



PLANNING COMMISSION - REGULAR MEETING

Tuesday, August 13, 2024 at 7:00 PM

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

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

AGENDA

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZENS TIME

IV. MINUTE APPROVAL

1. Planning Commission:Public Hearing/Regular Monthly Meeting - July 15, 2024

V. AGENDA ITEMS

1. SUP #2024-001: Chick Fil-a Drive Thru Expansion
2. Zoning Text Amendment Discussion - Historic District Overlay

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. ARB UPDATES

IX. TOWN COUNCIL UPDATES

X. ADJOURNMENT



PLANNING COMMISSION PUBLIC HEARING/REGULAR MONTHLY MEETING

Monday, July 15, 2024 at 7:00 PM

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

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

DRAFT MINUTES

I. CALL TO ORDER

1. Roll Call

PRESENT

Commissioner Jerome Gonzalez
Commissioner Pankaj Singla arrived at 7:30 PM
Commissioner Justin Baker

ABSENT

Councilmember Alexander Beyene
Commissioner Walt Young

II. PLEDGE OF ALLEGIANCE

III. OATH OF OFFICE

While waiting for Commissioner Singla to arrive, Town Clerk Kim Henry gave the oath of office to Justin Baker, the newest Planning Commission member.

Upon the arrival of Pankaj Singla, Town Clerk Kim Henry gave the oath of office to Mr. Singla for his re-appointment to the Planning Commission.

IV. PRESENTATION OF CERTIFICATES - Mayor Luersen

Mayor Ken Luersen presented a Certificate of Appreciation to Rob Hallet for his years of service on the Planning Commission. Mayor Luersen also presented a letter and Certificate of Acceptance to Commissioner Justin Baker welcoming him to the Planning Commission.

The Planning Commission took a brief recess waiting on the arrival of Commissioner Singla.

V. APPOINTMENT OF CHAIRPERSON, VICE CHAIR AND LIAISON TO ARB

Town Clerk Kim Henry shared that Councilmember Alexander Beyene said he would be the Chairman if no one else wanted to step into that role.

Commissioner Gonzalez nominated Councilmember Alexander Beyene as the Chairman of the Planning Commission for the next year. With no other nominations, Commissioner Gonzalez moved to appoint Alexander Beyene as the Chairman of the Planning Commission for the next year. Commissioner Singla seconded the motion. The motion carried.

**Motion made by Commissioner Gonzalez, Seconded by Commissioner Singla.
Voting Yea: Commissioner Gonzalez, Commissioner Singla, Commissioner Baker**

Town Clerk Kim Henry stated that next appointment would be the Vice Chairman.

Commissioner Singla nominated Commissioner Jerome Gonzalez as the Vice Chairman. With no other nominations, Commissioner Singla moved to appoint Jerome Gonzalez as the Vice Chairman. Commissioner Baker seconded the motion. The motion carried.

**Motion made by Commissioner Singla, Seconded by Commissioner Baker
Voting Yea: Commissioner Gonzalez, Commissioner Singla, Commissioner Baker**

Town Clerk Kim Henry stated that the next appointment would be the liaison to the Architectural Review Board. She shared that Commissioner Baker would like to volunteer for the position.

Vice Chairperson Gonzalez nominated Justin Baker as the liaison to the Architectural Review Board. With no other nominations, Commissioner Singla moved to appoint Justin Baker to the Architectural Review Board. Vice Chairman Gonzalez seconded the motion. The motion carried.

**Motion made by Commissioner Gonzalez, Seconded by Commissioner Singla.
Voting Yea: Commissioner Gonzalez, Commissioner Singla, Commissioner Baker**

VI. PUBLIC HEARING

1. Public Notice

Vice Chairman Gonzalez asked for the Public Notice to be read into the record.

At this time, Town Planner Thomas Britt presented his report on the application followed by the representatives of the applicant's presentation and comments before opening to citizen comments.

Mr. Britt stated that the application is for a drive thru expansion at Chick Fil-a. He shared that the Chick Fil-a has been operating with an approved SUP for the current drive thru since 2015 with two ordering lanes that converge into one pick up lane. He shared that the proposed expansion would extend the outer lane so that there would be two pick up lanes and then go back down to one lane when exiting the property. He stated that the expanded lane will take away the landscaping buffers that separates their property and the Virginia National Bank property. He stated that the bank and the dentist office will have re-routed traffic with their parking lot becoming one way entry and exit point. Mr. Britt referred to the Town's Zoning Ordinance Code #58-4.28 looking at the proposed use for the application, the applicant provided a traffic impact study, and the general traffic conditions on Washington Street. He moved into the character of the area and the existing structures. He stated that the landscaping buffer would be replaced with a plastic buffers instead of curb island which poses a problem with safety issues and does not meet zoning ordinance requirements. He also shared that between the Chick Fil-a and the Lifetime Smiles building is an existing storm water facility drain that serves that part of the property which will need to be addressed. He stated that the Lifetime Smiles entry point behind the bank will be significantly narrowed. He referred to the Town's Comprehensive Plan and what would be accessible by foot traffic. He stated with the increase in vehicular traffic, this would be a safety issue for pedestrian traffic. Mr. Britt concluded that given the conditions that was presented and the interpretation of the Zoning Ordinance, staff recommends denial of the SUP.

At this time, Mr. Britt introduced Christina Hughes from the Bohler Engineering, Gideon Lee from JLL supporting Chick Fil-a, and Don Wooden the owner of the Crossroads Village Center. Ms. Hughes started with their presentation and shared that the proposal for the application is to extend the second drive thru lane for a second pick up point which results in a decrease in the adjacent drive lane width and delineators rather than a curb island with landscaping. She stated that there will be a small island at the end of the drive thru so that there is no confusion in the exit. She continued to state that there is room for some proposed landscaping. She stated that there will be a minor alternation to the north entrance for additional landscaping. Ms. Hughes shared that this would not result in increased traffic to the site but to better control and to be more efficient to the existing traffic.

Mr. Lee, from JLL supporting Chick Fil-a, was next to present. He shared that this plan is a national re-development roll-out that stemmed from the Covid pandemic. He stated that prior to Covid, the tradition was the dine in experience but quickly changed to drive through needs. He shared that coming out of Covid since 2020, the digital and mobile technology adapted quickly which they worked under an umbrella where the retro fit existing restaurants that don't have the extra real estate to add capacity with the idea of adding a second pick up lane. He stated that the second lane would be a bypass lane from the main lane, not an additional lane. He also addressed the adjacent bank parking lot, which the drive thru would take part of that parking lot, forcing a one way traffic enter and exiting the bank property. At this time, he gave the floor to Don Wooden, property owner. Mr. Wooden said that when they started talking to all tenants surrounding the Chick Fil-a and looking specifically at the bank traffic flow, they determined that some of the banking parking lot could be used for Chick Fil-a since most of the traffic for the bank is drive thru traffic. He continued to state that those wishing to use the bank lobby, would also enter and exit the bank the same way. He also addressed the traffic flow that was previously discussed at the Planning Commission and Town Council level when the Lidl parcel was being considered. He stated that there was traffic stacking concerns at the Chick Fil-a entrance. He shared that this conversation brought on the traffic light at the entrance to Crossroads Village. He continued to state with the one way directional at the bank, traffic could be directed to the back of the parcels coming out at the Crossroads Village traffic light. He stated that the curbs and the drive aisle is already been built to accommodate that access. He addressed the Lifetime Dental parking lot, which will have two way entrance access but can only exit the same as the bank exit. He concluded that as far as he is aware, all the tenants in that area are in favor of this plan.

2. Citizen Comment

No Citizens were present to comment on the subject.

3. Close Public Hearing

With no public comment, Vice Chairman Gonzalez closed the Public Hearing.

VII. CITIZENS TIME

There were no citizens present at this evening's meeting.

