymarket Development #1, LLC Property: 15150 Washington Street (part) Prince William County GPIN: 7298-81-2707 (part) Proposed Use: Restaurant W/Drive-In (Limited to Coffee Shop Use) Dated: September 13, 2021

Introduction: The Applicant, Haymarket Development #1, LLC (the "Applicant") is the owner of property located at 15150 Washington Street and identified as Prince William County GPIN 7298-81-2707 (the "Property"). The Property is approximately 20 acres in size and located in the northwestern portion of the Town of Haymarket (the "Town") along Washington Street and south of the Interstate 66 and Route 15 interchange.

The Property is zoned B-2, Business Commercial, and R-2, Residential, and is designated as Planned Interchange Park on the Town's Planned Land Use Map, last revised November 16, 2015. The Property is surrounded by B-2 zoned property to the west, the Interstate 66 and Route 15 interchange to the north, and a mixture of R-1, R-2, and B-1 zoning districts to the east. The Property is surrounded by properties designated as Planned Interchange Park to the west, and a combination of Moderate Density Residential, Transitional Commercial, and Neighborhood / Town Center to the east. The Property is currently undeveloped and remains the largest undeveloped tract in the Town.

On September 4, 2018, the Town Council adopted Resolution #2018-010 approving REZ#2018-004 to rezone 9.94 acres of the Property from B-2 to R-2 to allow for development of 79 townhomes. On that same evening, the Council also adopted Resolution #2018-012 approving SUP#2018-007 to authorize a bank with a drive-in. The Council approved other special use permits for the Property that same evening including: Resolution #2018-011 approving SUP#2018-005 to allow a structure in excess of 50 feet for a hotel; Resolution #2018-015 014 approving SUP#2018-003 to allow a restaurant with a drive-in; and Resolution #2018-015 approving SUP#2018-004 to allow a second restaurant with a drive-in.

A site plan for the development of the Property was approved previously. The proposed special use permit, along with other changes to the development layout require an amendment to that site plan, which will be filed with the Town shortly after the special use permit applications.

Proposed Use: The Applicant seeks this special use permit to allow for a restaurant with drivethru limited to a coffee shop, to replace the bank with a drive-in, effectively amending the previous Special Use Permit to change the use from a bank to a restaurant use with limitations, while maintaining the drive-in. A special use permit plan entitled "Restaurant (Coffee) with Drive-in Special Use Permit Plan – Crossroads Village Center," prepared by J2 Engineers, dated September, 2021 (the "SUP Plan") is included with this submission. As shown on the SUP Plan, the proposed restaurant and the associated improvements will occupy the parcel identified within the SUP Boundary (the "SUP Area").

Special Use Permit Considerations

Section 58-1.7 (d) of the Town's Zoning Ordinance sets forth certain standards to be considered when approving a special use permit. Below is an analysis as to how the proposed special use permit meets these standards.

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

The Property is designated as Planned Interchange Park. The Town's Comprehensive Plan recommends that major commercial growth be limited to those areas designated as Planned Interchange Park and Town Center. Page 89, <u>Town of Haymarket Comprehensive Plan</u>. The Planned Interchange Park designation was created with the intent of designing a cohesive development around the I-66 and Route 15 interchange. The Property represents nearly half of the Town's acreage designated as Planned Interchange Park and remains the only undeveloped portion of that designation. As shown by the prior approved GDP, this proposed use and overall development aligns with the Town's intent by using the land to create a cohesive and vibrant mixed use development.

Planned Interchange Park specifically seeks cluster development that includes a mix of commercial, office, professional and retail uses, around common parking facilities. Page 92, <u>Town of Haymarket Comprehensive Plan</u>. The proposed restaurant, drive-in supports this goal. Additionally, the prior approved GDP shows a mix of commercial, retail and potential office uses which are permitted by-right in B-2 and further align the proposed use and overall development with the goals of the Planned Interchange Park designation.

One of the Town's stated goals is to: "develop and support opportunities for local employment. Fortify the Town's financial condition so that it can meet growing demands for services." Page 80, <u>Town of Haymarket Comprehensive Plan</u>. A stated objective of the Town to achieve this aforementioned goal is to "encourage and support commercial, industrial, and service activity in Haymarket." Page 80, <u>Town of Haymarket Comprehensive Plan</u>. The proposed special use permit advances this goal by authorizing a restaurant that will create jobs and increase the Town's commercial tax base. This will bolster the Town's financial position by increasing the commercial tax base, and creating local employment opportunities.

Section 2.7 of the Town's Comprehensive Plan states that the goal is to "develop a balanced program for future land use to promote the public health, safety and general welfare." An objective to achieve this goal is to ensure compatibility of land use while protecting residential areas from adverse aspects of commercial use. Page 81, <u>Town of</u>

<u>Haymarket Comprehensive Plan</u>. The proposed restaurant, drive-in is compatible with the other commercial uses internal to the overall development as well as the other commercial uses along Washington Street.

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

While the Property is zoned B-2 and R-2, the SUP Area is located within the B-2 zoned portion. Restaurants are permitted by-right in B-2, but a restaurant with a drive-in requires a special use permit. Generally, drive-ins require a special use permit throughout the Town.

B-2 is a commercial zoning district whose primary purpose is to concentrate businesses in a coordinated manner and to provide for more intense commercial uses away from the Town center. The SUP Area is a small portion of the larger development envisioned on the Property, as shown on the prior approved GDP. The GDP demonstrates that the B-2 portion of the Property concentrates businesses in a coordinate manner to function with one another and the surrounding uses. This aligns with the intent of the B-2 district.

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

The proposed restaurant, drive-in is not anticipated to adversely affect the values of surrounding properties and structures. In fact, this type of commercial development, along with the other components of the overall development, should positively affect the values of surrounding properties by increasing the commercial tax base within the Town and creating jobs. The overall development shown on the GDP Plan will also create a commercial and residential hub that should attract future businesses to locate nearby and within the Town.

As part of the larger development, the proposed use will have substantial landscaping and screening between its internal uses as well as the surrounding properties. The landscaping and screening is provided in accordance with Town Code requirements and will allow for the proposed use and overall development to be compatible with the surrounding properties and structures. As a result, the Applicant does not anticipate that the proposed use with have an adverse effect on the use or values of surrounding properties.

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

The restaurant, drive-in use will replace a bank with a drive-in that was previously approved by the Town. It is not anticipated to adversely impact the health safety or general welfare of the persons residing of working in the neighborhood. Commercial uses will surround the proposed use, as displayed by the prior approved GDP. The adjacent properties along Washington Street are also commercial making the proposed drive-in use compatible with these existing uses. Additionally, the proposed use and overall commercial development aligns with the Town's Comprehensive Plan and, therefore, its vision for this area further suggesting that it will not have an adverse effect on the health, safety or general welfare of persons residing or working in the area.

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

The pedestrian traffic generated by the proposed uses should not be hazardous due to the sidewalk system proposed by the Applicant. These sidewalks will provide greater pedestrian connectivity to the Property, its commercials uses, and throughout the Town. Only a portion of the Property's frontage presently has a sidewalk. The Applicant proposes to connect to the existing sidewalks along Washington Street and provide one of the last outstanding sidewalk connections along this thoroughfare. This, along with the significant pedestrian facilities internal to the proposed development, will create increased pedestrian mobility and safety within the Town.

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

Stormwater management will be provided in accordance with applicable state and local regulations. The proposed special use permit is not anticipated to cause any change to the SWM previously approved by site plan for the Crossroads Village Center. The proposed use will be connected to public water and sewer, the final design of which will be determined during site plan review for the amendment to the site plan.

Sec. 58-6.1 of the Town's Zoning Ordinance requires 1 parking space per 100 sq. ft. of gross floor area for a freestanding drive-in restaurant. The proposed restaurant, drive-in is approximately 2,250 square feet, which would require 23 parking spaces and the amount proposed by the Applicant is 27 parking spaces. The gross floor area for the proposed use does require a loading space per town standards. Based on this information, the necessary facilities provided to serve the proposed use will be adequate.

Conclusion:

The proposed restaurant with limitations, drive-in simply seeks to repurpose a previously approved commercial drive-in that the Town deemed appropriate for this location. Additionally, the proposed use and overall development is consistent with the goals and objective of the Town's comprehensive plan. As a result, the Applicant suggests that the proposed use is compatible with the surrounding uses, will increase the Town's commercial tax base, attract future businesses, and develop one of the last undeveloped portions of the Town.

PROPOSED SPECIAL USE PERMIT CONDITIONS Owner/Applicant: Haymarket Development #1, LLC Special Use Permit: _____, Restaurant W/ Drive-In (Limited to Coffee Shop Use) Prince William County GPIN: 7298-21-2707 (part) Special Use Permit Area: +/- 0.6363 acres (the "Property") Zoning: B-2, Business Commercial Date: September 13, 2021

The following conditions are intended to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas.

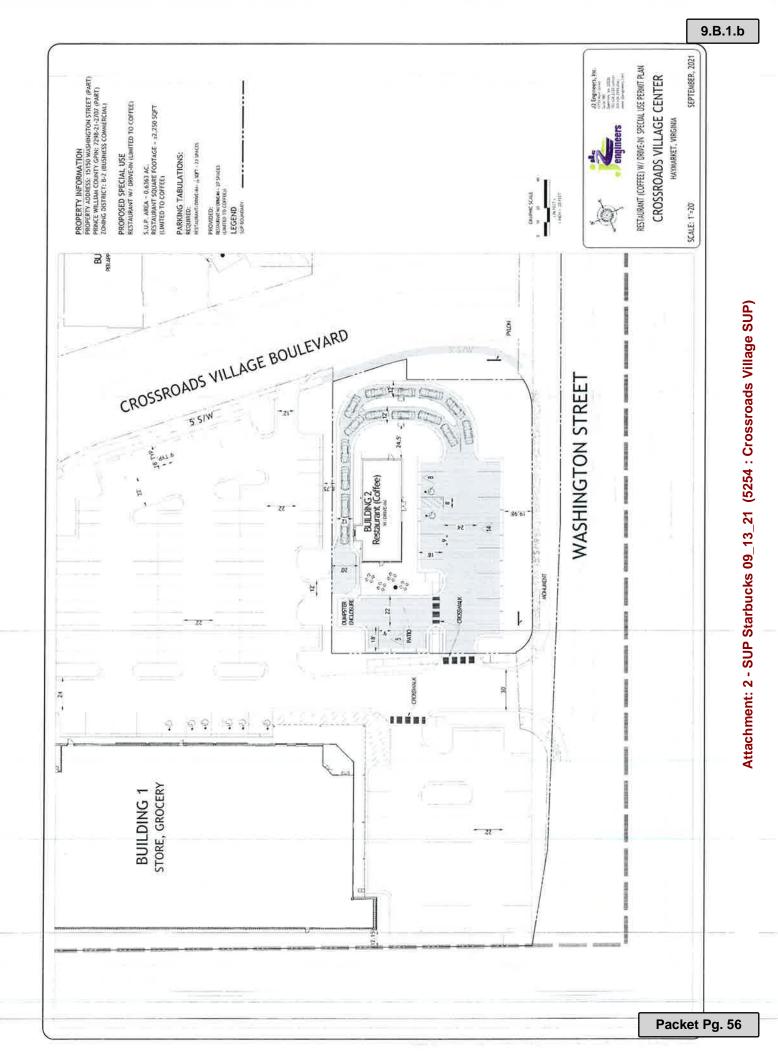
1. Site Development: The Property shall be developed in conformance with the special use permit plan entitled "Restaurant (Coffee) W/ Drive-In Special Use Permit Plan" prepared by J2 Engineers, and dated September, 2021 (the "SUP Plan").

2. Use Limitations: The use approved with this special use permit shall be limited to a restaurant with drive-thru limited to a coffee shop. The coffee shop use shall allow for in general but not limited to: an establishment that primarily prepares, sells and serves coffee, tea, blended beverages and other beverages, and which may sell baked goods and meals, soups and sandwiches, and which has a seating area for customers.

3. Directional Signage: The Applicant shall provide directional signs as shown generally on the SUP Plan.

4. Pedestrian Crosswalks: The Applicant shall provide pedestrian crosswalks as shown generally on the SUP Plan.

9.B.1.b



Comments

Signal Justification Report Submitted for Main Site Access Approvals Received for Signal Warrant/SJR from VDOT Preliminary Signal Layout Completed Traffic Signal Design Commencement (Preliminary Engineered Plans) Submitted to VDOT - 1st submittal Traffic Signal Design Commencement (Final Engineering) Traffic Signal Installation Work Commencement**

Completed Completed Completed Completed Completed on 8/24/21 Planned to commence in the next 30-120 days Planned to commence in Q1/Q2 2022 Planned to complete in Q3/Q4 2022

> *Overall signal design/installation timing is dependent on VDOT review/approval timing **Assumes overall development to commence summer 2021

Manassas Sudley Manor Peak M – F: 7am-9am Sat – Sun: 9am-11am

Typical Stack during peak* - 11-12 cars

Route 29 N-Warrenton Peak M – F: 7am-9am Sat – Sum Barn 11am

Sat – Sun: 9am-11am Typical Stack during peak* - 11-12 cars * Pre-Pandemic (Pre 2020/2021- Café areas inside our stores will reopen by the end of May 2021)

Source: Starbucks Corp.

