



# ARCHITECTURAL REVIEW BOARD MEETING

Wednesday, December 18, 2024 at 7:00 PM

Council Chambers – 15000 Washington St., STE 100 Haymarket, VA 20169

<http://www.townofhaymarket.org/>

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## MINUTES

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### I. CALL TO ORDER

A Regular Meeting of the Architectural Review Board of the Town of Haymarket, Virginia, was held this evening in the Council Chambers, commencing at 7:00 PM.

Chairman Marchant Schneider called this meeting to order.

#### PRESENT

Chairman Marchant Schneider  
Vice Chairman Benjamin Barben  
Board Member Chuck Mason  
Board Member Joanna Mason

### II. PLEDGE OF ALLEGIANCE- Girl Scout Troop

Chairman Marchant Schneider introduced Girl Scout Troop 90205, who then led the Pledge of Allegiance.

### III. CITIZENS TIME

No citizens wished to address the Architectural Review Board at this evening's meeting.

### IV. MINUTE APPROVAL

**Board Member Chuck Mason moved to approve the minutes from the November 20, 2024 Architectural Review Board Meeting. Vice Chairman Benjamin Barben seconded the motion. The motion carried.**

### V. AGENDA ITEMS

#### 1. 2025 Meeting Dates

Without any objections, Chairman Schneider added this agenda item to tonight's meeting and presented the 2025 meeting schedule. The Deputy Clerk noted that the third Wednesday in April coincided with Prince William County Schools' Spring Break and asked if the meeting should be moved to another date. The Board members agreed to move the meeting to Wednesday, April 9, 2025. Chairman Schneider also reminded everyone that his term ends on December 31. He mentioned having spoken with Benjamin Barben about taking over as Chair and that new appointments would be made at the January meeting.

**2. ZP #2024-1201 Fence Installation-6800 Fayette St. and ZP #2024-1202 Fence Installation-6804 Fayette St.**

Town Planner Thomas Britt introduced the application and proposed combining it with the next item on the Agenda, ZP #2024-1202. These applications pertain to two single-family units located at the gateway of Haymarket on the south end. The property is bordered by the railroad and an additional property where numerous vehicles are stored. The applicant requests a board-on-board fence for both single-family units due to the location, noise, and proximity to other homes. The boundaries of the proposed fences can be found on packet pages 13 and 25. The Town Planner invited the representative of both applications to the podium to speak and answer any questions.

The representative for the property owner, Fairfax Developments LLC, and the contractor, Landmark Renovations, introduced that both buyers have requested the installation of a privacy fence. The buyers at 6804 Fayette Street, who have four young children and animals, have asked for the fence to be placed on three sides of the property, extending toward the front elevation of the house. Similarly, the buyer at 6800 Fayette Street would do the same on the right side and rear of their property. They acknowledge that the Architectural Review Board guidelines require that privacy fences are considered on an individual basis. They have asked for this due to the busyness of the intersection and the proximity of the railroad in the back, and they hope those items be considered when reviewing their request.

Vice Chair Barben inquired about the difference between the two fence photos that were provided. Chairman Schneider mentioned most fences can come up to the rear side of the building and the ones shown in this application are coming all the way forward. Chairman Schneider asked that the Town Planner check the ordinance regarding this. Chairman Schneider mentioned the one on the corner shows the gate on the right side but does not have a schematic for the hardware or height. The representative indicated it would be black hardware and the same dimensions. Chairman Schneider noticed the fence for the other property does not connect to the house. The representative explained that the buyers didn't want a gate, as they just wanted privacy at the perimeter.

Chairman Schneider stated the board-on-board is not a standard we have. He noted that the house across the street features a solid board fence, as do the houses behind it, setting a precedent for solid fencing in the area. He explained that the predominant style is solid fencing. Chairman Schneider pointed out that we have other examples in the design guidelines and throughout the Town to look at. He asked the Town Planner to research the location of where the fence will begin and end, look into other solid board examples, and review the gate hardware. Board Member Chuck Mason asked for clarification on the standard of the fence coming up to the front of the property. The Board Members did not provide any additional thoughts or recommendations. With no objections, Chairman Schneider deferred this item to the January 15 meeting with the revisions and additional information described this evening.

**3. ZP #2024-1106 Kiddie Academy Signage**

The Town Planner introduced the application for the monument sign. Vice Chair Barben asked for clarification as the application mentioned both the wall and monument sign. The Town Planner clarified being discussed tonight was just the monument sign. The representative for the application joined via Zoom. The owner was present and answered questions from the Board regarding the board and batten and brick. Chairman Schneider clarified that it would be ground lit, and asked to see examples, which the owner mentioned was a different contractor. Discussion followed regarding monument signs in that area. The owner indicated they will follow the recommendation of the Board. Vice Chairman Barben indicated if we already have a precedent over there to go with that, Chairman Schneider said the Board is fine to give the

Town Planner the discretion to approve a fixture that is of similar design and color to the ground-lit fixtures for the rest of the development.