VIII. MINUTE APPROVAL

1. Planning Commission - Regular Monthly Meeting

Commissioner Singla moved to approve the Planning Commission meeting minutes from June 17, 2024. Commissioner Baker seconded the motion. The motion carried.

**Motion made by Commissioner Singla, Seconded by Commissioner Baker.
Voting Yea: Commissioner Gonzalez, Commissioner Singla, Commissioner Baker**

IX. AGENDA ITEMS

1. Consideration of SUP #2024-001: Second Drive Thru - 15186 Washington Street

Town Manager/Zoning Administrator Emily Kyriazi stated that staff will start the discussion by having Town Planner Thomas Britt speak and ask some questions to the applicant first. She invited the applicant to the podium so that a dialogue between staff and the Planning Commission could take place. Mr. Britt stated that there was a discussion with the other tenants about this plan being the most optimal routing of the traffic. He asked within the internal Chick Fil-a space what other traffic mitigation measures would there be, such as the exit onto Crossroads Village Blvd. Mr. Lee stated that from the entry point, nothing will change as far as the circulation pattern. Mr. Wooden shared that on the eastern rear corner of the site there will be extension of the landscaping buffer to the east and make that a one way exit out of the rear portion of the Chick Fil-a. Town Manager Emily Kyriazi stated that on the plan there was no internal traffic shown and asked if there could be a new internal traffic mitigation plan to direct people back to Crossroads Village Blvd traffic signal. Mrs. Kyriazi also stated that staff has seen a significant improvement on the redirection of traffic in the parking lot since Covid and that staff has not seen a lot of delays since Covid. She also stated that it was her understanding that this bypass lane was for mobile orders only. She asked if that is still the plan for this lane. Mr. Lee stated that the second lane would be used for both a bypass of the original lane, if needed, and a mobile order lane. Mr. Lee also stated that the goal is to increase capacity for future growth. There was a question on why the delineators versus a hard scape curb. Ms. Hughes said it was because of the width. There was a discussion on how narrow the bank parking lot would be if curb was installed. Mrs. Kyriazi asked if angle parking at the bank would be an option to allow for a curb. Ms. Hughes answered that even though it would seem more beneficial, the bank would lose parking spaces. She stated that they are trying to minimally impact the bank parcel. The Planning Commission asked several questions including the angled parking at the bank, altering the merge lane at the drive thru and projections of added traffic on the second drive thru. The discussion continued on the internal marking to help with the flow of traffic. A discussion also ensued on the landscaping. Town Manager Kyriazi asked about the landscaping buffer between the bank and Chick Fil-a parcels. She shared her concerns of vehicles backing up in the bank lot without seeing any landscaping buffer. Ms. Hughes shared that although there would not be any landscaping buffer at the pick up point, the current landscaping would be placed elsewhere on the site. The Planning Commission asked for an example of where the expansion has been done at another Chick Fil-a so that they could look at the finished product. The team provided local restaurants that are going through a full expansion from one lane to two lane all the way through. There was also a question on the mobile ordering and the possibility of both drive thru lanes being blocked. Mr. Lee addressed the question. There was a question on if there has been a conversation with the bank and the required spaces needed for parking at their parcel. Mr. Wooden shared that he spoke with the bank and that most of the customers use the drive thru at the bank as opposed to using the lobby and that most of the flow of traffic is one way through the parcel as suggested. The Planning Commission continued to discuss the angle parking at the bank. Town Manager Emily Kyriazi stated that according to Zoning the bank would need to maintain the required spaces for parking and the ADA requirements for parking. After the discussion, Town Manager Emily Kyriazi summarized that staff will meet with the representatives to discuss internal traffic mitigation measures, the landscaping on an updated plan, the curbing option, and the Planning Commission concerns that were brought forth. She stated that this subject can be deferred until the August meeting.

2. One Mile Review: SUP for Walmart Pick-up Expansion - 6530 Trading Square

Town Planner Thomas Britt explained that every Prince William County Special Use Permit application that is within one mile of the Town of Haymarket is brought forth to the Planning Commission for comments. He stated that the Walmart located at Trading Square submitted an SUP to the County to expand and re-locate their pick up area. He stated that the area would be moved from the east side of the building to the west side of the building which has less traffic. Mr. Britt stated that the comments to the County are due back by mid-August. The Planning Commission reviewed the plans and provided suggestions.

3. Change of Meeting Day

Town Clerk Kim Henry shared with the Planning Commission that there was a consensus to change the meeting day from the third Monday of the month to the second Tuesday of the month. She stated that she checked the by-laws and there was not anything keeping them from changing the date. She also shared that she received the go ahead from Town Council to change the date, as well. She stated that this meeting day change is to accommodate a Commissioner who would like to stay on the Commission but has taken a job that conflicts with the current meeting day. A discussion followed on notifying the public of the meeting day change.

Commissioner Singla moved that the Haymarket Planning Commission move their monthly meetings from the third Monday of the month to the second Tuesday of the month effective August 13, 2024. Commissioner Baker seconded the motion. The motion carried.

**Motion made by Commissioner Singla, Seconded by Commissioner Baker.
Voting Yea: Commissioner Gonzalez, Commissioner Singla, Commissioner Baker**

X. OLD BUSINESS

Town Planner Thomas Britt gave the Old Business updates. He shared that staff is still working with the applicant on the Bleight Drive townhomes and providing comments and resolving any outstanding items. Mr. Britt also shared that the Comprehensive and Zoning Text Amendments that Planning Commission considered at a previous meeting will be before the Town Council at a public hearing on July 29. He also gave an update on the Town Park sidewalk.

XI. NEW BUSINESS

Town Planner Thomas Britt gave the New Business updates. He shared that the Architectural Review Board has been working on the historic guidelines with suggestive changes to the Comprehensive Plan. He stated that these changes will be brought forth to the Planning Commission in the upcoming months.

XII. ARB UPDATES

Town Planner Thomas Britt gave the Architectural Review Board updates. He shared that the ARB considered a exterior refurbishing application.

XIII. TOWN COUNCIL UPDATES

Town Manager Emily Kyriazi gave the Town Council updates. She shared that the Council started their fiscal year on July 1st and are working through their top priorities with one being the Park sidewalk, which staff is working with the Engineer and contractor for that project. She also shared the Town events, such as the summer concert and Haymarket Day. She also shared of the upcoming Town Council meetings. She stated that at the July work session, the Council will get a

financial report of the Town from VML/VACO and what projects the Town can be working on. The Council will also have a public hearing on that date to consider an ordinance on snow and ice removal on Town owned sidewalks. Lastly, Mrs. Kyriazi gave an update on the new trash service that started on July 1st.

XIV. ADJOURNMENT

With no further business before the Planning Commission, Vice Chairman moved to adjourn with a second by Commissioner Singla. The motion carried.

**Motion made by Commissioner Gonzalez, Seconded by Commissioner Singla.
Voting Yea: Commissioner Gonzalez, Commissioner Singla**

DRAFT



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

STAFF REPORT

PC Meeting Date: August 13, 2024
Agenda Title: Special Use Permit Application #2024-001, Chick Fil A Drive Through
Zoning District: B-2 Business Commercial
Requested Action: Recommendation of Denial of Special Use Permit #2024-001
Staff Lead: Thomas Britt, Town Planner



The applicant is requesting to alter the drive through lanes currently serving the Chick Fil A site to allow for more efficient delivery of orders via the drive through area of the business.

The property is part of the Quarles property parcel, located on the western end of the corporate limits of Haymarket, near the intersection of Washington Street and James Madison Highway. The address for this site is 15186 Washington Street.

Staff recommends that the Planning Commission recommend denial of the Special Use Permit SUP#2024-001, Chick Fil A Drive Through.

BACKGROUND

Request: The applicant has requested to extend the second drive through lane (right most lane) out to the right, onto the current bank property and along the current row of landscaping. The drive through lane will then reconvene with the existing lane (left lane) at the exit/pedestrian crossing. This expansion is proposed to function as a bypass to the pickup window and an additional order pickup point.