Starbucks Statistics – Warrenton & Manassas, VA

9.B.1.b

					×	Weekday	у <u>-</u>			1	Weekend	end
Proposed Land Use	ITE Code	Size		AM Peak Hour	Hour	Md	PM Peak Hour	lour	Daily	Satu	Saturday Peak Hour	ak Hour
				Out	Total	9	la Ditt	Total	Treat	4	ł	Total
Residential Uses											5	
Multifamily Housing (LowRise)	220	13-00	6	29	8	30	18	ş	555	36	36	\$
Subtotal Residential without Reductions			6	29	8	30	18	89	666	36	36	5
Non-Residential Uses								2	-	3	24	30
Hotel	310	Rooms	30	20	8	29	27	59	815	45	36	80
Shopping Center	820	IT SE KSF OFGLA	98	60	158	54	58	112	1.414	60	5	11.0
Supermarket	850	ST ED KSF OFGFA	72	40	120	168	161	329	3.446	204	196	400
Day Care Center	565	I KSF of GFA	58	52	110	22	65	111	476	11	9	17
Fast-Food Restaurant with Drive-Thru Window	934	KSF of GFA	119	115	234	66	92	191	2.747	163	157	300
Coffee/Donut Shop with Drive-Thru Window	937	2250 KSF of GFA	102	98	200	64	67	8	1.846	*6	76	188
Subtotal Non-Residential without Reductions			479	393	872	451	446	168	10.744	517	543	1.120
ntemal Capture (15% Residential to Commercial)	(Isi		4	4	5	9	2	89	-83	4	4	87
PassBy (24%AM, 34% PM, 24% daily, and 26%	26% Saturday)		4	-26	19	315	-74	-150	-1.166	69	18	-134
Subtotal with Reductions			446	392	838	401	387	787	10.050	530	500	1 030



RESOLUTION #2018-012

RESOLUTION TO APPROVE SPECIAL USE PERMIT SUP#2018-007 FOR A BANK WITH A DRIVE-IN AT THE LOCATION ON THE GENERALIZED DEVELOMENT PLAN

WHEREAS, The Town of Haymarket approved the Special Use Permit SUP#2018-007 at the September 4, 2018 Town Council Meeting;

WHERAS, The Planning Commission and Town Council held a Joint Public Hearing on May 21, 2018 and received comments from the public with regard to the Special Use Permit Application;

NOW, THERFORE, BE IT RESOLVED by the Town Council for the Town of Haymarket, Virginia, meeting in regular session this 4th day of September 2018, that the Special Use Permit, SUP#2018-007 for a Bank with a Drive-In at the Location in accordance with the GDP is approved.

By Order of Council;

David Leake, /or

ATTEST:

Shelley Kozlowski, Clerk of Council

9.B.1.b

201803280021389

Prince William County, VR 03/28/2018 02:35 PM Pgs: 5 Jacqueline C Smith, Esq., Clerk Grantor Tax: \$5,820.00

This instrument was prepared by Bean, Kinney & Korman, P.C.

Consideration:	\$5,820,000.00	Tithe Insurence
Tax Assessed Value:	\$4,724,100.00	Purchased, Chiery o Title has Co.
GPIN Nos. 7298-81-27	707; 7298-71-7053	

Grantee's Address: 4080 Lafayette Center Drive Suite 265 Chaptilly, VA 20151

Return after recording to: <u>Stephen L. Pettler. Jr.</u> 215 Loudaun St., Winchester, VA 22601

THIS DEED, made as of the 8th day of March, 2018, by and between <u>ROUTE 15-66</u> <u>ASSOCIATES, LLC</u>, a Virginia limited liability company ("Grantor"), and <u>HAYMARKET</u> <u>DEVELOPMENT #1 LLC</u>, a Virginia limited liability company ("Grantee").

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10,00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Grantor hereby grants and conveys unto the Grantee, with Special Warranty of title, all of those certain lots or parcels of land, with all improvements thereon and all appurtenances thereto, situated, lying and being in the County of Prince William, Virginia, and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made subject to all reservations, easements, covenants and conditions contained in the deeds forming the chain of title to the aforedescribed property, as the same may lawfully apply.

WITNESS the following signatures and seals as of the date first above stated.

[SIGNATURE PAGE FOLLOWS]

- 1 -

201803280021389 Page 2 of 6

GRANTOR: ROUTE 15-66 ASSOCIATES, LLC, a Virginia limited liability company

By: Peete Brothers Management, LLC, a Virginia limited liability company Its Manager

By: Edward C. Peete, Class A Manager By: Class B Manager Peete, By: AGS Management, LLC, a Virginia limited liability company Its Manager

Its Manager By: Leslie S. Afiail, Mcmber Manager By: Guy M. Gravett, Member Manager By: Benjamin M. Smith, Jr., Member Manager

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF <u>AVIACED</u>, to wit:

The foregoing Deed was acknowledged before me, a notary public in the jurisdiction aforesaid, by Edward C. Peete, Class A Manager of Peete Brothers Management, LLC, in its capacity as Manager of Route 15-66 Associates, LLC, this England March, 2018, on behalf of the limited liability company.

Ekcon, CCMB(1 27/2021 £U) My comm'n exp.: Notary registration no.:# Notary Public

- 2 -

201803280021389 Page 3 of 6

COMMONWEALTH OF YIRGINIA, CITY/COUNTY OF HT UNGTON, to wit:

The foregoing Deed was acknowledged before me, a notary public in the jurisdiction aforesaid, by David D. Peete, Jr., Class B Manager of Peete Brothers Management, LLC, in its capacity as Manager of Route 15-66 Associates, LLC, this *Division* day of March, 2018, on behalf of the limited liability company.

My comm'n exp.: 12/21/2021 Notary registration no.: 7504323

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF VIRGINIA, to wit:



The foregoing Deed was acknowledged before me, a notary public in the jurisdiction aforesaid, by Leslie S. Ariail, Member Manager of AGS Management, LLC, in its capacity as Manager of Route 15-66 Associates, LLC, this day of March, 2018, on behalf of the limited liability company.

12/31/2021 My comm'n exp.: Notary registration no.:

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF HUNGTON, to wit:

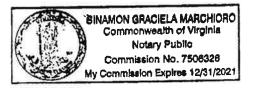
SINAMON GRACIELA MARCHIORO Commonwealth of Virginia Notary Public Commission No. 7506326 My Commission Expires 12/31/2021

The foregoing Deed was acknowledged before me, a notary public in the jurisdiction aforesaid, by Guy M. Gravett, Member Manager of AGS Management, LLC, in its capacity as Manager of Route 15-66 Associates, LLC, this <u>Chin</u> day of March, 2018, on behalf of the limited liability company.

My comm'n exp.: 12/31 2021 Notary registration no.: 7506323

Notary Publi

[ACKNOWLEDGMENTS CONTINUE]



≈3∞

Attachment: 2 - SUP Starbucks 09_13_21 (5254 : Crossroads Village SUP)

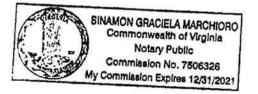
201803280021389 Page 4 of 6

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF AT UNCTON, to wit:

The foregoing Deed was acknowledged before me, a notary public in the jurisdiction aforesaid, by Benjamin M. Smith, Jr., Member Manager of AGS Management, LLC, in its capacity as Manager of Route 15-66 Associates, LLC, this day of March, 2018, on behalf of the limited liability company.

My comm'n exp.: 12 Notary registration no .:

Notary Public



201803280021389 Page 5 of 6

EXHIBIT A

ALL THOSE certain tracts, lots and parcels of land, together with all improvements thereon and appurtenances thereunto belonging, located in Gainesville Magisterial District, Town of Haymarket, Virginia, in Prince William County, Virginia, and more particularly described as follows:

BEGINNING at an iron pipe found in the northeasterly right-of-way line of Washington Street -U.S. Route 55 (variable width right-of-way - 40 feet from centerline), said iron pipe found being the westerly corner of the Giuseppe and Josephine Russo property and the southerly corner of the parcel herein described; thence with said northeasterly right-of-way line of Washington Street the following courses and distances:

North 56 degrees 59 minutes 47 seconds West 530.57 feet to an iron pipe set;

North 54 degrees 50 minutes 37 seconds West 233.88 feet to an iron rod with VDOT cap found; North 48 degrees 01 minutes 55 seconds West 68.78 feet to an iron pipe set at the southerly corner of the Quarles Haymarket Center, LLC Property; thence departing Washington Street and with said Quarles Haymarket Center, LLC Property the following courses and distances:

North 32 degrees 25 minutes 02 seconds East, crossing an iron rod with cap found at 326.19 feet, and being 428.90 feet in all, to an iron pipe found;

North 56 degrees 35 minutes 13 seconds West 530.17 feet to a Virginia Department of Highways and Transportation monument found in the southerly right-of-way/limited access line of Ramp "C1" leading from Northbound Route 15 to Eastbound Route 66 (variable width right-of-way); thence with the right-of-way/limited access line of Ramp "C1" the following courses and distances:

North 60 degrees 23 minutes 28 seconds East 217.31 feet to an iron pipe set;

North 87 degrees 31 minutes 22 seconds East 9.74 feet to an iron pipe set;

South 79 degrees 29 minutes 10 seconds East, crossing an iron rod with VDOT cap found at 3.22 feet, and being 425.78 feet in all, to an iron rod with VDOT cap found;

South 80 degrees 52 minutes 12 seconds East 200.11 feet to an iron rod with VDOT cap found in the southerly right-of-way/limited access line of Ramp "C" leading from Southbound Route 15 to Eastbound Route 66; thence with the southerly right-of-way/limited access line of Ramp "C" the following courses and distances:

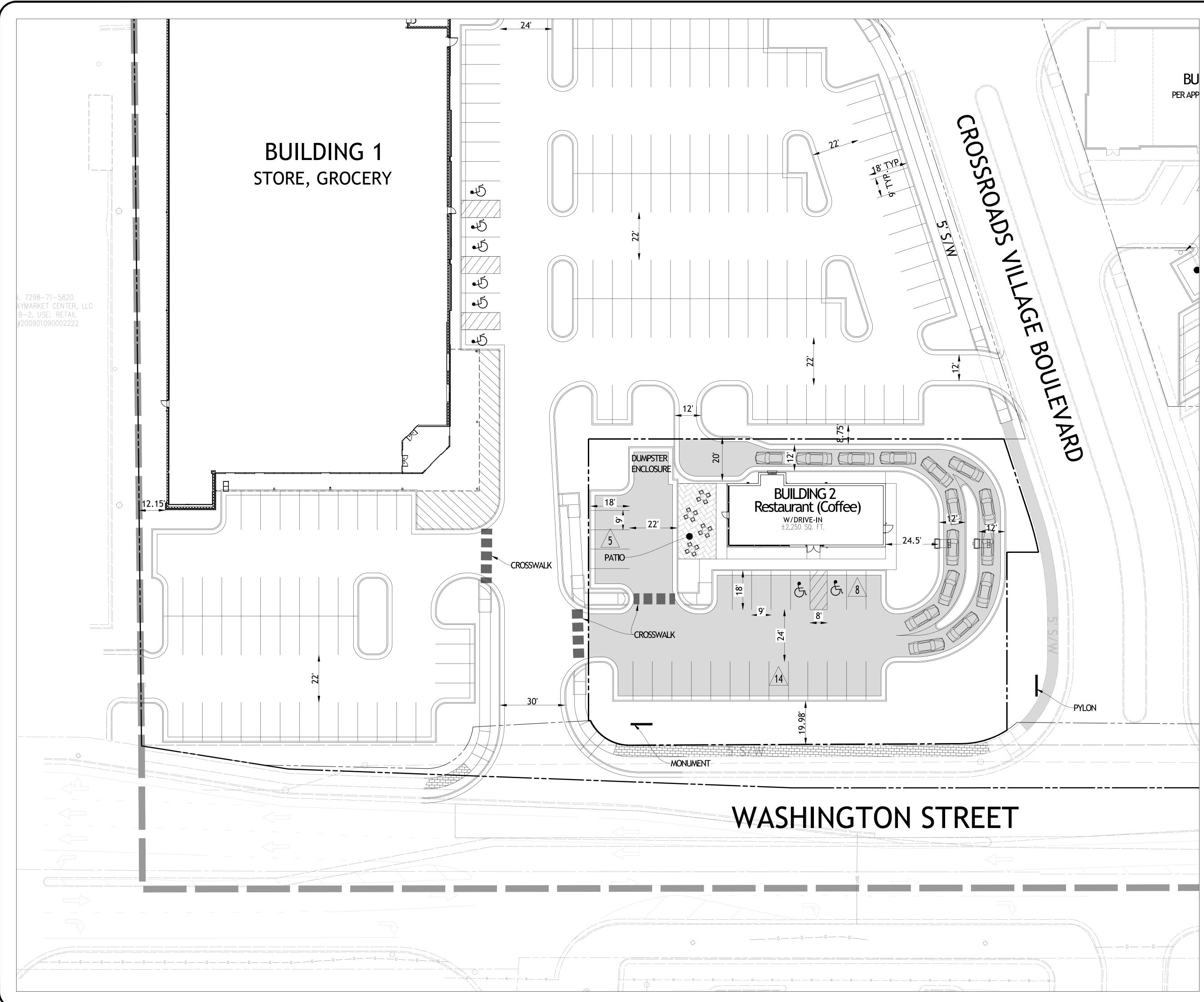
South 79 degrees 42 minutes 49 seconds East 226.82 feet to an iron rod with VDOT cap found; 159.22 feet along the arc of a curve to the right (crossing an iron rod with VDOT cap found at 156.48 feet), having a radius of 1,130.00 feet, a delta angle of 08 degrees 04 minutes 22 seconds, a tangent length of 79.74 feet, and a chord bearing and distance of South 75 degrees 40 minutes 33 seconds East 159.08 feet to an iron pipe set;

South 59 degrees 01 minutes 51 seconds East 258.98 feet to an iron pipe found at the northerly corner of the D.R. Horton, Inc. property (Parcel "A", Sherwood Forest Subdivision); thence departing Route 66 and with the D.R. Horton, Inc. property in part, with the Gurjit K. and Bhupinder S. Dhindsa property in part, with the Tilak Kharel property in part, with the Patricia A. Titchenell property in part, with the Tracy Lynn Pater property in part, with the Shirley Ann Bailey

201803280021389 Page 6 of 6

property in part, with the Addo Haymarket, Inc. property in part, and with the aforesaid Giuseppe and Josephine Russo property, South 29 degrees 30 minutes 15 seconds West 1,044.31 feet to the point of beginning containing 912,905 square feet, more or less, or 20.9574 acres, more or less, as shown on a plat prepared by Ross-France, P.C., dated February 16, 2018.