**Chairman Schneider moves to conditionally approve the sign subject to the materials presented this evening subject to the brick matching the material color of the water table on the main structure and subject to light fixtures of similar color and style to that of the larger Crossroads Village Development, and the lights being determined by the Zoning Administrator. With nothing further and no objections, Board Member Chuck Mason seconds the motion. All in favor. The motion passes 4-0.**

#### **4. ZP #2024-1107 Kiddie Academy Playground**

Town Planner Thomas Britt introduced the application. The applicant joined the meeting via zoom, and the owner of Kiddie Academy was also present. The applicant discussed the materials and colors of the equipment. This was followed by a discussion. Vice Chair Barben asked about landscaping plans. The applicant responded that there were no plans for landscaping in the playground area.

**Board Member Chuck Mason moved to approve ZP #2024-1107 for the Kiddie Academy Playground. Vice Chair Benjamin Barben seconded the Motion. All in favor. The Motion carried.**

#### **5. ZP #2024-0907: Magnolia Crossing Exterior Elevations Application**

The Town Planner reintroduced the application for the 11 townhomes to be built at the rear on Bleight Drive, across from Alexandra's Keep, while the applicant set up materials for the presentation. The applicant has returned with updated elevations, color renderings, site elevations, and general plans. The Town Planner passed out an alternate fence option while Chairman Schneider welcomed the applicant and asked them to walk through the new changes.

The applicant, Water Creek Homes, redesigned the townhomes as the original was more modern and the Board requested they reflect the beginning of the Town and the craftsman style that was being looked for. They've redesigned all new elevations, and the architect is here to answer any questions they also brought physical samples. They decided as a company that they are not going to give potential buyers the option to pick their colors, so you'll see the order of the 5 units and the other 6. Renderings of the sign, mailbox design, light fixtures, and brick options were also made as requested.

The applicant directed them to begin on page 2, which shows the location of the Magnolia Crossing sign, the mailbox cluster, the VDOT turnaround, and the parking spaces. Page 4 outlines the different elevations, with physical examples also provided. Page 5 features the side elevation, while page 6 shows the back elevation. The physical example was passed around for reference. Vice Chair Barben inquired about the material being used for the bump-out. The architect confirmed that the bump-out material is painted composite. Discussion followed, reviewing the various elevations that were being passed around.

Board Member Joanna Mason brought up the color variation just because they are townhomes and while we want a contrast, it should fit with the integrity of the town. Discussion followed regarding the craftsman style, and color for the front elevation, attempting to keep the same color in each unit. Chairman Schneider clarified the concern is around the front not the rear elevation. The Board and the applicant reviewed elevation packet c and discussed color options. It was agreed that elevation packet c is changing to Misty Gray, making the middle Board and Batten and outside all one color.

Chairman Schneider moved to page 6 for rear elevations. Railing Style and material were discussed. Deck and light fixtures in the back were also discussed.

The Board continued to review the application moving on to discuss the fencing, entrance pillars and the height of the sign, which needs to be adjusted as it's too high.

**Chairman Schneider moved that the ARB approve ZP 2024-0907 Magnolia Crossing Exterior Application as presented and with the following amendments; Elevation C is to be all misty gray to include the board and batten bump out and the side color to match the front elevation; signage, as presented, stone, is to match elevations, light fixture to match elevations and height and dimension of the sign to meet the zoning ordinance as approved by the Zoning Administrator prior to zoning permit; Fencing as presented which would include a solid board and batten, six feet in height as presented at the meeting. Board Member Joanna Mason seconded the motion. No further discussion. All in favor.**

## **6. ZP #2024-1104 Lane Motors Demolition COA Application**

Town Planner Thomas Britt introduced the application for Lane Motors, which is located at 14920 Washington Street. The site contains three structures: the main garage and two accessory buildings, all of which are proposed for demolition. The applicant, Water Creek Homes, appeared and explained that they are looking to create a space for their construction, architect, showroom, and brokerage. They expressed their enthusiasm for the building which was constructed in 1922. The oil tanks have been removed, and the soil is in good condition. The applicant plans to salvage some of the stone from the exterior to use as an accent wall inside. They are not changing the footprint, but plan to build up, aiming to keep the garage style and not disturb the existing footprint.

Chairman Schneider indicated we are mixing the two, and while it's good to talk about them in tandem we have to address them individually. He mentioned there was an icehouse on top, and most of the stone came off of Bull Run Mountain, that a guy would come in with a cart and sell it. Unfortunately, this is one of the few buildings left that still has that stone. But for tonight, the demolition criteria. He shared this is one of our most notable structures in town, so we have to be deliberate about how we consider it. The three things to consider are whether it is in the Historic District Overlay, whether it is built by a certain date, and whether it is a contributing resource. This is not listed as a contributing resource, but it is historic by the date of construction.