Site Location: 15186 Washington Street, near the northeast corner of the intersection of Washington Street and James Madison Highway.

Zoning: This site is zoned B-2, Business Commercial.

Surrounding Land Uses: The site is surrounded by B-2 zoned properties, with I-1 Light Industrial zoning to the south of the site across Washington Street. To the northeast of the site is a townhouse neighborhood that was rezoned from B-2 to R-2 in 2018.

Background and Context: The Chick Fil A has operated a drive through service area and pickup location that was initially approved by Special Use Permit in December 2015. The drive-through section currently has two lanes for staff to take orders, then merges into one lane for order pickup after the menu boards.. The applicant has requested to extend the second drive through lane (right most lane) out to the right, onto the current bank property and along the current row of landscaping. The drive through lane will then merge back with the existing lane (left lane) at the exit/pedestrian crossing. This expansion is proposed to function as a bypass to the pickup window and an additional order pickup point.

The expansion of the drive lane will reduce the travel lanes on the bank property to a single lane, one direction. The expansion will also narrow the entry point into the parking lot of the Haymarket Lifetime Smiles dentist office that is currently under construction at 15234 Washington Street. As part of general site improvements associated with the drive through expansion, the applicant is proposing to alter the back entry/exit point from Chick Fil A onto Crossroads Village Boulevard to a one-way exit onto Crossroads Village Boulevard with the curbed island expanded into the entry/exit point to reduce the right of way. With the proposed expansion of the drive through lane the applicant will remove the existing landscaping and replace the removed landscaping buffer on the islands at the end of the drive through lanes and the expanded curb on the property line between Chick Fil A and Crossroads Village Boulevard. See excerpt below for the Zoning Ordinance reference for the landscaping requirements in the parking lot.

Zoning Ordinance Reference Section 58-19.13 Parking Lot Landscaping (d)

(d) Parking lots adjacent to other parking lots.

(1) Landscape area requirements. A continuous landscape strip at least five feet in width shall be located between the property owner's parking lot and the property line.

(2) Number of trees and shrubs. There will be two trees and six shrubs for every 30 linear feet of landscape parking strip.

(3) Species of vegetation. All trees and shrubs planted to meet the requirements of this section shall be identified in sections 58-19.12.

Additional Analysis for Matters to be Considered in Special Use Permit Application Review follows.

STAFF RECOMMENDATION

Matters to be Considered in Application Review (per Section 58-4.28 of the Zoning Ordinance)

- (1) The nature of the proposed use, including factors such as traffic, noise, light, hours of operation, and number of employees involved.

As previously stated, the expansion of the drive through is intended to expedite mobile order pickup for customers and provide a more efficient service through the drive through lanes. The applicant has stated that in the short term the expanded lane will function as a bypass, but in the long term it will serve as a pick-up point for mobile orders, termed “mobile-through” by the applicant.

The applicant has provided a traffic impact study which shows the resulting net increase of traffic flow to be zero, with the same number of trips generated with the new design as before. The desire for more efficient pickup is shown via the proposed lane expansion, but there is no accounting for the change in traffic volume despite the proposal and the traffic study.

The applicant has stated that the hours of operation and the number of employees will not change with the expansion of the drive through.

In the last Planning Commission meeting, Town Staff asked the applicant to provide potential wayfinding options on Chick Fil A’s site and on adjacent sites in the hopes that pedestrians and drivers using the facilities will be less confused about the altered traffic patterns. The applicant has provided an additional exhibit proposing additional wayfinding options on site to direct pedestrian and car traffic. The proposed options include directional signage at the entry

and exit points to Haymarket Lifetime Smiles and Virginia National Bank and the exit point onto Crossroads Village Boulevard, wayfinding drive through signage indicators at the Washington Street entrance into Chick Fil A, and directional signage, pedestrian crossing indicators, and a do not enter sign at the exit point of the drive through space. These proposed options are thorough in providing more visibility of the proposed new traffic patterns on site.

(2) The character of the existing area, including existing structures and structures under construction, existing public facilities, and public facilities under construction, and private, commercial and/or service facilities available within the existing area.

The applicant is proposing to remove the landscaping buffer between the drive through lane and the Virginia National Bank parking lot to accommodate the expansion. The applicant has proposed to replace the removed landscaping buffer on the islands at the end of the drive through lanes and the expanded curb on the property line between Chick Fil A and Crossroads Village Boulevard

The applicant is proposing in the place of the hardscape curbed island with landscaping to install delineators between the two properties. While the delineators will act as a passive barrier and allow for flexibility when maneuvering the site, the hardscape buffer will no longer provide protection to the vehicles in the drive through lanes, the employees working the drive through lanes or the vehicle on the bank site utilizing the parking lot. The lack of permanent buffer causes concern for increased accidents within the drive through vicinity.

The removal of the hardscape and expansion of the drive through lane will require the Virginia National Bank parking lot traffic pattern to be rerouted to a one-way counterclockwise traffic flow to accommodate for Chick Fil A's bypass lane. While the bank has fewer trips per day on site there is concern for the long-term impacts to the site and the customer accessibility. The parking area will remain the same for the bank lot. However, the area to back up will be reduced from 24 feet to 21 feet depending on the type of delineator/curb installed, requiring drivers to utilize multi-point turns to avoid backing into the delineators and thus the vehicles in the drive through lanes. The vehicle maneuvers for the bank parking lot are depicted on the third page of the site plan. Town Staff recommend a curb be installed versus delineators to separate the drive through area from Virginia National Bank's Parking.

There is a stormwater drain at the corner of the Chick Fil A parcel and the Lifetime Smiles parcel that will require the appropriate measures to ensure that it is not impacted by the expansion of the drive through. The applicant will be required to update the site plan, detailing the stormwater infrastructure in this area, along with the impacts and any proposed

modifications to the system. If there is no direct or indirect impact to the stormwater system, the applicant shall properly state such determination on the site plan.

The Haymarket Lifetime Smiles dentist office’s main entry to the site will be significantly narrowed to one travel lane into the parking lot. The applicant failed to depict the entire Haymarket Lifetime Smiles site and parking lot on the site plan, therefore the Staff is unable to fully determine the impacts on the site. The applicant shall fully depict the site on the site plan further showing the travel lanes into and out of the parking lot, the proposed exit area for the site and the full extent of the parking.

Lastly, traffic circulation between Crossroads Village Boulevard and Chick Fil A will be significantly affected by the reduction of the existing entry/exit point into a one-way exit. The reduction of entry points into Chick Fil A will force any and all potential customers of Chick Fil A—which includes nearby residents, users of the future daycare facility and adjacent businesses—and any other users or customers of the multitenant structures along Washington street, to circle around Crossroads Village Boulevard and access the already Chick Fil A drive through via the Washington Street and VNB entrance to the facility. The proposed alteration in the traffic pattern would worsen the existing traffic issues at this entrance point onto the property.

(3) The area's designation on the town's comprehensive plan, and relevant text provisions of the plan.

Town Comprehensive Plan. 1.2.9 Community Design Policy
Industrial/Retail, West of Fayette Street

This section of town has experienced the most rapid growth over the last 10 years. Primarily a light industrial zone, retail shops and services have recently been added to create an almost even split between the two. Zoning regulations and architectural design have created a sense of age to the town as one travels from Route 15 to the center of town. As development has progressed, styles of new buildings show a regression of architectural styles from modern (Sheetz), to neo-colonial (Leaberry and Quarles shopping centers), to late-1800s urban (second Bloom building) and finally to colonial (Giuseppe’s Restaurant and Remax Realtors). One historic structure has been saved, Winterham, albeit in the midst of a new shopping and professional complex. This regression is in concert with the overall goal of maintaining the feel of the town center as the oldest portion of Haymarket. Only one property of this part of town is undeveloped, the land between Quarles and Giuseppe’s Restaurant. The overall design of a retail or professional complex on this site must flow into this age progression. Accordingly, the

style and size of structures here should fit between mid-1800 and early 1900. Locations in this part of town should be accessible by foot traffic. Parking will generally be available on site.