AND BEING, the remainder of the same land conveyed to Route 15-66 Associates, LLC, a Virginia limited liability company by Trustees' Deed from Benjamin M. Smith, Jr., Successor Trustee and Peete Brothers Management, LLC, Successor Trustee, a Virginia limited Liability company, dated August 30, 2013 and 'recorded among the aforesaid land records as Instrument Number 201309100092241.



PROPERTY INFORMATION

PROPERTY ADDRESS: 15150 WASHINGTON STREET (PART) PRINCE WILLIAM COUNTY GPIN: 7298-21-2707 (PART) ZONING DISTRICT: B-2 (BUSINESS COMMERCIAL)

PROPOSED SPECIAL USE RESTAURANT W/ DRIVE-IN (LIMITED TO COFFEE)

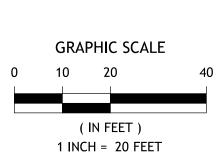
S.U.P. AREA = 0.6363 AC. RESTAURANT SQUARE FOOTAGE = $\pm 2,250$ SQFT (LIMITED TO COFFEE)

PARKING TABULATIONS:

REQUIRED: RESTAURANT/DRIVE-IN= $\frac{1}{100}$ SQFT = 23 SPACES

PROVIDED: RESTAURANT W/ DRIVE-IN = 27 SPACES (LIMITED TO COFFEE))

LEGEND SUP BOUNDARY







J2 Engineers, Inc. 17739 Main Street Suite 180 Dumfries, Va. 22026 703.634.2120 (office) 703.634.2955 (fax) www.j2engineers.com

RESTAURANT (COFFEE) W/ DRIVE-IN SPECIAL USE PERMIT PLAN

CROSSROADS VILLAGE CENTER

HAYMARKET, VIRGINIA

SCALE: 1"=20'

SEPTEMBER, 2021

9.B.1.c

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ZONING PERMIT APPLICATION

ZONING PERMIT #:

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

	UNew Construction	Alteration/Repair	Addition Relocation	□Sign (See Spec sheet)
NAME OF BUSINES	S/APPLICANT: Cailex I	lomes, LLC		
PROPOSED USE:	Residential	Size (Sa	Et /Length) of	Construction:
SITE ADDRESS:	3712 Jefferson Street	annan in car se I ar at r		
Subdivision Name:				ID #: <u>7297-89-7570</u> .e: 0.3197
ZONING DISTRICT:	📓 R-1 🖸 R-2 🗔 B-	1 0 B-2 0 I-1 0 C-:	1	Alf Alexandron (1999) and a failer of the Statistic and a failer of the Statistic and Stati
Special Use Permit I	Required: 🖸 Yes 🖬 N	lo		lan Required: 🖸 Yes 🔲 No
Off-street Parking:	Spaces Required:	Sr		6 * Autobale and a state of the
BRIEF DESCRIPTION		ious use, height/length o	f fencing,deck si	pecs, etc.)
			Historia (I.a	

Supporting Documentation (attached): I Narrative R Plan/Plat D Specification Sheet

FEE: 🗖 \$25.00 Residential 🗖 \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, fant style, etc. See Sign Spec Sheet for Signage detail)

Supporting Documentation (attached): \Box Specification Sheet \Box Photograph(s)

PERMIT HOLDER INFORMA Cailex Homes, L	LC		PROPERTY OWN Steven L E	er information Bean	na na na farainn an tha ann ann an tha ann ann an tha ann an tha ann ann an tha ann ann ann ann ann ann ann an
Natie			Name 172 Hemic	ock Forest	
Address		Address		ан на имения на малада на имения у малада на малада у труду 1,000,000,000,000,000,000,000,000,000,0	
and a second state of the second s	and a summary summer of the state of the summer of the state of the st		Mineral,	Virginia	23117
703-304-1193	State	Zigi	City	State	Zip
Phone#	Email		Phone#		Email

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APPLICANT / PROPERTY OWN	ER SIGNATURE	*****REQUIRED*****
and as shown on the attached pla	e information provided he it, plan and/or specificatic and/or conditions prese	parcel, do hereby certify that I have the quthority to make the rein is correct. Construction of improvements described herein ons will comply with the ordinances of the Town of Haymarket ribed by the Architectural Review Board (ARB), Planning ws. Property Owner Signature
	OFFICE U	JSE ONLY
Date Filed:	Fee Amount:	Date Paid:
DATE TO ZONING ADMINI	STRATOR:	
	SIGNATURE	PRINT
CONDITIONS:		r indin i
999740114011-1		<u></u>
DATE TO ARCHITECTURAL	REVIEW BOARD (AR	B):
CONDITIONS:	SIGNATURE	PRINT
•		Martin and real and a second and
DATE TO TOWN COUNCIL (IF APPLICABLE):	n na sense sens Sense sense sens
		Deferred Until:
TOWN COUNCIL (where required):	a statut a s	
CONDITIONS:	SIGNATURE	PRINT
		ากระกับของสู น และสาวาราวาราวาราวาราวารสุดสาวสาวสาวสาวสาวสาวสาวสาวสาวสาวสาวสาวสาวส
		<u></u>

15000 Washington Street* Suite 100 * Haymarket, Virginia 20169 * 703-753-2600 * F.4X: 703-753-2800 Zoning Permit Application Page 2 of 2 - Revised 10-29-14

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

Emily K. Lockhart TOWN PLANNER ZONING ADMINISTRATOR

MEMORANDUM

TO:	Architectural Review Board
FROM:	Emily K. Lockhart, Town Planner
DATE:	July 14, 2021
SUBJECT:	6712 Jefferson Street, Demolition Application Request

APPLICATION SUMMARY:

Business/Applicant: Cailex Homes, LLC

Street Address: 6712 Jefferson Street

Proposed Use: Demolition Application Request

Applicant's Brief Description of the Activity: Seeking approval for a demolition request for 6712 Jefferson Street

	Town Planner Assessn	nent
Zoning Ordinance	Application Details	Staff Response
Sec. 58-14.9 Matters to be	Demolition Request - 6712	The proposed building is located on
considered by board in acting	Jefferson Street	Jefferson Street, at the corner of
on appropriateness of erection,		Jefferson Street/Payne Lane. The house
reconstruction, alteration,		for consideration is the house that
restoration or demolition of		fronts Jefferson Street.
building or structure.		
Sec. 58-14.9 (1) Exterior	Demolition Request - 6712	The proposed application is to
architectural features,	Jefferson Street	demolish the front house at the
including all signs, which are		property.
subject to public view from a		
public street, way or place.		
Sec. 58-14.9 (2) General Design	Demolition Request - 6712	The proposed application is to
Arrangement	Jefferson Street	demolish the front house at the
		property.
Sec. 58-14.9 (3) Texture,	Demolition Request - 6712	The proposed application is to
material and color	Jefferson Street	demolish the front house at the
		property.
Sec. 58-14.9 (4) The relation of	Demolition Request - 6712	The proposed application is to
the factors, subsections (1), (2),	Jefferson Street	demolish the front house at the
and (3) of this section, to		property.
similar features of the		

1 | Page

1 11 1 1 1 1 1 1	[
buildings and structures in the		
immediate surroundings		
Sec. 58-14.9 (5) The extent to	Demolition Request – 6712	The proposed application is to
which the building or structure	Jefferson Street	demolish the front house at the
would be harmonious with or		property.
obviously incongruous with		
the old and historic aspect of		
the surroundings		
Sec. 58-14.9 (6) In the case of a	Demolition Request – 6712	See below for the demolition guideline
building to be razed, a primary	Jefferson Street	text and analysis.
consideration will be the extent		
to which its continued		
existence would tend to protect		
irreplaceable historic places		
and preserve the general		
historic atmosphere of the		
Town		
Sec. 58-14.9 (7) The extent to	Demolition Request - 6712	This matter is at the discretion of the
which the building or structure	Jefferson Street	ARB
will promote the general		
welfare of the Town, and all		
citizens, by the preservation		
and protection of historic		
places and areas		
Sec. 58-14.9 (8) The extent to	Demolition Request - 6712	These matters are at the discretion of
which the building or structure	Jefferson Street	the ARB
will promote the general		
welfare by:		
(a) Maintaining and		
increasing real estate		
values		
(b) Generating business		
(c) Creating new positions		
(d) Attracting tourists,		
students, writers,		
historians, artists and		
artisans, and new		
residents		
(e) Encouraging study of		
and interest in		
American history		
(f) Stimulating interest in		
and study of		
architecture and design		
(g) Educating citizens in		
American culture and		
heritage		
icinaçe	I	

9.C.1.b

2 | Page

(h) Making the Town a		
more attractive and		
desirable place in which		
to live		
Comprehensive Plan		
Comp Plan 1.5.3 Historic	Site – 6712 Jefferson Street	The main structure is listed on the
Resource Inventory List		historic inventory list within the Comprehensive Plan
Comp Plan 1.5.4 Potential	Site – 6712 Jefferson Street	The site is not one of those listed as a
Archaeological Site		potential archaeological site in the Comprehensive Plan
Architectural Review Board His	toric Guidelines	
I. Introduction (E) Community Design and the	Site – 6712 Jefferson Street	Residential
Comprehensive Plan		
II. Streetscape and Site Design		
II. (a) Washington Street Enhancement Project	Not applicable	Not applicable
II. (b) Streetscapes Other Than Washington Street	Not applicable	Not applicable
II. (c) Fences and Walls	Not applicable	Not applicable
II. (d) Lighting (Free Standing/Posts)	Not Applicable	Not Applicable
II. (e) Telecommunication Dishes, Drums and Towers	Not Applicable	Not Applicable
II. (f) Screening	Not Applicable	Not Applicable
III. New Construction and Addi	tions to Existing Non-Historic an	d Non-Contributing Structures
III. (a) General Guidelines	"to create a more pleasing blend of historic and new elements in the Town, new structures shall be compatible with the prevailing and recognized historic architectural character of the existing adjacent structures"	These matters are at the discretion of the ARB
III. (b) Colors	Not Applicable	Not Applicable
III. (c) Exterior Elements	Not Applicable	Not Applicable
III. (d) Chimneys	Not Applicable	Not Applicable
III. (e) Roofing	Not Applicable	Not Applicable
III. (f) Lighting, (attached to structure)	Not Applicable	Not Applicable
III. (g) Windows and Doors	Not Applicable	Not Applicable
III. (h) Decks	Not Applicable	Not Applicable
III. (i) Handicapped Ramps	Not Applicable	Not Applicable
III. (j) Awnings	Not Applicable	Not Applicable
	r Additions to Historic Structures	s or Contributing Structures
IV. (a) General Guidelines	Not Applicable	Not Applicable

3 | P a g e

Attachment: Demo permit (5246 : Consideration of Demoliton Request)

V. Signage	Not Applicable	Not Applicable, not historic or
		contributing
VI. Demolition Guidelines	Demolition Request – 6712 Jefferson Street	See below for excerpt and discussion.
VII. Situations Not Covered, Additional Requirements	Not Applicable	Not Applicable

VI. DEMOLITION GUIDELINES

The Town Code has important requirements for all demolition of buildings within the Town.