Chairman Schneider stated we have to schedule a site visit. The structural assessment provided indicates the building is acceptable, but what was said this evening and what the structural report is saying are two different things. In the narrative, it's very positive about the new building, but it should also address the other options considered and why they weren't economically viable. Chairman Schneider asked the Town Planner if additional information could be found and asked that he talk with the Relic Library, which holds a lot of historical records and could provide more background. He requested that research be conducted on this as well.

Chairman Schneider mentioned that while working with the applicant on the elevations implies we're ready to make a decision on the demolition, we still need more information before we can make a recommendation. He asked the applicant to update their narrative of the alternative to demolition and explain why it isn't economically viable. Chairman Schneider asked the Town Planner to answer the criteria in the ordinance regarding demolition. The Town Planner asked where to put the cost analysis, to which Chairman Schneider answered would be part of the applicant's narrative. 0

The Board discussed doing a site visit at 5 pm and the regular meeting at 6 pm on January 15.

Chairman Schneider deferred 2024-1104 to the January meeting site visit at 5:00 pm, and the regular meeting at 6 pm.

#### **7. ZP #2024-1105 Lane Motors Property Architectural Elevations**

The Town Planner introduced the application, noting where to review the elevations. Chairman Schneider asked questions about the architectural style. The applicant responded that it came out of necessity, not wanting to change the footprint. They were inspired by the Hilton's big windows and kept the existing barrel roof over the garage. Discussion continued regarding the style of the proposed building. The applicant mentioned wanting to keep the buildings on the back of the property to use as storage. Chairman Schneider wanted clarification regarding the demo application, which mentioned demolishing all three buildings. The applicants clarified that they intend to demolish only the front building while preserving the two back buildings, if possible. There was further discussion and feedback on the concept of the front of the building and the roof. The applicant asked what the height limit was for this district, to which the Town Planner answered this district's height limit is 35 feet. Desired color schemes were discussed, along with the material of the roof and salvaging of the stone. Chairman Schneider mentioned if there's a color scheme that could closely match the stone that is out there today, that would be a good direction. He mentioned after going through the demo discussion we can pick up the architectural discussion again.

**Chairman Schneider deferred ZP#2024-1105 Lane Motors Property Architectural Elevations to the January 15 meeting at 6 pm.**

#### **VI. OLD BUSINESS**

The Town Planner Thomas Britt shared that he has now been provided photo documentation for the single-family units on Bleight Drive. The COA has been met for the demolition of that structure. That is all for old business. Chairman Schneider noticed that there was disturbed land behind the Masonic Lodge, near the tobacco shop, and he asked the Town Planner to investigate what is happening there, as well as the backhoe at Dottie Leonard's house.

#### **VII. NEW BUSINESS**

The Town Planner indicated he is following up on signage requirements with a few businesses in Town. Chairman Schneider asked the Town Planner to check the Certificate of Appropriateness, specifically for the architectural, for Lidl. Chairman Schneider asked about two pad sites by Kiddie Academy. The Town Planner said the owner is looking for a franchise to buy the hotel pad site. The other site has had no submissions for that. One other item of new business, we are starting a review of a site plan by Robinson Village across that patch of grass and forest still left there, next to VCA. It'll be another childcare center, maybe some retail spaces in there as well. So eventually we'll be looking at architectural for that. Vice Chair Barben brought attention to the traffic and asked about any traffic studies done in that area. There was no other new business.

#### **VIII. PLANNING COMMISSION UPDATES**

Town Planner Thomas Britt stated that, aside from a couple of one-mile review cases, the only big item discussed was a special use permit application for a religious assembly in the QBE building. They talked about the expected size of the congregations and the traffic requirements, and he mentioned it is still in discussion and will be revisited in January.

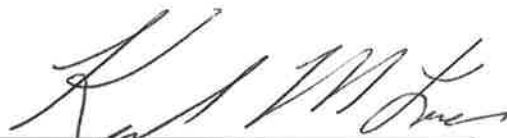
**IX. TOWN COUNCIL UPDATES**

Chairman Schneider announced that the new council has been sworn in. They approved the contract to remove the park building, noting the stone from the chimney would be salvaged. Chick-fil-A wants to put in two drive-thru lanes, which has raised concerns regarding traffic circulation. The Strategic Plan is available on the website, so please take a look at that. The sidewalk in front of the park is open to traffic, but the safety cones are still up due to a delay in receiving the light poles.

**X. ADJOURNMENT**

**Board Member Joanna Mason moved to adjourn. Board Member Chuck Mason seconded the Motion. All in favor.**

  
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Alexandra Elswick, Deputy Clerk

  
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Ken Luerson, Chairman  