The proposed expansion of the drive-through lane will cause an increase in vehicle traffic, which will also promote further reliance on vehicle trips to this site and in this retail area. The heightened intensity of use of the land use as vehicle traffic increases will also discourage pedestrian movement on this site and when accessing other sites. Approval of this design may set a precedent for future developments to also include or apply for more high volume, vehicle-centered modes of pickup or use, which would discourage pedestrian walkability and decrease foot traffic in this area of Town.

(4) The minimum off-street parking area required, and the amount of space needed for the loading and unloading of trucks.

Does not apply, as no cars are parked in this section of Chick Fil A and no unloading of trucks takes place either. Loading and unloading of trucks may be affected at the proposed one way exit point at the rear of Chick Fil A and the adjacent VNB and Haymarket Lifetime Smiles lots due to this alteration.

(5) Whether the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation.

The increases in vehicle traffic caused by the alteration of the drive through space will increase the chances of vehicle accidents involving pedestrians using the proposed crosswalk to access adjacent properties. The lack of a solid barrier between the drive through-space and VNB and Haymarket Lifetime Smiles parking lot increases the risk of vehicles driving into or out of the space, damaging property and vehicles, and injuring pedestrians or employees of Chick Fil A, VNB, and Haymarket Lifetime Smiles.

(6) Any other factors relating to the purposes of zoning that the planning commission and/or Haymarket Town Council, in its legislative discretion, shall consider as relevant.

As referenced in the above sections, the proposed drive through may have the following negative effects on the site and the surrounding area: increase of traffic, decrease in driver access to the site and to adjacent businesses, inconsistent safety hazards associated with the drive through design, potential detrimental effects to the operations of adjacent businesses, and inconsistency with the standards set for this section of Town in the Haymarket Comprehensive Plan. With these effects considered, Town Staff recommend denial of SUP #2024-001 for the Chick Fil A drive through expansion.

Public Notice and Input

The Town posted notice of public hearing for the SUP application for all residents of the Town in the Prince William Times on June 27th and July 3rd, 2024.

Timing

The Planning Commission has until October 13, 2024, which is 90 days from the first public hearing date, to act on the proposed Special Use Permit (SUP) proposal. A recommendation to approve or deny the requests would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Thomas Britt, (703) 753-2600
tbritt@townofhaymarket.org

ATTACHMENTS

- A—Special Use Permit Application
- B—Applicant Narrative
- C—Revised Special Use Permit Plan
- D—Proposed Landscaping Relocation
- E—Submitted Traffic Impact Study
- F—Proposed Signage and Wayfinding Installations on CFA and Adjacent Properties
- G—Written approval from landlord of Quarles Property for traffic rerouting

SUP# _____



SPECIAL USE PERMIT APPLICATION

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

NAME OF BUSINESS/APPLICANT: Chick-fil-A, Inc. _____

SITE ADDRESS: 15180 Washington Street, Haymarket, VA 20169 _____

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

PROPOSED USE(S): Commercial Fast Food **CODE SECTION(S) #:** 58-3.2, 19.13, 21.2

BRIEF DESCRIPTION OF ACTIVITY: In the space below or in an attached narrative, please describe in detail the proposed activity including size and type of proposed/existing structures, hours of operation, type of clientele, number of vehicles anticipated to visit the site during an average workday and any other changes that will affect the nature or appearance of the structure(s) or site.
SEE ATTACHED NARRATIVE

Supporting Documentation (attached): Narrative (addressing criteria of Section 58-9(d)) Plan/Plat

ADDITIONAL INFORMATION FOR HOME OCCUPATIONS (SUBJECT TO SECTION 58-16):

TYPE OF STRUCTURE: SFD TH **TOTAL FLOOR AREA OF MAIN STRUCTURE:** _____ (sq. ft.)

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

NUMBER / TYPE OF VEHICLES: _____

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

OFF-STREET PARKING SPACES PROVIDED: _____ **NO. OF EMPLOYEES WORKING FROM SITE:** _____

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

APPLICANT/PERMIT HOLDER INFORMATION	PROPERTY OWNER INFORMATION
Chick-fil-A, Inc. / Chad Baker	Meladon Haymarket, LLC
Name	Name
5200 Buffington Road	1602 Village Market Blvd. SE. Suite 235
Address	Address
Atlanta, GA 30349	Leesburg, VA 20175
City State Zip	City State Zip
Phone#(s)	Phone#(s)
chad.baker@cfacorp.com	
Email Address	Email Address



TOWN OF HAYMARKET SPECIAL USE PERMIT APPLICATION

SUP# _____

APPLICANT / PROPERTY OWNER CONSENT

*****REQUIRED*****

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein or attached hereto is correct and a true representation of the activity and method of operation described. Construction of any improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket, any additional restrictions and/or conditions prescribed by the Planning Commission or the Town Council, and all other applicable laws.

Applicant Signature

Don Wooden

Property Owner Signature

1/25/2024 | 2:24 PM EST

01-25-24

Date

Date

OFFICE USE ONLY

DATE FILED: _____ FEE AMOUNT: _____ DATE PAID: _____

DATE TO ZONING ADMINISTRATOR: _____ STAFF REVIEW COMPLETE: _____

APPLICABLE ZONING ORDINANCE SECTION(S) / RECOMMENDED CONDITIONS:

ZONING ADMINISTRATOR

DATE

DATE TO PLANNING COMMISSION: _____ PUBLIC HEARING DATE: _____

RECOMMENDATION options: APPROVAL, DENIAL, NO RECOMMENDATION

RECOMMENDED CONDITIONS:

CHAIRMAN

DATE

DATE TO TOWN COUNCIL: _____ PUBLIC HEARING DATE: _____

APPROVED / DENIED options

CONDITIONS:

May 3rd, 2024
Via Hand Delivery

Town of Haymarket
Planning & Zoning
15000 Washington Street
Haymarket, VA 20169
(703) 753-2600

Attn: Thomas Britt

Re: Description of Activities
Chick-fil-A Haymarket
15180 Washington Street
Haymarket, VA 20169
Prince William County
BE # VAB230141.00

Dear Mr. Britt:

The proposed use of the subject site is unchanged. In the existing condition, the subject site has a +/- 4,904 square foot Chick-fil-A restaurant with a drive-thru and associated parking. The existing drive-thru has a two-lane entrance which tapers to one lane after the meal order point at the northwest corner of the existing building. This Special Use Permit application proposes to revise the lease lines to extend the two-lane drive-thru through the order pick-up window. The drive-thru is proposed to taper down to one lane at the exit point. The hours of operation and type of clientele will remain the same. A traffic memo has been included with this application package which indicates the number of anticipated vehicles, which will remain unchanged from the existing condition as the restaurant is not increasing in size.

The Applicant has worked with the landlord and adjacent user, Virginia National Bank, to adjust the lease lines for Chick-fil-A and Virginia National Bank. Per the attached letter, Virginia National Bank has reviewed the proposed improvements to the Chick-fil-A lease area and has approved the changes and indicated that the improvements will not adversely affect the use of the bank nor dental properties or their business operations. The Applicant is proposing the dual drive-thru lane to increase queuing capacity and allow for improved efficiency of food delivery operations.



28 Blackwell Park Lane, Suite 201
Warrenton, VA 20186
o. 540.349.4500

Should you have any questions regarding this project or require additional information, please do not hesitate to contact me at (540) 349-4500.

Sincerely,

Bohler Engineering VA, LLC

A handwritten signature in black ink, appearing to read "K. Roberts".

Katherine Roberts, P.E.