A. SPECIAL INSTRUCTIONS FOR HISTORIC STRUCTURES

The Haymarket Comprehensive Plan supports the preservation of the Town's historic resources to the greatest extent possible. Therefore, there must be a compelling reason to demolish a historic structure.

□ Applicants must provide a written statement explaining the reason for the demolition and describe alternatives to demolition and why such alternatives are not considered feasible.

□ In some instances, the ARB may require a structural analysis of the building by a licensed professional engineer regarding the structural integrity of a building prior to a demolition permit decision.

□ If an applicant is successful in demonstrating that a historic structure is a candidate for demolition the ARB may approve the demolition request with one or more of the following conditions, depending on the circumstances surrounding the request:

1. Complete, professional, photographic documentation of the interior and exterior of the building, including black and white print and digital images.

2. Phase I archaeological survey of the property to determine if the property yields information important to the Town's history.

3. The applicant must demonstrate that the site will be prepared and maintained in accordance with a landscape plan once the building has been demolished.

4. The demolition may occur only following receipt of a building permit for the new construction.

The applicant has supplied a brief written narrative as to why the demolition permit has been requested for the structure. In addition, please find attached the pdf with photographs of the interior of the structure. The structure dates to the 1940's and as documented in the photographs; the interior appears to be unhabitable at this time. The applicant, has stated that there are structural issues with the house, to include foundation cracks and sinking and termite damage to the interior framing.

STAFF RECOMMENDATION:

Based on the above report, the Town Planner recommends the Architectural Review Board thoroughly review the materials, the photographs, visit the site and discuss with the applicant the necessity for demolishing the structure. It is the Town Planner's recommendation that the structure be approved for demolition as the overall financial burden the house could further create outweighs the contribution to the larger Haymarket Historic aesthetic.

The property owners most recently applied for a Zoning Determination and an Appeal to the Haymarket Board of Zoning Appeals. The case is currently awaiting trial at the PWC Circuit Court.

9.C.1.c

Attachment: deed (5246 : Consideration of Demoliton Request)

3637

THIS DEED, made this day of March, 1977, by and between GERTRUDE BAILEY BEAN, divorced and not remarried, party of the first part, and STEVEN L. BEAN (husband of TONI L. BEAN herein), party of the second part, TQNI L. BEAN (wife of STEVEN L. BEAN herein), party of the third part, and GERTRUDE BAILEY BEAN, divorced and not remarried, party of the fourth part,

BOOK 899 PACE

11

WIIMESSEIH:

THAT FOR and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, the said party of the first part does hereby grant and convey unto the parties of the second, third and fourth part, as joint tenants with right of survivorship as at common law and not as tenants in common, with GENERAL WARRANTY of title, all that certain parcel of land situate in the TOWN OF HAYMARKET, PRINCE WILLIAM COUNTY, VIRGINIA, being more particularly described according to a survey dated February 28, 1977, made by Garnett M. Womack, certified land surveyor, recorded with this deed and made a part thereof, as follows:

BEGINNING at an iron pipe set at the intersection of the westerly right of way line of Jefferson Street (State Route 625) and the southerly right of way line of Payne Lane (State Route 1302); thence with the said Jefferson Street, S 23 deg. 13' 59" W for 75.00 feet to an iron pipe set, being a corner to the property of James R. Gossom; thence with the said James R. Gossom property as follows: N 70 deg. 15' 31" W for 165.00 feet to an iron pipe set; thense N 23 deg. 13' 59" E for 75.00 feet to an iron pipe set in the aforesaid southerly right of way line of Payne Lane (State Route 1302); thence with the said Payne Lane, S 70 deg. 15' 31" E for 165.00 feet to the point of beginning, containing 12, 352 square feet; AND BEING the same land conveyed to GERTRUDE BAILEY BEAN as her sole and separate estate, by deed dated January 24, 1967, from BENNETT L. BEAN, recorded in Deed Book 418, Page 349, Prince William County, Virginia.

THIS CONVEYANCE is expressly made subject to easements

of record.

LAW OFFICES

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Whinto certify that the tax imposed

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THE SAID PARTY of the first part covenants that she has the right to convey saidland; that she has done no act to encumber the same; that said parties of the second, third and fourth parts shall have quiet and penceful possession of the same, free and clear from any and all encumbrances, and that she, the said party of the first part, will execute such further assurances of and to said land as may be necessary or requisite.

WIENESS the following signature and seal:

to-wit:

RUDE BAILEY BEAN (SEAL

NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA

I, <u>Schulles</u>, a notary public in and for the county and state aforesaid, whose commission expires on the <u>21</u> day of <u>Junuary</u>, 19<u>77</u>, do hereby certify that GERTRUDE BAILEY BEAN, whose name as such is signed to the foregoing Deed, bearing date of the <u>17</u> day of March, 1977, has acknowledged the same before me in my

county and state aforesald.

GIVEN UNDER my hand this_ of March, 1977.

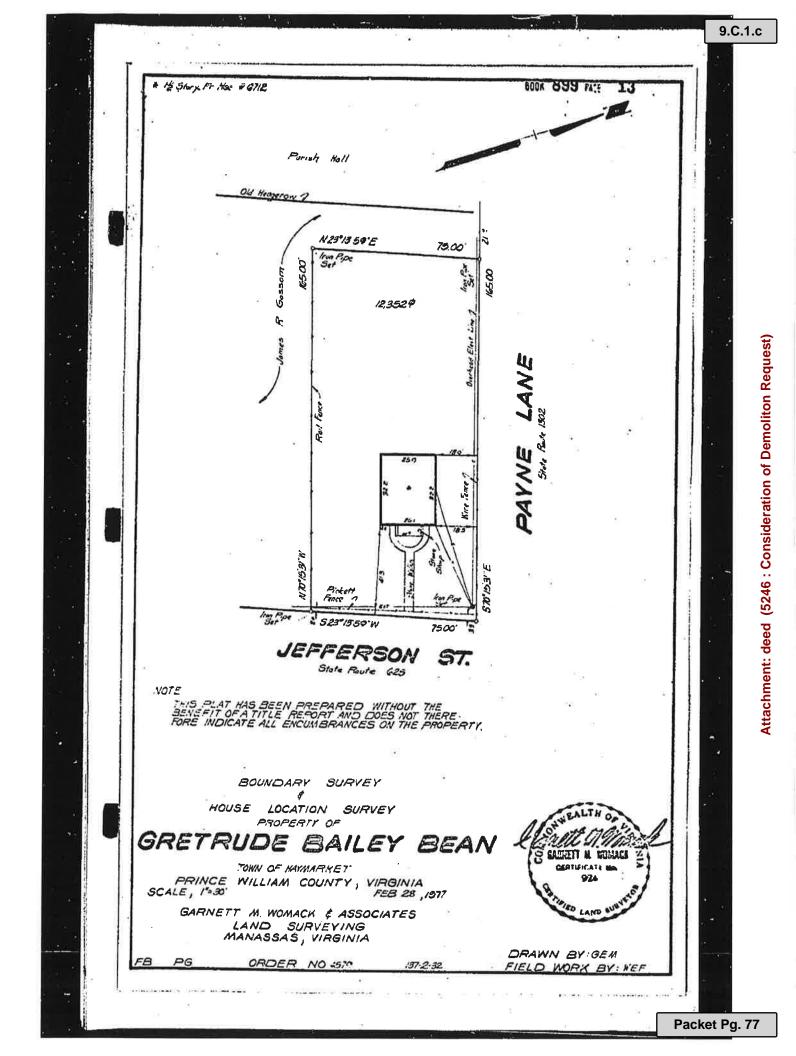
Recorded with certificate annexed march 17 1972 H., Prince William County, Virginia,

Clerk

9.C.1.c

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Virginia Department of Historic Resources

Architectural Survey Form

DHR ID: 233-5019 Other DHR ID: 233-500

Property Names		
Property Names Name Explanation Name		Property Evaluation Status
	House, 6712 Jefferson Street	DHR Staff: Not Eligible
Property Addresses		This Property is associated with the Haymarket Historic District
Current - 6712 Jefferson Stre	eet	
County/Independent City(s):	Prince William (County)	
Incorporated Town(s):	Haymarket	
Zip Code(s):	20169	
Magisterial District(s):	No Data	
Tax Parcel(s):	No Data	
USGS Quad(s):	THOROUGHFARE GAP	
Architecture Setting:	Town	
5	Town No Data	
Architecture Setting: Acreage: Site Description:		
Acreage: Site Description: October 2012: The house sits	No Data close to the road on a relatively level lot a wn with several large mature trees. A pick	t the corner of Payne Lane and Jefferson Street. Surrounding ket fence is located along the southern property boundary and a
Acreage: Site Description: October 2012: The house sits the building is a manicured lay boxwood hedge is located alor	No Data close to the road on a relatively level lot a wn with several large mature trees. A pick	ket fence is located along the southern property boundary and a
Acreage: Site Description: October 2012: The house sits the building is a manicured lay boxwood hedge is located alor	No Data close to the road on a relatively level lot a wn with several large mature trees. A pick ng the front.	ket fence is located along the southern property boundary and a
Acreage: Site Description: October 2012: The house sits the building is a manicured lay boxwood hedge is located alor No secondary resources were Surveyor Assessment: October 2012: The architectur surveyor should not be consid association with important per however, considered a contrib	No Data close to the road on a relatively level lot a wn with several large mature trees. A pick ng the front. visible on the property at the time of the si tral resource is typical of the mid-twentieth lered individually eligible for the NRHP ur ople or events, the design and workmanshi	ket fence is located along the southern property boundary and a urvey. n century in Prince William County and in the opinion of the nder Criteria A, B, C or D. In addition there is no known ip are undistinguished and the materials stock. The resource is; District (VDHR #233-5002) according to the map
Acreage: Site Description: October 2012: The house sits the building is a manicured lay boxwood hedge is located alor No secondary resources were Surveyor Assessment: October 2012: The architectur surveyor should not be consid association with important per however, considered a contrib	No Data close to the road on a relatively level lot a wn with several large mature trees. A pick ng the front. visible on the property at the time of the su tral resource is typical of the mid-twentieth lered individually eligible for the NRHP un ople or events, the design and workmanshi buting resource to the Haymarket Historic l	ket fence is located along the southern property boundary and a urvey. n century in Prince William County and in the opinion of the nder Criteria A, B, C or D. In addition there is no known ip are undistinguished and the materials stock. The resource is; District (VDHR #233-5002) according to the map
Acreage: Site Description: October 2012: The house sits the building is a manicured lay boxwood hedge is located alor No secondary resources were Surveyor Assessment: October 2012: The architectur surveyor should not be consid association with important per however, considered a contrib accompanying the PIF. The d	No Data close to the road on a relatively level lot a wn with several large mature trees. A pick ng the front. visible on the property at the time of the si tral resource is typical of the mid-twentieth lered individually eligible for the NRHP up ople or events, the design and workmanship uting resource to the Haymarket Historic I listrict was determined not eligible for listi	ket fence is located along the southern property boundary and a urvey. n century in Prince William County and in the opinion of the nder Criteria A, B, C or D. In addition there is no known ip are undistinguished and the materials stock. The resource is; District (VDHR #233-5002) according to the map

Primary Resource Information

Resource Category:	Domestic	
Resource Type:	Single Dwelling	
NR Resource Type:	Building	
Historic District Status:	Contributing	
Date of Construction:	ca 1940	
Date Source:	Local Records, Tax	
Historic Time Period:	World War I to World War II (1917 - 1945)	
Historic Context(s):	Architecture/Community Planning, Domestic	
Other ID Number:	No Data	
Architectural Style:	Colonial Revival	
Form:	Cape Cod	
Number of Stories:	1.5	
Condition:	Good	
Threats to Resource:	Development, Transportation Expansion	
Architectural Description:		

October 2012: The house is a one-and-a-half-story, three-bay Cape Cod-style dwelling supported by a concrete block foundation. The exterior

Virginia Department of Historic Resources

Architectural Survey Form

9.C.1.d

walls are clad in aluminum siding and the roof in asphalt shingles. Gable-roofed dormers are located on the front roof slope with a large shedroofed dormer on the rear. A large shed-roofed ell has been constructed off the rear of the house. Other architectural features include an interior brick flue, wood entry door with gable-roofed hood, sliding glass door in the ell, and six-over-six wood double-hung sash windows.

Exterior Components

Component Roof Chimneys Structural System and Exterior Treatment Foundation Porch Windows Component Type Gable, Side Interior Frame Solid/Continuous Hood/Overhang Sash, Double-Hung Material Asphalt Brick Wood Concrete Wood Wood Material Treatment Shingle Flue Siding, Aluminum

Block Other 6/6

Secondary Resource Information

Historic District Information

Historic District Name:	Haymarket Historic District
Local Historic District Name:	No Data
Historic District Significance:	No Deta

CRM Events

Event Type: DHR Staff: Not Eligible DHR ID: 233-5019 Staff Name: Marc Holma, DHR Event Date: 12/13/2012 Staff Comment DHR Project No. 2012-0331

Event Type: Survey: Phase I/Reconnaissance

2012-0331
CRI
Virginia Department of Transportation
Digital
10/1/2012
PW-410

Project Staff/Notes:

A Cultural Resources Survey and Battlefield Context for the Proposed Improvements to the I-66 and US Route 15 Interchange, Prince William County, Virginia (VDOT Project: 0066-076-074, C501, P101, R201; UPC 100566).

Surveyed by: Sandra DeChard

Architectural Description and Data Entry by: Sandra DeChard

Project Bibliographic Information:

Name: CRI DHR CRM Report Number: PW-410 Record Type: Report Bibliographic Notes: A Cultural Resources Survey and Battlefield Context for the Proposed Improvements to the I-66 and US Route 15 Interchange, Prince William County, Virginia. November 2012.

Record Type: DHR file records

Bibliographic Notes: Ray M. Goodrow, Town of Haymarket Preliminary Information Form. (DHR File Number 233-5002)

Record Type: Tax Records

Virginia Department of Historic Resources

Architectural Survey Form

DHR ID: 233-5019 Other DHR ID: 233-500

9.C.1.d

Bibliographic Notes: Prince William County Tax Assessment Records

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

August 02, 2021







Index to Prince William County Historic Sites

Name / Place

Jefferson Davis Highway, 18426 Jefferson Davis Highway, 18428 See

Jefferson Davis Highway, 18502 Jefferson Davis Highway, 18509 Jefferson Davis Highway, 18509 Jefferson Davis Highway, 18615 Jefferson Davis Highway, 18619 Jefferson Davis Highway, 18764 Jefferson Farm Jefferson Farm Cemetery Jefferson Street Jefferson Street Jefferson Street Jefferson Street Jefferson Street, 6620 Jefferson Street, 6622 Jefferson Street, 6705 Jefferson Street, 6706 Jefferson Street, 6712 Jefferson Street, 6741 Jefferson Street, 6754 Jefferson Street, 6811 Jeffries

Jeffries Cemetery Jeffries, Jno. W. Jeffries, Lillie Miss Jeffries' Ford Jellison, R. A. Jenkins Department Store Jenkins, M. W. Jennie Dean's House Jennings Drug Store Jennings, Hugh F. Jeremiah (Jerry) Herndon Family Cemetery Jerusalem Jewell Homeplace Cemetery Jewell Log House Jewell, B.

Jim's Emu Farm Joe Mayhugh Cemetery John Carter's Woods John Kendal Place Cemetery John Love's Mill John Marshall Highway John Marshall Highway, 14372

John Marshall Highway, 16101 John Marshall Highway, 16123

John Marshall Highway, 16309

Jefferson Davis Highway, 18426 House, Jefferson Davis Highway, 18428 Jefferson Davis Highway, 18502 Jefferson Davis Highway, 18509 Jefferson David Highway, 18509 Skyline Tattoo Chili Hut Mama's Alterations Jefferson Farm Thomas-Harris Cemetery Jefferson Street House Jefferson Street House Jefferson Street House Jefferson Street House Jefferson Street, 6620 Jefferson Street, 6622 Jefferson Street, 6705 Jefferson Street, 6706 Haymarket Masonic Lodge Smith House Jefferson Street, 6754 Jefferson Street, 6811 Map of Prince William County Virginia, 1901 Jeffries Cemetery Saunders House Idlewild Jeffries' Ford Occoquan Bank Building Camper & Jenkins Department Store Fairview (Herndon Farm) Jennie Dean's House Jennings Drug Store Log House Tract Jeremiah (Jerry) Herndon Cemetery Jerusalem Jewell Homeplace Cemetery Rolls-Jewell Log House Map of Prince William County Virginia, 1901 Jim's Emu Farm Joe Mayhugh Cemetery

John Carter's Woods John Kendal Place Cemeterv John Love's Mill Allen-Fletcher Cemetery House, John Marshall Highway, 14372 Cloverland House, John Marshall Highway, 16123 House, John Marshall Highway, 16309

Name / Place	See
John Marshall Highway, 16311	House, John Marshall Highwa 16311
John Marshall Highway, 16316	Store
John Marshall Highway, 16316	House, John Marshall Highwa 16316
John Marshall Highway, 16317	House, John Marshall Highwa 16317
John Marshall Highway, 16413	Primas House
John Marshall Highway, 16417	Primas Cemetery
John Marshall Highway, 18401	House, John Marshall Highwa 18401
John's Branch	John's Branch
Johnny Moore Run	Johnny Moore Run
Johns	Fairfax County Map 1864
Johnsbury	Johnsbury
Johnson	Map of Prince William County Virginia, 1901
Johnson	Fairfax County Map 1864
Johnson Building	Johnson Building
Johnson Cemetery	Lewis-Johnson Cemetery
Johnson Cemetery	Simmons-Johnson Cemetery
Johnson Cemetery	Clover Hill Farm Cemetery
Johnson Cemetery	Johnson Cemetery
Johnson Farm	Clover Hill
Johnson Ordinary	Johnson Ordinary
Johnson Place Tenant Dwelling	Johnson Place Tenant Dwelli
Johnson, A. H.	Bonnie Brae Farm
Johnson, A. H.	Map of Prince William County Virginia, 1901
Johnson, Aunt Sally	Aunt Sally Johnson/s Corner
Johnson, Benjamin	Cedar Hill
Johnson, Benjamin	Graham Park
Johnson, Benjamin	Hands Farm
Johnson, Benjamin Land	Johnson, Benjamin Land
Johnson, Buck	Johnson Ordinary
Johnson, C. R. C.	Manassas Coal Company
Johnson, C. R. C.	Prince William Pharmacy
Johnson, David	Johnson Ordinary
Johnson, Dr. C. R. C. House	Johnson, Dr. C. R. C. House
Johnson, French S.	Walnut Grove
Johnson, Geo	Map of Prince William County Virginia, 1901
Johnson, George W. House	Johnson, George W. House

Johnson, Harriet Elizabeth

Johnson, Henry B. Mr. And Mrs.

Johnson, Hawkin

Johnson, Henry B.

Johnson, J. B.

Johnson, J. M.

Johnson, John F.

Johnson, Joseph

Johnson, M.

Johnson, Mary

Johnson, Ordinary

Johnson, Hugh M. Rev.

e, John Marshall Highwa e, John Marshall Highwa s House s Cemetery e, John Marshall Highwa s Branch iy Moore Run x County Map 1864 burv of Prince William County ia, 1901 ix County Map 1864 on Building -Johnson Cemeterv ons-Johnson Cemetery r Hill Farm Cemetery on Cemeterv r Hill son Ordinary on Place Tenant Dwelli e Brae Farm of Prince William County ia. 1901 Sally Johnson/s Corner · Hill am Park s Farm on, Benjamin Land on Ordinary ssas Coal Company e William Pharmacy on Ordinary on, Dr. C. R. C. House ut Grove of Prince William County ia, 1901 son, George W. House Deerwood Studley Farm Fair Lee Fairlee Farm Olive Branch Baptist Church Map of Prince William County Virginia, 1901 Blue Ridge Farm Johnson Ordinary Clover Hill Johnson, M. Johnson Ordinary Johnson Ordinary Page 790 1/1/2(

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FINDINGS FOR DENIAL of ZP#XXXX, 6712 Jefferson Street / Baker-Bean House

- 1. The application is inconsistent with the stated purpose of the Old and Historic Haymarket District Overlay. The subject structure is designated an historic building within the Old and Historic Town of Haymarket, both by the age of the structure (i.e. 50 years old or older) and by Zoning Ordinance Definition (i.e. Designated as a contributing resource or structure by the Town's Comprehensive Plan). The purpose of the Old and Historic Haymarket District Overlay is to protect against the destruction of such historic resources.
- 2. The application is inconsistent with the Town of Haymarket Comprehensive Plan. Per Table 16 of the Plan, Historic Building Inventory, 6712 Jefferson Street, Historical Name "Baker-Bean", is designated historic and worthy of protection in the Town of Haymarket. The Plan states historic structures are important because they contribute to Haymarket's "sense of place" and provide tactile lessons on the cultural influences of the community. The plan also cites historic resources as fragile and non-renewable. If they are destroyed, the loss is permanent.
- 3. Per the Virginia Department of Historic Resources Architectural Survey Form, the Historic Context of the structure is 1940s domestic architecture and it is acknowledged as a contributing resource to the Haymarket Historic District. The Conlonial Revival / Cape Cod-style structure reflects the evolution of building styles in the Town over the Town's history.
- 4. Per the matters to be considered by the ARB, the continued existence of the subject structure will preserve the general historic atmosphere of the Town. The structure's position on the lot contributes to the Town's historic streetscape along the Town's southern gateway.
- 5. The application materials do not sufficiently describe alternatives to demolition and why such alternatives and/or rehabilitation of the structure is not considered feasible through building surveys or other structural analysis. Application materials describe conditions and required remediation similar to other historic structures in the Town that have been adaptively reused and are reasonably expected to have a market value that exceeds rehabilitation costs. Per the matters to be considered by the ARB, these rehabilitated structures promote the general welfare consistent with the listed criteria.

VIA EMAIL

Ms. Kimberly Henry Haymarket Town Clerk

RE: Cover Letter & Supporting Documentation 6712 Jefferson Street Haymarket, Virginia GPIN: 7297-89-7570

Dear Ms Henry,

I would like to submit the following attachments as supporting documentation for the appeal of ZP-07122021, the Certificate of Appropriateness for the demolition of the 1940 dwelling located at 6712 Jefferson Street for the Town Council Work Session Agenda on September 27, 2021 and the Town Council Meeting Agenda on October 4, 2021.

- 1. ZP-07122021 Application
- 2. Letter from Town Attorney Crim dated June 2, 2021
- 3. ARB Demolition Narrative dated July 5, 2021
- 4. Town Council Demolition Narrative dated September 7, 2021
- 5. Town Council Response Memo dated September 23, 2021
- 6. Virginia Department of Historic Resources 2012 Survey
- 7. RELIC Library Findings Memo dated August 11, 2021
- 8. Carson Engineering PLAT of 6712 Jefferson Street
- 9. PWC Real Estate Assessments Card 1 & Card 2 for 6712 Jefferson Street

If you have any questions, cannot open the attachment, or do not see all the documents please do not hesitate to reach out to me.

Best Regards,

Bonaventure Gonsalves Cailex Homes, LLC



ZONING PERMIT APPLICATION

ZONING PERMIT #: _

NOTE: This appli		completely and all completely and all completely and all completely and sch		ssion requirements must be met w/hearing.
ZONING ACTIVITY: (Check all that apply)	□New Construction □New Tenant/Use	□Alteration/Repair □Change of Use	□Addition □Relocation	□Sign (See Spec sheet)
NAME OF BUSINES	S/APPLICANT: Cailex	Homes, LLC		
PROPOSED USE:	Residential	Size (Sq	. Ft./Length) of	Construction:
SITE ADDRESS:	6712 Jefferson Stree	t	Parce	I ID #: 7297-89-7570
Subdivision Name:			Lot Si	_{ze:} 0.3197
ZONING DISTRICT:	🖬 R-1 🔲 R-2 🛄 B	-1 🗆 B-2 🗖 I-1 🗔 C-	-1	
Special Use Permit	Required: 🛛 Yes 🖬 🛙	No	Site I	Plan Required: 🛛 Yes 🗆 No
Off-street Parking:	Spaces Required:	S	paces Provideo	::
BRIEF DESCRIPTION Demolition of a dv	N OF ACTIVITY: (i.e. prev welling built in 1940.	vious use, height/length	of fencing,deck s	pecs, etc.)

Supporting Documentation (attached): I Narrative I Plan/Plat I Specification Sheet

FEE: 🛛 \$25.00 Residential 🗖 \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)

Supporting Documentation (attached):
Specification Sheet
Photograph(s)

PERMIT HOLDER IN Cailex Home	아이가 가지 않는 것이 잘 많다.		PROPERTY OWN Steven L E	er information Bean	
Name 1468	9 LEE H	Wy # 516	Name 172 Hemic	ock Forest	
GAINES	WILLE VA	20156	Address Mineral,	Virginia	23117
_{City} 703-304-119	State 93	Zip	City	State	Zip
Phone#	Email		Phone#		Email

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APPLICANT /	PROPERTY OWN	ER SIGNATURE	******REQUIRED*****
and as shown and any addi	on the attached pla lional restrictions the Town Council	and/or conditions provided nervice in the provided ner	rcel, do hereby certify that I have the authority to make in is correct. Construction of improvements described her s will comply with the ordinances of the Town of Haymar
1		***OFFICE U	SE ONLY***
Date Filed:			Date Paid:
DATE TO ZO		STRATOR:	
		194 3	DEFERRED UNTIL:
		SIGNATURE	PRINT
DATE TO AR	CHITECTURAL	REVIEW BOARD (ARE	1
			DEFERRED UNTIL:
CONDITIONS:		SIGNATURE	PRINT
	-		
DATE TO TO	NN COUNCIL (IF APPLICABLE);	······
		TABLED UNTIL	
TOWN COUNCIL	(where required):	SIGNATURE	PRINT
			r miner

75000 Washington Street* Sulie 100 * Haymarker, Virginia 20169 * 703-753-2600 * FAX: 703-753-2800 Zoning Permit Application Page 2 of 2 - Revised 10-29-14

Packet Pg. 113



VANDERPOOL, FROSTICK & NISHANIAN, P.C. Solutions from lawyers you trust

June 2, 2021

Mr. Steven L. Bean Mrs. Melody A. Bean 172 Hemlock Forest Mineral VA 23117

> IN RE: February 3, 2021 Decision of the Board of Zoning Appeals of the Town of Haymarket Prince William County Circuit Court Case No. CL21002106-00

Dear Mr. and Mrs. Bean:

Thank you for filing your answer in this case. As we discussed, if the purchaser intend to remove one of the houses, that would resolve the zoning issue. Please have the purchaser contact me or provide me with contact information so I can contact them.