KR/tk
H:\2023\VAB230141.00\Admin\Letters\240503 SUP Narrative Description of Activity.doc



GENERAL NOTES:

- THIS PLAN IS BASED ON THE FOLLOWING:
 - ALTANSPS LAND TITLE SURVEY - "CHICK-FIL-A, INC."
 - 15180 WASHINGTON STREET
 - GAINESVILLE MAGISTERIAL DISTRICT
 - PRINCE WILLIAM COUNTY, VIRGINIA
 - PREPARED BY: BOHLER ENGINEERING
 - BE# VAB230141.00
 - DATED: 08/10/2023
 - DEVELOPER:
 - CHICK-FIL-A
 - 5200 BLUFFINGTON ROAD
 - ATLANTA, GA 30348-2988
 - CONTACT: CHAD BAKER
 - PHONE: (404) 309-8301
 - GPIN: 7298-71-6403.01
 - SITE AREA = 2.0903 AC
 - OFFSITE AREA: 2,000 SF (0.046 AC)
 - SUP AREA: 2.1363 AC
 - ZONING: BUSINESS COMMERCIAL DISTRICT (B-2)
 - OVERLAY DISTRICT: OLD AND HISTORIC HAYMARKET DISTRICT OVERLAY
 - BULK REQUIREMENTS
- | | ALLOWED | REQUIRED | PROVIDED
(SUPPLEMENT AREA) | PROVIDED
(QUARLES CENTER) |
|--|----------|----------------------|-------------------------------|------------------------------|
| A. MIN LOT AREA | | | 1,436 AC | 6.00 AC |
| B. BUILDING AREA | | | 4,874 SF (UNCHANGED) | N/A |
| C. MIN. PARKING SETBACK | | | | |
| FRONT SETBACK (WASHINGTON STREET) | 10' | 60.9' (UNCHANGED) | 21.56' (UNCHANGED) | |
| REAR SETBACK (VACANT LOT) | NONE | 140.2' (UNCHANGED) | N/A | |
| SIDE SETBACK (VACANT LOT) | 10' | 132.5' (UNCHANGED) | 11' (UNCHANGED) | |
| SIDE SETBACK (BANK) | NONE | 16.2' (UNCHANGED) | N/A | |
| D. PARKING REQUIREMENTS | | | | |
| PARKING REQUIREMENT: | | | | |
| 1 SPACE/100 SF OF GROSS FLOOR AREA
(BUSINESS FLOOR SPACE IS 75% OF
GFA: 0.75 X 4,874 = 3,656 SF) | 50 | 68 (UNCHANGED) | | |
| ADA REQUIREMENT: (1 FOR EACH 25
TOTAL SPACES) | 2 | 3 (UNCHANGED) | | |
| E. MIN. PARKING SPACE DIMENSIONS | 9' X 18' | 9' X 18' (UNCHANGED) | | |
| F. BUILDING HEIGHT | 35' | ±25' | | |
| G. NUMBER OF STORIES | N/A | 1 | | |
- NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL USE PERMIT AREA.
 - NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOODPLAIN IS KNOWN TO EXIST ON THIS SITE.
 - THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 - THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL USE PERMIT AREA. PARKING AND INGRESS/EGRESS ARE PROVIDED AS SHOWN.
 - SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH THE TOWN OF HAYMARKET ORDINANCES.
 - SITE LIGHTING WILL CONFORM TO REQUIREMENTS OF ARTICLE 16 OF THE ZONING ORDINANCE AND EXISTING LIGHTING FOR QUARLES CENTER.
 - PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
 - TRASH WILL BE STORED OUTSIDE. THE COLLECTION TIMES ARE SUBJECT TO THE TOWN REVIEW OF THE SPECIAL USE PERMIT.

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	05/02/2024	PER TOWN COMMENTS	MEG	KSR



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PROJECT No.: VAB230141.00
 DRAWN BY: TAL
 CHECKED BY: KSR
 DATE: 01/26/2024
 CAD ID: SUP - 0

PROJECT:

SPECIAL USE PERMIT



STORE #3197
PROPOSED DEVELOPMENT

15180 WASHINGTON STREET
TOWN OF HAYMARKET, VA

BOHLER

28 BLACKWELL PARK LANE, SUITE 201
 WARRENTON, VIRGINIA 20186
 Phone: (540) 349-4500
 Fax: (540) 349-0321
 VA@BohlerEng.com



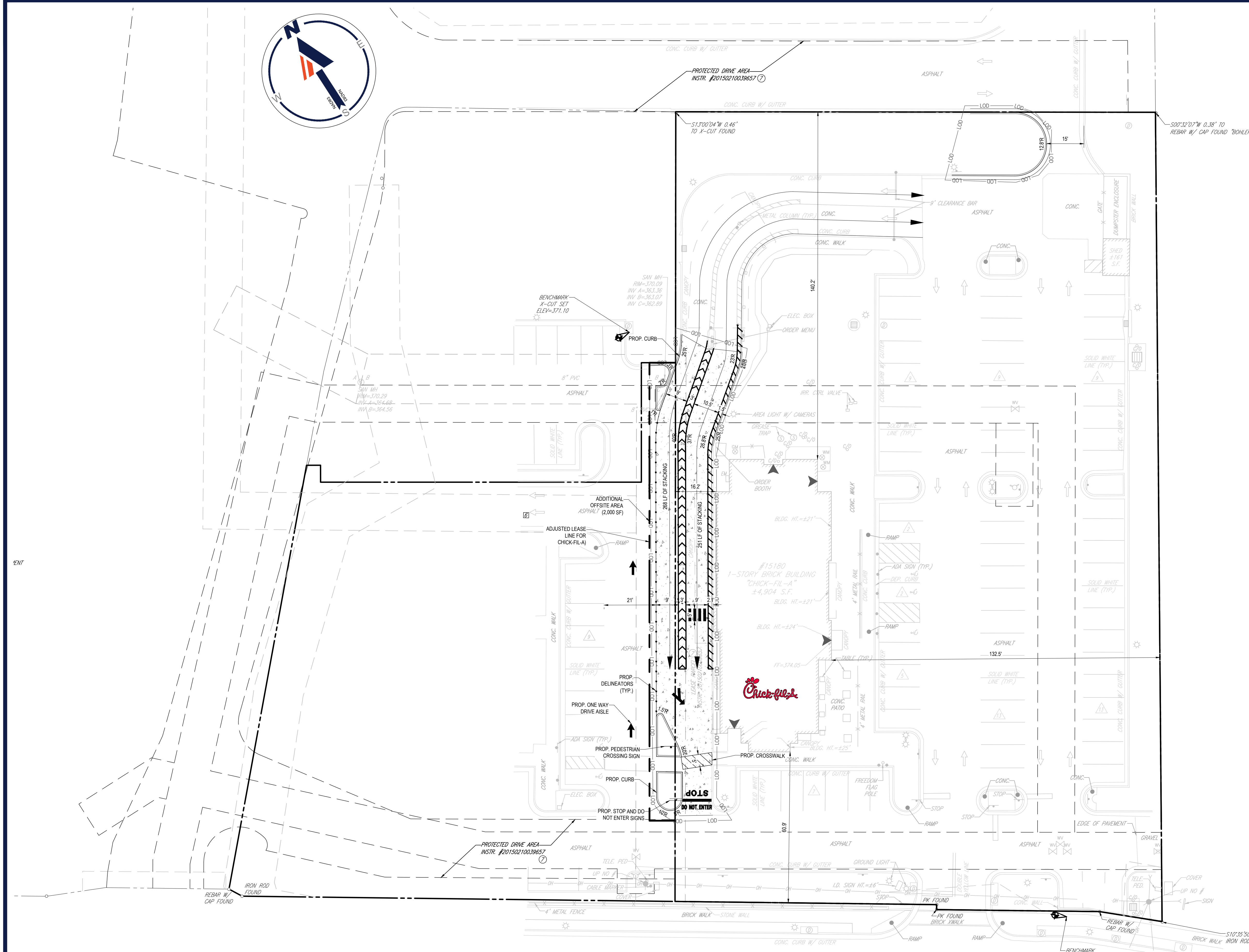
SHEET TITLE:

SPECIAL USE PERMIT PLAN

SHEET NUMBER:

2

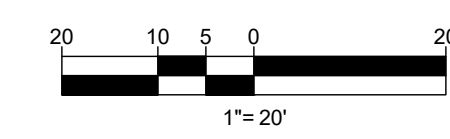
REVISION 1 - 05/02/2024



LEGEND:

— LOD — LIMITS OF DISTURBANCE

FUNCTIONAL CLASSIFICATION:
 WASHINGTON STREET: 25 MPH DESIGN SPEED

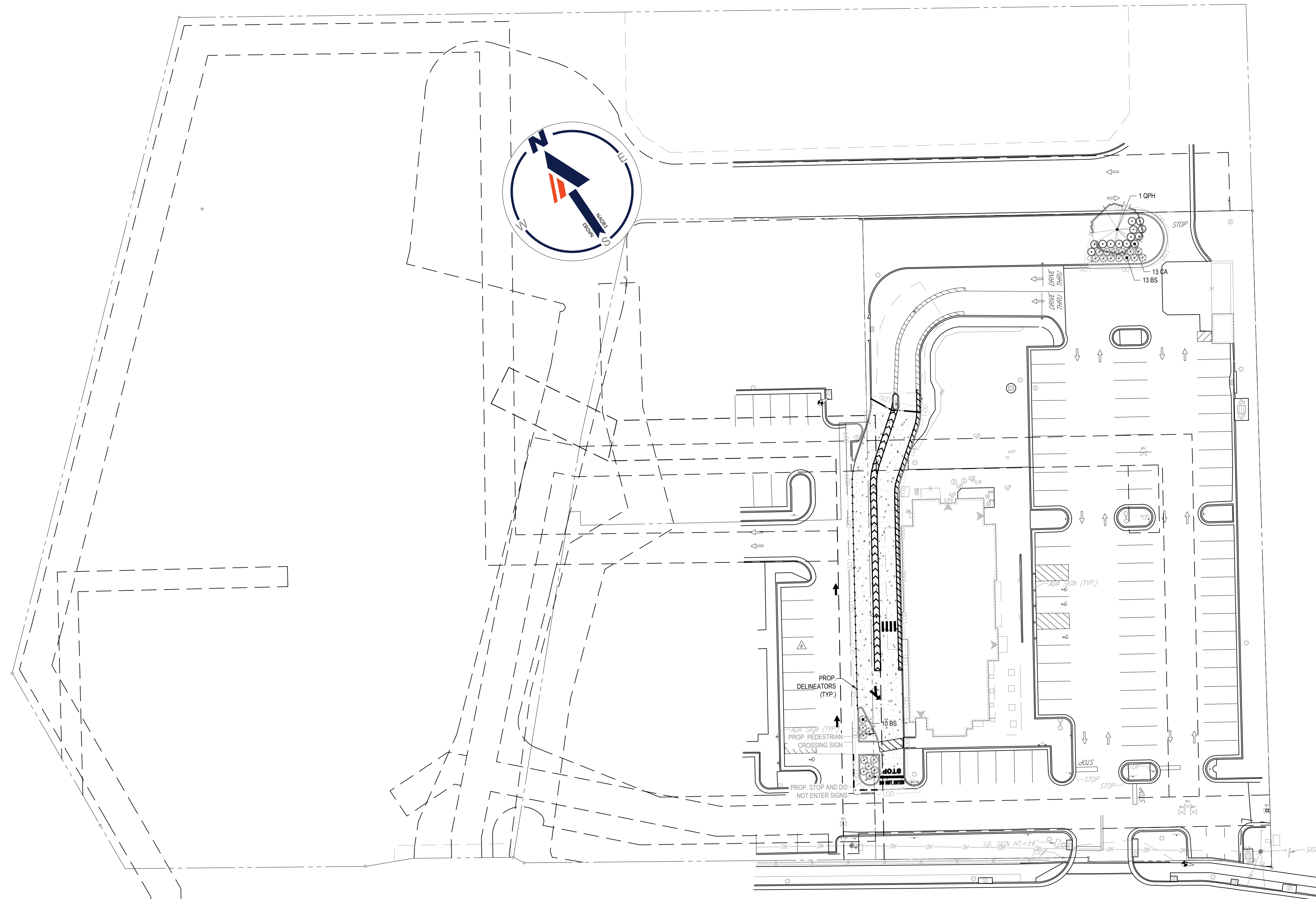


WASHINGTON ST

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 ASPHALT PAVED ROADWAY
 SPEED LIMIT: 25 MPH

NO ACCESS, VDOT PLAN #0066-076-074, PE101,C501, RW201, B678, B686 TRAFFIC

JAMES MADISON HIGHWAY

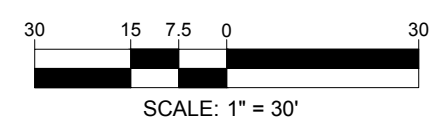


WASHINGTON ST
 PUBLIC UTILITY PUBLIC RIGHT-OF-WAY
 ASPHALT PAVED ROADWAY
 SPEED LIMIT: 25 MPH
 VDOT PLAN #0066-076-074, PE101,C501, RW201, B678, B686

LANDSCAPE SCHEDULE

SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
○	OPH	1	QUERCUS PHELLOS	WILLOW OAK	25" CAL.	B+B
SUBTOTAL:		1				
○	CA	13	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	#3 CAN
SUBTOTAL:		13				
○	BS	23	BUXUS SEMPERVIRENS	COMMON BOXWOOD	24-30"	#3 CAN
SUBTOTAL:		23				

ALL PLANTINGS REMOVED OR DAMAGED WITHIN LIMITS OF DISTURBANCE TO BE REPLACED IN KIND WITH EQUIVALENT PLANTINGS. SHOULD THERE BE ANY ADDITIONAL PLANTINGS DISTURBED ON SITE BEYOND THIS SCHEDULE THEN ADDITIONAL PLANTINGS SHALL BE PLANTED IN KIND AS WELL.



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
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 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