Sincerely,

Martin R. Crim

Martin R. Crim Town Attorney

MRC:jjk

July 5, 2021

VIA EMAIL

1/2021 PAID-

Town of Haymarket Architecture Review Board Chairwoman King Vice Chairwoman Luersen Councilmember Schneider Board Member Utz Commissioner Kharel

> RE: Demolition Narrative 6712 Jefferson Street Haymarket, Virginia GPIN: 7297-89-7570

Dear Chairwoman King & ARB members,

Cailex Homes, LLC is requesting the Architecture Review Board ('ARB') grant the Certificate of Appropriateness ('COA') for the demolition of a 1940, 1.5 story dwelling located at the corner of Jefferson Street and Payne Lane.

The owners requested a Zoning Determination from the Town of Haymarket for two dwellings located at 6712 Jefferson St. The Town Planner stated the 1940 dwelling was a legal conforming use and that the 1988 dwelling was an illegal nonconforming use and could remain but not as a residential use and needed to remove bathrooms and/or the kitchen. The owners appealed the Zoning Determination to the Board of Zoning Appeals ('BZA') who overturned the Town Planners ruling and stated both dwellings were legal. The Town thereafter filed suit against the owners in Prince William County Circuit Court and requesting the Court to overturn the BZA and uphold the Zoning Determination.

The Town attorney reached out and stated that if we came to an agreement on removing one of the structures or changing the use in the 1988 dwelling, it would solve the zoning issue and we could all avoid Court. Cailex Homes, LLC meet with the Town Attorney and the Town Planner on Tuesday June 22, 2021, we reached an agreement to demo the 1940 structure and keep the 1988 dwelling facing Payne Lane. In that meeting it was stated we would need to fill out a COA for demolition.

Cailex Homes, LLC is requesting a COA for demolition of the 1940 structure. In the June 22, 2021, meeting both the Town Attorney and Town Planner stated they did not know of any historic value to the dwelling outside of that the dwelling meets the historic definition solely

because of it being constructed over 50 years ago. Both the owner and Cailex Homes, LLC do not know of historic value nor can we find any historic references.

The dwelling is largely in disrepair and unhabitable. The foundation is cracking and sinking in multiple locations. The interior framing has been subject to termites and wood rot. I would be happy to set up a site tour with the ARB.

If you have any questions, please feel free to reach out to me. I greatly appreciate your time and consideration.

Best Regards,

-Bonaventure Gonsalves Cailex Homes, LLC

Town of Haymarket Town Council Mayor Luersen Vice Mayor Pater Councilmember Weir Councilmember Passanello Councilmember Schneider Councilmember Ramirez Councilmember Morris

RE: Demolition Narrative 6712 Jefferson Street Haymarket, Virginia GPIN: 7297-89-7570

Dear Mayor Luersen and Councilmembers,

Cailex Homes, LLC is requesting the Town Council ('TC') overturn the Architecture Review Board ('ARB') decision to deny of the Certificate of Appropriateness ('COA' / 'ZP07122021') for the demolition of a 1940, 1.5 story dwelling located at the corner of Jefferson Street and Payne Lane.

The Beans ('Owners') requested a Zoning Determination from the Town of Haymarket for two dwellings located at 6712 Jefferson St back in September of 2020. In a November 19, 2020 letter the Town Planner in summary stated the 1940 dwelling was a legal conforming use and that the 1988 dwelling was an illegal nonconforming use and could remain but not as a residential use and needed to remove bathrooms and/or the kitchen. The owners appealed the Zoning Determination to the Board of Zoning Appeals ('BZA') who overturned the Town Planners ruling in February of 2021 and stated both dwellings were legal.

This Council thereafter filed suit against the owners in Prince William County Circuit Court, requesting the Court to overturn the BZA and uphold the Zoning Determination.

The Town attorney reached out to the Beans in a June 2, 2021, letter and stated in summary that if the purchaser intends to remove one of the houses, that would resolve the zoning issue and we could all avoid Court. (I provided Emily with a copy of that Letter at the ARB Meeting)

Cailex Homes, LLC meet with the Town Attorney and the Town Planner on Tuesday June 22, 2021, and in that meeting we reached an agreement to demo the 1940 structure and keep the 1988 dwelling facing Payne Lane allowing us to avoid court. In that meeting it was stated

Attachment: 7612 Jefferson Supporting Doc_ (002) (5246 : Consideration of Demoliton Request)

we would need to fill out a COA for demolition through the ARB. Attorney Crim and Town Planner Lockhart both stated in that meeting that they were unaware of any historic significance and stated the following:

"Only reason why that old structure is considered historic is the age, its over 50 years"

"There is no, to my knowledge, documentation that any historically significant events happened with it or that has any particular architectural value"

Both the owner and Cailex Homes, LLC do not know of historic value, nor can we find any historic references.

We went in front of the ARB at their July 21, 2021 meeting, held a site tour with the ARB on July 28, 2021 and finally met with the ARB at their August 25, 2021 meeting.

Town Planner Lockhart made a recommendation to the ARB for approval of the COA stating: "It is the Town Planner's recommendation that the structure be approved for demolition as the overall financial burden the house could further create outweighs the contribution to the larger Haymarket Historic aesthetic."

The ARB ultimately denied the COA for the following reasons:

- The application is inconsistent with the stated purpose of the Old and Historic Haymarket District Overlay. The subject structure is designated an historic building within the Old and Historic Town of Haymarket, both by the age of the structure (i.e. 50 years old or older) and by Zoning Ordinance Definition (i.e. Designated as a contributing resource or structure by the Town's Comprehensive Plan). The purpose of the Old and Historic Haymarket District Overlay is to protect against the destruction of such historic resources.
 - a. The Town Planner stated in our June 22 meeting that the property had no historic significance outside of its age.
 - b. The Town Attorney stated in our June 22 meeting that the property had no historic significance outside of its age.
 - c. It does not meet state or federal criteria to be deemed a historic reference
- 2. The application is inconsistent with the Town of Haymarket Comprehensive Plan. Per Table 16 of the Plan, Historic Building Inventory, 6712 Jefferson Street, Historical Name "Baker- Bean", is designated historic and worthy of protection in the Town of Haymarket. The Plan states historic structures are important because they contribute to Haymarket's "sense of place" and provide tactile lessons on the cultural influences of the community. The plan also cites historic resources as fragile and non-renewable. If they are destroyed, the loss is permanent.

- a. Again this statement does not state WHY it is designated historic, just states that it is designated as one.
- 3. Per the Virginia Department of Historic Resources Architectural Survey Form, the Historic Context of the structure is 1940s domestic architecture and it is acknowledged as a contributing resource to the Haymarket Historic District. The Conlonial Revival / Cape Cod- style structure reflects the evolution of building styles in the Town over the Town's history.
 - a. Per the VDHR report "October 2012: The architectural resource is TYPICAL of the mid-twentieth century in Prince William County and in the opinion of the surveyor should not be considered individually eligible for the NRHP under Criteria A, B, C or D. In addition, there is no known association with important people or events, the design and workmanship are undistinguished and the materials stock. The resource is however, considered a contributing resource to the Haymarket Historic District (VDHR #233-5002) according to the map accompanying the PIF. The district was determined NOT eligible for listing on the NRHP by VDHR in 2004."
 - i. Again, no historic significance.
 - ii. Stated as a contributing factor to the Haymarket Historic District but no reasoning on why or how it is. This architecture is TYPICAL of the mid-twentieth century in Prince William County. The design and workmanship are undistinguished and the materials stock.
- 4. Per the matters to be considered by the ARB, the continued existence of the subject structure will preserve the general historic atmosphere of the Town. The structure's position on the lot contributes to the Town's historic streetscape along the Town's southern gateway.
 - a. This Statement is vague, what elements and key factors will preserve the general historic atmosphere of the Town? This statement lacks facts.
- 5. The application materials do not sufficiently describe alternatives to demolition and why such alternatives and/or rehabilitation of the structure is not considered feasible through building surveys or other structural analysis. Application materials describe conditions and required remediation similar to other historic structures in the Town that have been adaptively reused and are reasonably expected to have a market value that exceeds rehabilitation costs. Per the matters to be considered by the ARB, these rehabilitated structures promote the general welfare consistent with the listed criteria.
 - a. I submitted the COA because the Town Attorney and Town Planner had a meeting with me on June 22, 2021 where we agreed to remove the 1940 home and it would resolve the lawsuit brought on by the Town Council. If the Town wants to spend this additional money for these reports and surveys they can, but I do not want to. And secondly, I am open to rehabbing both properties, but

again it's the Town Attorney and Town Planner, who I am assuming had direction from this Council to reach out and talk about removing the structure.

So, as I look at it, we have a couple options.

- 1. Town Council rescinds their lawsuit and the BZA decision stands
- 2. Town Council overturns the ARB denial of the COA Demo permit
- 3. We go to court.

If you have any questions, please feel free to reach out to me. I greatly appreciate your time and consideration.

Best Regards,

Bonny Gonsalves Cailex Homes, LLC

VIA EMAIL

Town of Haymarket Town Council Honorable Mayor Luersen Honorable Vice Mayor Pater Councilmember Weir Councilmember Passanello Councilmember Schneider Councilmember Ramirez Councilmember Morris

RE: Response to Questions from September 7, 2021 Haymarket Town Council Meeting 6712 Jefferson Street Haymarket, Virginia GPIN: 7297-89-7570

Dear Mayor Luersen and Councilmembers,

Please let this memo serve as a written response to your questions regarding the Certificate of Appropriateness (the 'COA') demolition appeal being heard and considered before you.

Summarize the proceeding conversations, I had filed the COA solely based off a June 22 meeting I had with the Town Attorney, Martin Crim, & the Town Planner, Emily (Lockhart) Kyriazi. This June 22 meeting was regarding a June 2 letter Martin Crim had sent to the Property owners stating the following:

"Thank you for filing your answer in the case. As we discussed, if the purchaser intends to remove one of the houses, that would resolve the zoning issue. Please have the purchaser contact me or provide me with the contact information so I can contact them."

In our June 22 meeting, the Town Attorney stated we could do two items to resolve the issue prior to court to include:

- 1. Convert the second building to a non-residential use
- 2. Remove one of the two buildings

It was then the Town Attorney who mentioned the condition of the older structure and how poor of a condition it was in and that it was not habitable to his knowledge. The Town

Attachment: 7612 Jefferson Supporting Doc_ (002) (5246 : Consideration of Demoliton Request)

Attorney and Town Planner walked me through the process of applying for a COA with the ARB, and mentioned if the ARB denied it, I could appeal it to the Town Council. I was in favor of this due to the condition of the older dwelling compared to the newer dwelling.

I shared my concerns with this strategy though and said I wish the Town Manager and Mayor would have been there for that meeting to ensure the process would go smoothly. Mainly because I was weary that the ARB would approve the demolition and if I went to the Town Council on appeal, I would want support of the Mayor and Council as it was the Town Attorney who approached me with this idea. After that statement the Town Attorney made two statements:

- 1. The only reason the old structure is considered historic is because of its age
- 2. To his knowledge there is no documentation that any historically significant events happened there & nor did it have any particular architectural value

The Town Planner agreed with the Town Attorney. We then spent the remainder of the meeting discussing setbacks and variances needed of the 1988 structure and how to get a zoning determination letter from the Town for a legal conforming use after the 1940 structure was demolished.

Town Council Questions:

- 1. Question on if the Application was complete.
 - a. In the June 22 meeting, the Town Planner stated I needed a brief narrative and photos along with the application, a structural engineer report is recommended but not required. The application was deemed complete by staff and a recommendation of approval was given.
- 2. Did I provide a structural engineers report?
 - a. During the two ARB meetings I shared my concerns with paying for a structural engineers' report, I reminded the ARB that I was in favor of rehabbing both dwellings, and I was applying for the COA solely based off the meeting I had with the Town Planner and Town Attorney and that I did not see why I should have the financial burden of a engineer's report. I mentioned that if the Town wanted to pay for one, they could. I believe the Town did this before with the House across the street.
- 3. Did I provide justification?
 - a. I believe my two narratives, and this follow up memo clearly lay out my justification. If you have further questions, I would be happy to answer them.
- 4. Did I provide a written narrative & alternatives to demolition and why they are not feasible to the ARB.