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FOR

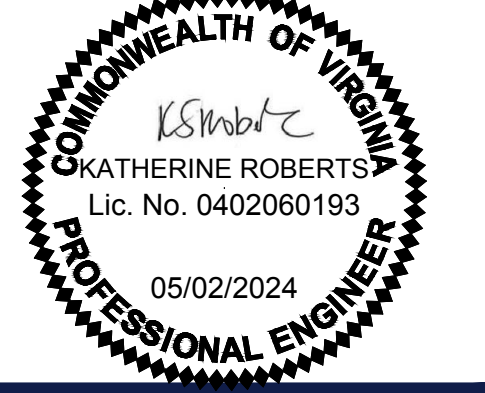


STORE #3197
 PROPOSED DEVELOPMENT

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 TOWN OF HAYMARKET, VA

BOHLER

28 BLACKWELL PARK LANE, SUITE 201
 WARRENTON, VIRGINIA 20186
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 Fax: (540) 349-0321
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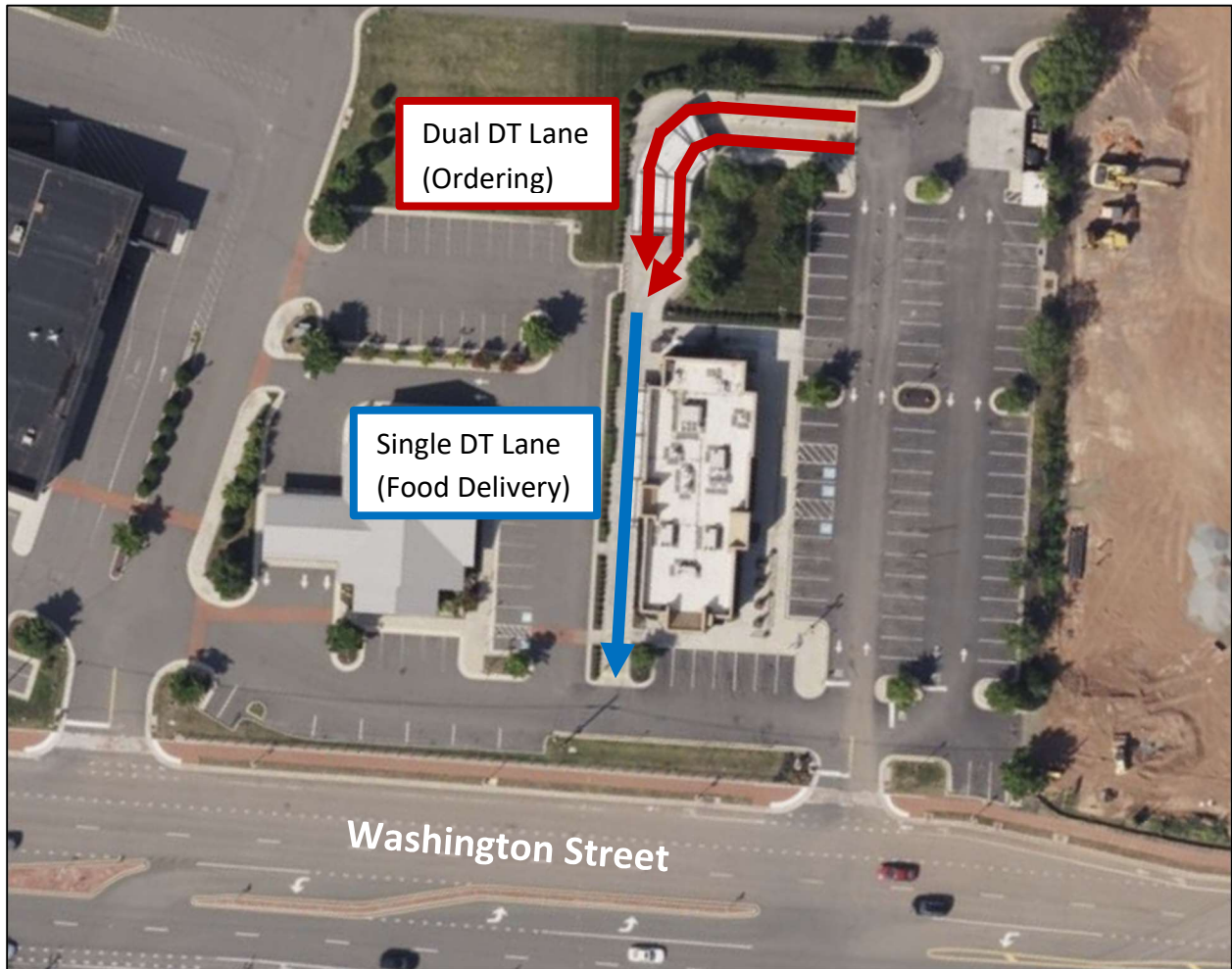
MEMORANDUM

This traffic impact analysis is provided to address the SUP application completeness review comment #7, dated April 12, 2024. Comment #7 requested a traffic study of the proposed expansion. Additional correspondence with the Town and Bohler Engineering coordinated on the scope of the traffic study to document the traffic impact associated with the drive-through extension.

Existing Chick-fil-A Restaurant and Drive-Through

The existing Chick-fil-A restaurant currently consists of a ±4,874 square-foot (SF) building with a dual drive-through lane serving the ordering area which tapers into a single drive-through lane at the northwest corner of the building for food delivery, as shown in Figure 2. Access to the site is provided at one full-movement entrance to Washington Street and two interparcel connections to the north and west.

Figure 2 – Existing Chick-fil-A Layout



MEMORANDUM

Site Trip Generation

A trip generation analysis was conducted to compare the existing and proposed conditions. The trip generation analysis was conducted using locally collected Chick-fil-A data at nearby similar restaurants in the region. As previously noted, the existing ±4,874 SF building would remain unchanged; therefore, there would be no net change in trip generation with the proposed drive-through lane extension.

Table 1 – Site Trip Generation Comparison (Existing vs Proposed)

Scenario	Amount	Units	AM Peak Hour ⁽¹⁾			PM Peak Hour ⁽¹⁾			Weekday Average Daily Trips ⁽²⁾	SAT Peak Hour ⁽¹⁾		
			In	Out	Total	In	Out	Total		In	Out	Total
Existing Chick-fil-A	4,874	GSF	122	116	238	145	136	281	2,810	204	181	385
Proposed Chick-fil-A	4,874	GSF	122	116	238	145	136	281	2,810	204	181	385
Net Change in Trip Generation			0	0	0	0	0	0	0	0	0	0

Note(s):

(1) Trip generation based on Chick-fil-A data collection at five (5) local existing Chick-fil-A restaurants using building size to develop an average rate of 48.76 AM peak hour trips/1,000 SF, 57.69 PM peak hour trips/1,000 SF, and 78.95 SAT midday peak hour trips/1,000 SF. Reference locations included: 5815 Burke Center Parkway (Fairfax County), 3454 Historic Sully Way (Fairfax County), 4516 Fair Knoll Drive (Fairfax County), 43310 Defender Drive (Loudoun County), and 256 W Lee Highway (Town of Warrenton).

(2) Weekday average daily trip generation estimated assuming a k-factor of 0.1 (or 10 times the PM peak period).

(3) Pass-by Trips percentage based on ITE's Trip Generation Handbook, 3rd Edition, Tables E.31 & E.32. Saturday Pass-by Trips percentage assumed 50%.

Conclusion

The proposed Chick-fil-A SUP application would extend the dual drive-through lane for both ordering and food delivery to increase queueing capacity and allow for improved efficiency of operations. The existing ±4,874 SF building would remain unchanged; therefore, there would be no net change in trip generation with the proposed drive-through lane extension.

Should you have any questions on the analysis presented herein, please contact Les Adkins at 703-365-9262 or via email at leadkins@wellsandassociates.com.

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 SUSTAINABLE DESIGN
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FOR



STORE #3197
 PROPOSED DEVELOPMENT

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 TOWN OF HAYMARKET, VA

BOHLER

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COMMONWEALTH OF VIRGINIA
 K. Roberts
 KATHERINE ROBERTS
 Lic. No. 0402060193
 05/02/2024
 PROFESSIONAL ENGINEER