- a. I did provide a narrative & photos to the ARB dated July 5, 2021, on the background of the reasoning for applying for a COA as requested by the Town Planner in our June 22 meeting.
- b. I did not give the ARB alternatives to demolition in writing. I did not want to lie or mislead the ARB and so I discussed with them during both the July and August meeting that my original plan was to save and rehab both dwellings BUT THAT I was applying for the COA based off the June 22nd meeting I had with the Town Planner and Town Attorney to avoid court.
- 5. My responses to the ARB denial: My answers to questions 1 & 2 are combined below in number 1 response. Please see the 2012 VDHR survey for references.
 - The application is inconsistent with the stated purpose of the Old and Historic Haymarket District Overlay. The subject structure is designated an historic building within the Old and Historic Town of Haymarket, both by the age of the structure (i.e. 50 years old or older) and by Zoning Ordinance Definition (i.e. Designated as a contributing resource or structure by the Town's Comprehensive Plan). The purpose of the Old and Historic Haymarket District Overlay is to protect against the destruction of such historic resources.
 - a. The Town Planner & Attorney stated in our June 22 meeting that the property had no historic or architectural significance
 - b. It does not meet state or federal criteria to be deemed a historic resource
 - c. The statement that the contributing resource of the historic building is its 'architecture' is a stretch by any means. The 2012 VDHR report states "the architectural resource is <u>typical</u> of the mid-twentieth century in Prince William County and in the opinion of the surveyor should not be considered individually eligible for the NRHP under Criteria A, B, C, or D."

In case you are not aware of the criteria for the NRHP, please see below, particularly letter C regarding architecture:

- a. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. That are associated with the lives of significant persons in or past; or
- c. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. That have yielded or may be likely to yield, information important in history or prehistory.

Councilmember Schneider states

"The town burned after the civil war, so most of those resources that would have any person, place, or event contributing to it burned, and the Town Comprehensive Plan anticipates that and says these properties do not need to have a local, state, or national significance per the National Historic Register to have local significance to the Town"

Referencing that the historic value or resource to the Town is that of the architecture. Yet the architecture is typical of mid twentieth century, DOES NOT meet the NRHC standards for architecture or materials, and the 2012 survey mentions "the design and workmanship are undistinguished and the materials stock". These statements are those of an independent third party.

- 2. The application is inconsistent with the Town of Haymarket Comprehensive Plan. Per Table 16 of the Plan, Historic Building Inventory, 6712 Jefferson Street, Historical Name "Baker- Bean", is designated historic and worthy of protection in the Town of Haymarket. The Plan states historic structures are important because they contribute to Haymarket's "sense of place" and provide tactile lessons on the cultural influences of the community. The plan also cites historic resources as fragile and non-renewable. If they are destroyed, the loss is permanent.
 - a. Please see above response.
- 3. Per the Virginia Department of Historic Resources Architectural Survey Form, the Historic Context of the structure is 1940s domestic architecture and it is acknowledged as a contributing resource to the Haymarket Historic District. The Colonial Revival / Cape Cod- style structure reflects the evolution of building styles in the Town over the Town's history.
 - a. It is acknowledged as a contributing resource to the Haymarket Historic District solely because the Town has it listed as one. The last sentence is solely biased and opinionated. I refer to the independent VDHR report regarding architecture & materials; the architecture is typical of mid twentieth century in Prince William County, DOES NOT meet the NRHC for architecture or materials, and the 2012 survey mentions "the design and workmanship are undistinguished and the materials stock".
- 4. Per the matters to be considered by the ARB, the continued existence of the subject structure will preserve the general historic atmosphere of the Town. The structure's position on the lot contributes to the Town's historic streetscape along the Town's southern gateway.

- a. This is an opinionated statement and does not specifically state why or how it will preserve the general historic atmosphere. I again refer to the independent third-party survey.
- 5. The application materials do not sufficiently describe alternatives to demolition and why such alternatives and/or rehabilitation of the structure is not considered feasible through building surveys or other structural analysis. Application materials describe conditions and required remediation similar to other historic structures in the Town that have been adaptively reused and are reasonably expected to have a market value that exceeds rehabilitation costs. Per the matters to be considered by the ARB, these rehabilitated structures promote the general welfare consistent with the listed criteria.
 - a. The alternative to demolition is to rehab it, which I am open to and was my original plan, but I submitted the COA because the Town Attorney and Town Planner had a meeting with me on June 22, 2021, where we agreed to remove the 1940 home and it would resolve the lawsuit brought on by the Town Council.
 - b. If the Town wants to spend this additional money for these reports and surveys they can, but I will not.
 - c. The "reasonably expected to have a market value that exceeds rehabilitation costs" is an opinionated statement and no proforma was provided to justify this statement. If you would like to sign an NDA, I can provide the proforma to justify my statement.

So, as I look at it, we have a couple options.

- 1. Town Council overturns the ARB denial of the COA Demo permit, and I demo the 1940 dwelling
- 2. Town Council rescinds their lawsuit and the BZA decision stands of two dwellings
- 3. We go to court and both waste money on attorneys.

If you have any questions, please feel free to reach out to me. I greatly appreciate your time and consideration.

Best Regards,

Bonny Gonsalves Cailex Homes, LLC

Virginia Department of Historic Resources

Architectural Survey Form

DHR ID: 233-5019 Other DHR ID: 233-500

9.C.1.h

Property Names Name Explanation Function/Location	Name House, 6712 Jefferson Street	Property Evaluation Status DHR Staff: Not Eligible
Property Addresses		This Property is associated with the Haymarket Historic District.
Current - 6712 Jefferson Str	eet	
County/Independent City(s):	Prince William (County)	
Incorporated Town(s):	Haymarket	
Zip Code(s):	20169	
Magisterial District(s):	No Data	
Tax Parcel(s):	No Detta	
USGS Quad(s):	THOROUGHFARE GAP	
Additional Property Info	Town	
•	No Data	
Acreage: Site Description:	ivo tžata	
October 2012: The house sits	wn with several large mature trees. A pic	t the corner of Payne Lane and Jefferson Street. Surrounding ket fence is located along the southern property boundary and a
No secondary resources were	visible on the property at the time of the s	urvey.
Surveyor Assessment:	n na kana manana kana kana kana kana 🗰 na aka 🗰 sa kana 🗰 sa kana 👘 sa kana sa kana kana kana kana kana kan	for depart = 0

October 2012: The architectural resource is typical of the mid-twentieth century in Prince William County and in the opinion of the surveyor should not be considered individually eligible for the NRHP under Criteria A, B, C or D. In addition there is no known association with important people or events, the design and workmanship are undistinguished and the materials stock. The resource is; however, considered a contributing resource to the Haymarket Historic District (VDHR #233-5002) according to the map accompanying the PIF. The district was determined not eligible for listing on the NRHP by VDHR in 2004.

Surveyor Recommendation: Recommended Not Eligible

Ownership

Ownership Category	Ownership Entity
Private	No Data

Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Historic District Status:	Contributing
Date of Construction:	ca 1940
Date Source:	Local Records, Tax
Historic Time Period:	World War I to World War II (1917 - 1945)
Historic Context(s):	Architecture/Community Planning, Domestic
Other ID Number:	No Data
Architectural Style:	Colonial Revival
Form:	Cape Cod
Number of Stories:	1.5
Condition:	Good
Threats to Resource:	Development, Transportation Expansion
Architectural Description:	

October 2012: The house is a one-and-a-half-story, three-bay Cape Cod-style dwelling supported by a concrete block foundation. The exterior

Virginia Department of Historic Resources

Architectural Survey Form

9.C.1.h

walls are clad in aluminum siding and the roof in asphalt shingles. Gable-roofed dormers are located on the front roof slope with a large shedroofed dormer on the rear. A large shed-roofed ell has been constructed off the rear of the house. Other architectural features include an interior brick flue, wood entry door with gable-roofed hood, sliding glass door in the ell, and six-over-six wood double-hung sash windows.

Exterior Components

Component
Roof
Chimneys
Structural System and
Exterior Treatment
Foundation
Porch
Windows

Component Type Gable, Side Interior Frame Solid/Continuous Hood/Overhang Sash, Double-Hung Material Asphalt Brick Wood Concrete Wood Wood Material Treatment Shingle Flue Siding, Aluminum

Block Other 6/6

Secondary Resource Information

Historic District Information

Historic District Name: Local Historic District Name: Historic District Significance:

Haymarket Historic District No Data No Data

CRM Events

Event Type: DHR Staff: Not Eligible 233-5019 DHR ID: Marc Holma, DHR Staff Name: Event Date: 12/13/2012 Staff Comment DHR Project No. 2012-0331 Event Type: Survey: Phase I/Reconnaissance 2012-0331 **Project Review File Number:** CRI Investigator: Organization/Company: Virginia Department of Transportation Digital Photographic Media: Survey Date: 10/1/2012 PW-410 **Dhr Library Report Number: Project Staff/Notes:** A Cultural Resources Survey and Battlefield Context for the Proposed Improvements to the I-66 and US Route 15 Interchange, Prince William County, Virginia (VDOT Project: 0066-076-074, C501, P101, R201; UPC 100566). Surveyed by: Sandra DeChard Architectural Description and Data Entry by: Sandra DeChard **Project Bibliographic Information:** Name: CRI DHR CRM Report Number: PW-410 Record Type: Report Bibliographic Notes: A Cultural Resources Survey and Battlefield Context for the Proposed Improvements to the I-66 and US Route 15 Interchange, Prince William County, Virginia. November 2012. Record Type: DHR file records Bibliographic Notes: Ray M. Goodrow. Town of Haymarket Preliminary Information Form. (DHR File Number 233-5002) Record Type: Tax Records

Virginia Department of Historic Resources

Architectural Survey Form

DHR ID: 233-5019 Other DHR ID: 233-500

Bibliographic Notes: Prince William County Tax Assessment Records

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

August 02, 2021

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

Samantha Lewis Associate Town Planner

MEMORANDUM

TO: Architectural Review Board Members
FROM: Samantha Lewis, Associate Town Planner
DATE: August 11, 2021
SUBJECT: RELIC Library Findings- 6712 Jefferson Street

Background:

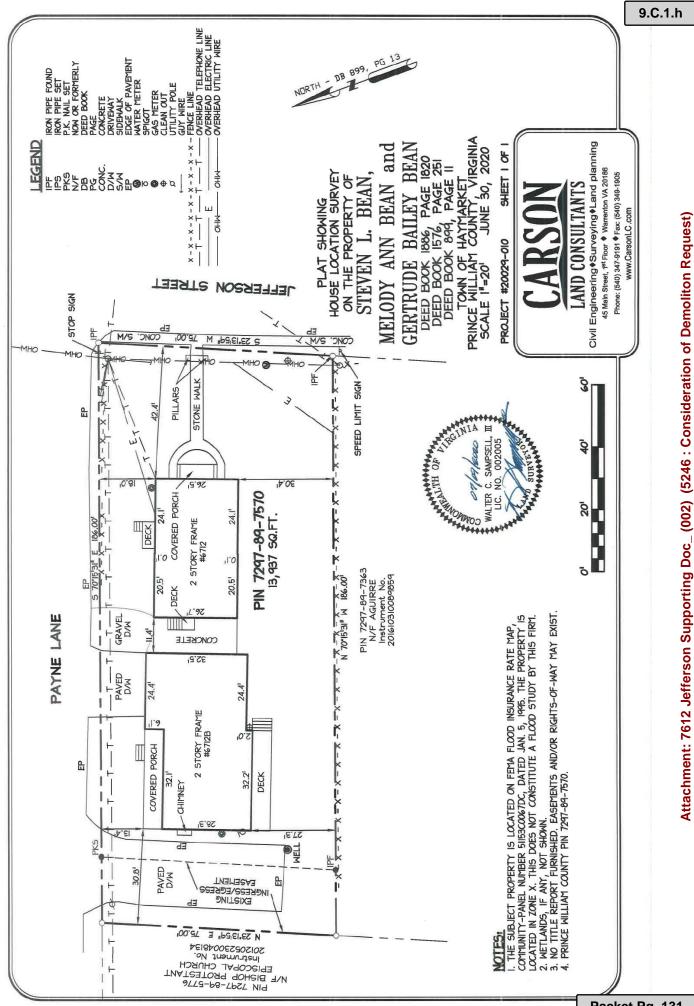
The land located at 6712 Jefferson Street was, at one point, owned by Thomas McCormick. In September of 1870, McCormick had won a bid for the lot. This purchase paid off a debt owed to Thomas Smith by the Shirley estate. Eppa Hunton, a well-known Confederate officer, loaned McCormick the funds to purchase the land. The deed was finalized in 1886 and records shows that with the purchase of this land, McCormick's property was about 10 acres. The property was roughly bounded by present day Jefferson Street to the railroad, and from St. Paul's to the property.

Thomas McCormick was survived by five descendants (children and grandchildren) who each owned a fifth of the property. Altogether, his youngest daughter, Annie, and her husband, B.B. Nalls, owned the entire parcel as the final descendants.

Throughout the century, parts of the property were sold. 6712 Jefferson specifically was bought from Annie and B.B. by William Jordan in 1922. In 1937, W.R. Gossom and his wife Minnie Gossom, bought the property from William Jordan. He bought the property "with buildings and other improvements thereon." It is believed, from various deeds and historic photographs, that Thomas McCormick had a shop on the property of 6712 which may have been in disrepair when Gossom bought it. The house that stands on the property today was built in 1940 by Gossom. Gossom sold in 1946 to Harry Mattison Hoffman and his wife, Vera Lee. In 1947 Hoffman sold to Merle Carr and his wife Thelma. In 1948 Carr sold to Robert Revell and wife Ruby Mae. In the same year, the property was sold to William Andrews and his wife Anna. In 1950, Andrews sold to sisters Maude Dawson and Irma Dawson. In 1952, the sisters sold to Bennett Bean. Bennett Bean and his wife, Gertrude Bean, divorced and she owned the house alone in 1967. In 1977, Steven Bean, Gertrude's son, and his wife, Toni, owned the home with Gertrude Bean. In 1986 Steven and Gertrude owned the home without Toni. In 1988 Steven and Melody Bean became the owners of 6712 Jefferson Street and remain the owners today.

9.C.1.h

It is unclear how the property got the name "Baker-Bean". The 1935 census lists the property as "Baker-Bean", however the current standing home was not built until 1940. William Jordan owned the property in 1935, and it is possible that is where the Jordan and Jordan storehouse was located. Oral history mentions travelers and visitors getting off the train at the Depot and walking up the street to the 'general store'. Various deeds and history of the Harrover Property suggest that W. Jordan owned the Harrover House as well as the property at 6712 Jefferson. Richard Baker was an early resident of the town, but none of his properties were near 6712 Jefferson. SW Bean was an early resident of the town at the same time and was the town's postmaster. He owned property on the east side of Carolina, north of Washington (55).



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Quick Search

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6712 JEFFERSON ST

PRINCE WILLIAM COUNTY, VIRGINIA REAL ESTATE ASSESSMENTS

7297-89-7570 General Info Notes Мар

		Prope	rty]	Informat	tior	1	
Account Nu	mber	C	43987			Property Add	ress:
Owner Name BEAN STEVEN L & MELOD Owner Address 172 HEMLOCK FOR MINERAL VA 231		BEAN STEVEN L	& MELODY ANN SURV			6712 JEFFERS	ON ST
				HAYMARKET VA 20169			
Use Coo	le	13 SFD 2plu	is on sa	ame parcel			
			Des	cription	43		
	As	sessment Info				2020 Assessm	ent
Neighborhoo	d	02019 Town Of	Hayma	irket	Lan	d - Market Value	\$76,700
Fire House		13 - Town of Haymarket			La	nd - Use Value	\$0
Special Distri	ct	12			Impr - Market Value		\$391,80
Zoning		Suburban Reside	ntial (4	/acre)	Tota	al - Market Value	\$468,50
Acres		0.319	7				
	(<<	< Previous Card	Card	d 1 of 2	Next	Card >>	
		Dw	elling	Information			
# of Stories	1.5	# Bedrooms	2	Basement Ty	pe	1 Basement - No Walkout	
Year Built	1940	Full Baths	2	2 Style		2 1 1/2 Story	
Fin Area	1456	Half Baths	0	0 Exterior Wall		22 All Alum,	/Vinyl
	0	Basement Area	624				
Unfin Area	U	Dubonnonerniou					

Card - 1	Card - 2		
		Improvements	
	IMPR Type	Description	Area
	IMPR Type Addition	PAT Patio	25

	Assessment History						
Reason	Year	Land	Use	IMPR	Total		
General Reassessment	2019	\$76,700	\$0	\$356,800	\$433,500		
General Reassessment	2018	\$68,800	\$0	\$361,800	\$430,600		
General Reassessment	2017	\$66,200	\$0	\$407,900	\$474,100		
General Reassessment	2016	\$66,200	\$0	\$401,600	\$467,800		
General Reassessment	2015	\$66,200	\$0	\$309,000	\$375,200		
General Reassessment	2014	\$61,400	\$0	\$261,700	\$323,100		
General Reassessment	2013	\$59,700	\$0	\$245,200	\$304,900		
General Reassessment	2012	\$59,700	\$0	\$260,800	\$320,500		
General Reassessment	2011	\$61,000	\$0	\$307,900	\$368,900		
General Reassessment	2010	\$61,600	\$0	\$310,800	\$372,400		
General Reassessment	2009	\$61,600	\$0	\$313,500	\$375,100		
General Reassessment	2008	\$77,100	\$0	\$438,600	\$515,700		
General Reassessment	2007	\$90,600	\$0	\$475,100	\$565,700		
General Reassessment	2006	\$90,600	\$0	\$479,200	\$569,800		
General Reassessment	2005	\$79,700	\$0	\$402,800	\$482,500		
General Reassessment	2004	\$92,000	\$0	\$328,700	\$420,700		
General Reassessment	2003	\$83,600	\$0	\$306,600	\$390,200		
General Reassessment	2002	\$69,300	\$0	\$283,600	\$352,900		
General Reassessment	2001	\$55,100	\$0	\$236,900	\$292,000		
General Reassessment	2000	\$52,100	\$0	\$198,400	\$250,500		
General Reassessment	1999	\$49,600	\$0	\$183,700	\$233,300		
General Reassessment	1998	\$47,900	\$0	\$179,800	\$227,700		
General Reassessment	1997	\$46,600	\$0	\$179,700	\$226,300		
General Reassessment	1996	\$45,900	\$0	\$181,100	\$227,000		

Page 1 of 2

Transfer History								
Date	Sale Amount	Owner	Transfer Type	Conveyance Number				
1988/06/01	\$0	BEAN STEVEN L & MELODY ANN SURV	XG	1576-0251				
1986/11/01	\$30,000	BEAN STEVEN L & GERTRUDE B SURV		1433-0817				
1977/03/01	\$0	BEAN STEVEN L & TONI L ETAL		0899-0011				
	· ·	Click have feather afeath was eaded a serie	At a second					

Click here for transfer type code descriptions

Last Updated: 6/2/2020

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6712 JEFFERSON ST

PRINCE WILLIAM COUNTY, VIRGINIA REAL ESTATE-ASSESSMENTS

7297-89-7570 General Info Notes Map

		Propert	ty I	nformat	tion			
Account Nu	mber	043987				Property Address:		
Owner Name		BEAN STEVEN L & MELODY ANN SURV				6712 JEFFERSON ST		
Owner Add	-	2 HEMLOCK FOREST MINERAL VA 23117			HAYMARKET VA 20169			
Use Code 13 SFD 2plus on s				n same parcel				
			Desc	ription	49			
	As	sessment Info				2020 Assessm	ent	
Neighborhood 02019 Town Of Ha			avmai	vmarket		Land - Market Value \$70		
Fire House		13 - Town of Haymarket Suburban Residential (4/acre)			Land - Use Value		\$0	
Special District					Imp	r - Market Value	\$391,800	
Zoning							\$468,500	
Acres		0.3197	(- 40 - 40 	
< Previous Card			Card	ard 2 of 2		Next Card >>		
		Dwel	ling I	nformation				
# of Stories	2	# Bedrooms	oms 3 Baseme		/pe	0 Not Appli	cable	
Year Built	1988			Style		3 2 Story, 2 plus Story 22 All Alum/Vinyl		
Fin Area	1792			Exterior Wa	all			
	0	Basement Area	0					
Unfin Area								

Card - 1 Card -	2		
		Improvements	
IMPR	Туре	Description	Area
Addition		GAR Garage	768
Addi	tion	DEK Deck	192
Addi	tion	POR Porch, Open	192

	Assessment History					
Reason	Year	Land	Use	IMPR	Total	
General Reassessment	2019	\$76,700	\$0	\$356,800	\$433,500	
General Reassessment	2018	\$68,800	\$0	\$361,800	\$430,600	
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General Reassessment	2009	\$61,600	\$0	\$313,500	\$375,100	
General Reassessment	2008	\$77,100	\$0	\$438,600	\$515,700	
General Reassessment	2007	\$90,600	\$0	\$475,100	\$565,700	
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Page 1 of 2

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1986/11/01	\$30,000	BEAN STEVEN L & GERTRUDE B SURV			URV		1433-0817	
1977/03/01	\$0	BEAN STEVEN L & TONI L ETAL			-		0899-0011	

Click here for transfer type code descriptions

Last Updated: 6/2/2020

Register Login



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

Christopher S. Coon Town Manager 9.D.1.a

MEMORANDUM

TO:	Honorable Mayor and Town Council
FROM:	Chris Coon, Town Manager
DATE:	September 28, 2021
SUBJECT:	Requested Town Support of Old Carolina Road Sidewalk Project

Background:

Prince William County will be submitting a Transportation Alternative Application to request grant funding for the design and construction funds for a sidewalk on Old Carolina Road (North of I-66) to Heathcote Blvd. Based on the provided plan, the sidewalk would connect to the Town's completed pedestrian path on the bridge and cross over Old Carolina near Walter Robinson Lane. On the east side of Old Carolina Rd., it would connect to Heathcote Blvd's existing sidewalk. Prince William County requested the Town endorse the County's Transportation Alternative application.

Fiscal Impact

The Town would not have any fiscal impact in supporting the County's grant application.

Staff Recommendation:

Staff recommends Town Council endorse Prince William County's Transportation Alternative Application

Draft Motion:

"I move to approve a Resolution 2021-013, Resolution of Endorsement of Prince William County's Application for the Old Carolina Rd. Sidewalk Project Located in the Town of Haymarket."

OR

Other action deemed appropriate by Council.



MEMORANDUM

TO: Mayor and Council FROM: Emily L. Kyriazi DATE: September 20, 2021 SUBJECT: Community Garden Steward Proposal

Background:

Nadia Stewart, Founder of Rooted in Education, has approached the Town regarding the Community Garden at the Park. Nadia's non-profit organization, Rooted in Education, is designed to provide access to fresh local produce within communities and provide an educational space. Nadia, most recently opened a community garden in Marshall and would like to expand the garden network to Haymarket.

The Town Park garden that currently exists was built by an Eagle Scout in 2018 and minimally maintained through the years by various garden stewards. These gardeners included a few local citizens and two girl scout troops. The garden's overall maintenance ebbs and flows with the season and the time commitment by our gardeners.

Nadia and I have met at the Town Park Garden space and had several in depth conversations regarding the goals and objectives for the space. I have requested Nadia prepare a plan to present to the Town Council for turning our current garden space into a fruitful, working, educational community garden. Nadia will be present at the October 4th meeting to discuss her goals and vision with the Town Council.

When Nadia and I met, I stressed the importance of maintaining the garden and the opportunities for opening it to the public, specifically those who visit the Town playground. I will be working closely with Nadia to explore the options for the Rooted in Education organization to take ownership of the garden and reform the space for the community. As Nadia and I work together through the plan we will explore options, discuss maintenance, and inclusion for Haymarket residents; upon completion of the plan we will present it to the Town Council for deliberation and determination.

Next Steps: Nadia and I will present to Council at the October 4th Town Council Meeting.



Fare Harvest Community Gardens Framework

The purpose of the Rooted In Education Fare Harvest community gardens are to provide access to fresh local produce to communities at no cost and as possible an educational space. This document serves to provide an overview of the garden environment and partnership between Rooted In Education and the garden host.

Generally, each garden will:

- be constructed on the garden host's property.
- be open to the general public for those that wish to harvest.
- display tasteful signage that, at a minimum, welcomes the public, displays logos of major sponsors/donors, and provides instructions for anyone wishing to make a donation to Rooted In Education.
- have a small scale for weighing produce and a storage space for tools for public use to harvest such as small bags, twist ties, small cutting tools etc.

Rooted In Education will:

- plan and construct a garden in space provided by the garden host.
- provide plant seeds and maintain Sew and Harvest Plan.
- provide garden maintenance and volunteer(s) training.
- communicate to the garden host and the public via appropriate methods when plants are ready to harvest and/or educational program events.

Garden Host will provide:

- space for the garden.
- promotional support of garden site and event updates.
- a person(s) to maintain the grounds surrounding the garden and water source.



Attachment: RIE Rack Card 2021 (5257 : Garden Steward Agreement)

Planting Possibilities and Harvesting Potentia



Rooted In Education is a 501(c)(3) non-profit passionate about providing access to educational opportunities and fresh food so that all children may inspire our communities.



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WHAT WE DO



We partner with organization: sponsor successful at-schoenrichment programs and he Fare Harvest community garc

Our Empowering Enrichment grants are funding sources for schools, PTAs/PTOs, the general public and Providers of enrichment classes to fund student scholarships and solutions to logistical challenges that impede program success





Our Fare Harvest community gardens provide access to fre organic local produce for all th wish to harvest and an opportu to connect with our food sourd

HOW TO HELP

Your tax-deductible donation provides studer access to meaningful enrichment programs the support their life long learning and helps to fu our Fare Harvest community gardens.

> nrichment D/B/A Rooted in Education 501(c)(3) Tax ID: 81-1552430