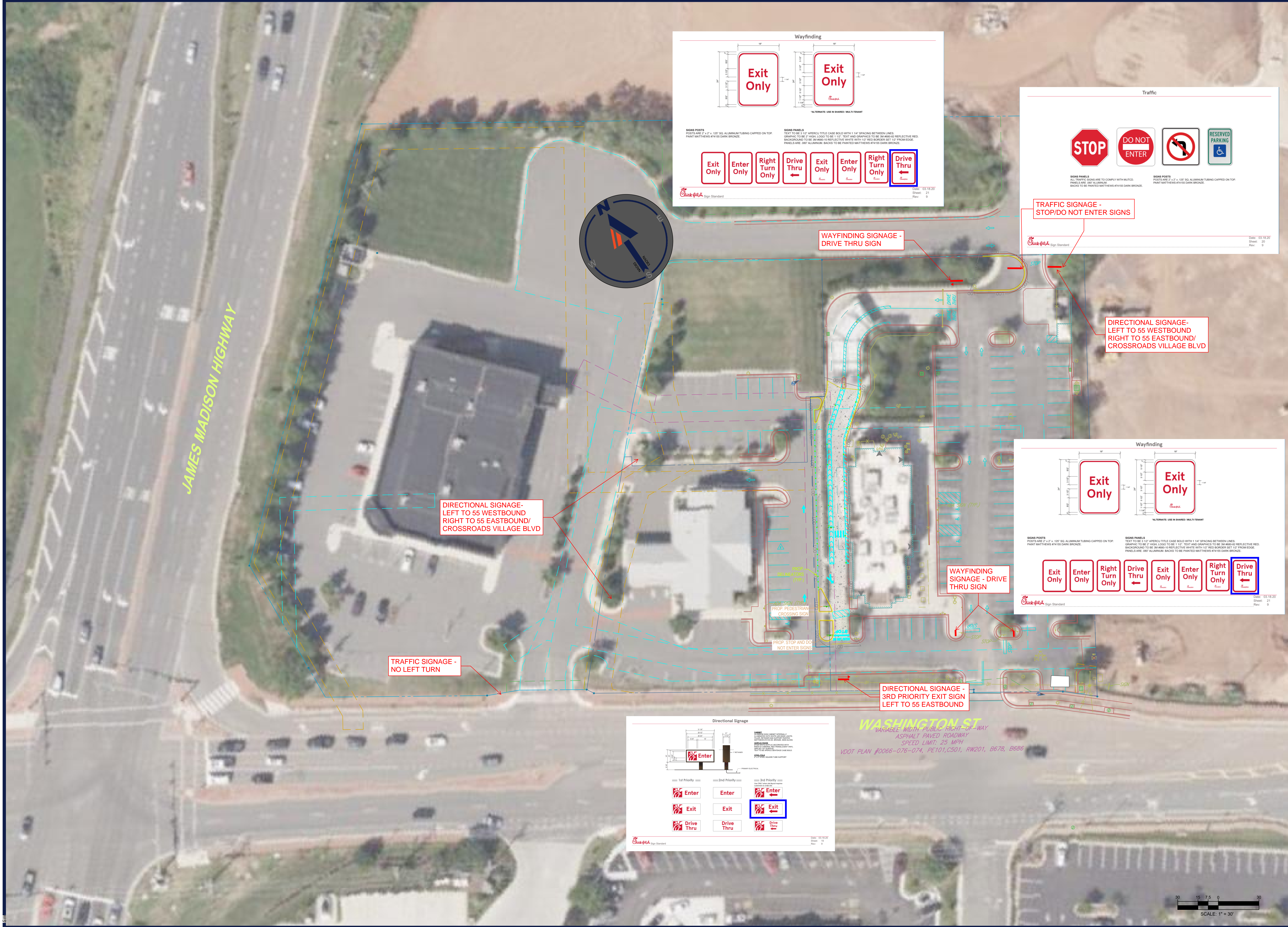
SHEET TITLE:

SPECIAL USE PERMIT PLAN

SHEET NUMBER:

1

REVISION 1 - 05/02/2024



Wayfinding

Exit Only
 Exit Only

Signs Posts: Posts are 2" x 2" x 156" SQ ALUMINUM TUBING CAPPED ON TOP. PAINT MATTHEWS #14105 DARK BRONZE.

Signs Panels: Text to be 1 1/2" AFFORDABLE TITLE CASE BOLD WITH 1/4" SPACING BETWEEN LINES. GRAPHIC TO BE 2" HIGH LOGO TO BE 1 1/2" HIGH AND GRAPHICS TO BE 3M MM-01 REFLECTIVE RED. BACKGROUND TO BE 3M MM-10 REFLECTIVE WHITE WITH 1/2" RED BORDER SET 1/2" FROM EDGE. PANELS ARE 08F ALUMINUM BACKS TO BE PAINTED MATTHEWS #14105 DARK BRONZE.

Exit Only, Enter Only, Right Turn Only, Drive Thru, Exit Only, Enter Only, Right Turn Only, Drive Thru

03/18/20
 Sheet: 21
 Rev: 9

Traffic

STOP, DO NOT ENTER, RESERVED PARKING

Signs Panels: ALL TRAFFIC SIGNS ARE TO COMPLY WITH MUTCD.

Signs Posts: Posts are 2" x 2" x 156" SQ ALUMINUM TUBING CAPPED ON TOP. PAINT MATTHEWS #14105 DARK BRONZE.

03/18/20
 Sheet: 20
 Rev: 9

Wayfinding

Exit Only
 Exit Only

Signs Posts: Posts are 2" x 2" x 156" SQ ALUMINUM TUBING CAPPED ON TOP. PAINT MATTHEWS #14105 DARK BRONZE.

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Exit Only, Enter Only, Right Turn Only, Drive Thru, Exit Only, Enter Only, Right Turn Only, Drive Thru

03/18/20
 Sheet: 21
 Rev: 9

Directional Signage

Enter, Exit, Drive Thru

1st Priority, 2nd Priority, 3rd Priority

03/18/20
 Sheet: 19
 Rev: 9

JUL 26, 2024
 V:\BOHLER\NET\SHARES\VA\PROJECTS\2023\VA230141_00\CAD\DRAWINGS\EA\HIBTS\BP_EXHIBIT\VA230141_00 - SUP - LAYOUT - C-2011.EXD
 SW

SCALE: 1" = 30'

Thomas Britt

From: Don Wooden <dwooden@meladon.net>
Sent: Friday, April 26, 2024 2:54 PM
To: Lee, Gideon; Michael Lewis
Cc: Lauren Johnson; Hannahlee Walker; Azarian, Bailey; Chad Baker; Igor Levine; Graham Rider
Subject: CFA #3197 Haymarket

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Caution: Message from external sender

To whom it may concern,

Meladon Haymarket, LLC. reaffirms that it has reviewed the anticipated plans/work that Chick-Fila is requesting and approves of the changes. The altered one way North traffic pattern on the East side of the bank will not adversely affect the use of the bank nor dental properties or their business operations.

Thank you,



Don Wooden
 1602 Village Market Blvd. SE
 Suite 235
 Leesburg, Virginia 20175
 O: (571) 375.1750
 D: (571) 375.1755
 M: (703) 732.4665
www.meladon.com

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

Thomas Britt
Town Planner

MEMORANDUM

TO: Planning Commission
FROM: Thomas Britt, Town Planner
DATE: August 6, 2024
SUBJECT: Discussion of Proposed Historic District Overlay Alterations

Background: The Town Planner is preparing to amend the Zoning Ordinance to better reflect the current needs of the Town of Haymarket and to preserve any remaining historic character of the main road corridors that surround and that are within Haymarket, and a selection of historic and other structures on the East side of the Town. As part of the drafting process for a zoning text amendment of the Historic District Overlay, the Town Planner also presented an amended historic district overlay map to the ARB for their comment in the May 10 ARB meeting.

The Town Planner has provided a draft ZTA and attached a draft Historic District Overlay Map for the Planning Commission's comment. Previous drafts of the Historic District Overlay Map have been provided for the Planning Commission's reference as well.

Section 58-16.3 of the current Haymarket Zoning Ordinance reads:

Sec. 58-16.3. - Creation; boundaries

- (a) In order to preserve the unique culture of the town, there is hereby established an overlay district to be known as the "Historic Haymarket Overlay" which shall include all that area that lies within the corporate limits of the town.
- (b) Prior to any expansion of the historic district the town shall identify and inventory all structures being considered for inclusion in such a district and shall establish written criteria to be used in making such determination. The town shall identify all landmarks and designate by ordinance any resource as part of a local historic district, subsequent to soliciting public input in a manner consistent with Code of Virginia, § 15.2- 2204. The owners of such property proposed for designation shall be given written notice of the public hearing on the ordinance.

- (c) The town may annually consider updates to the boundaries of the Historic Haymarket Overlay so that it is expanded to include newly identified historic resources, and/or contracted to reflect the removal or demolition of historic resources.

In order to promote the general welfare, through the preservation and protection of historic places and areas of historic interest, all buildings within the Historic Haymarket Overlay which were built prior to 1950 are designated historic resources.

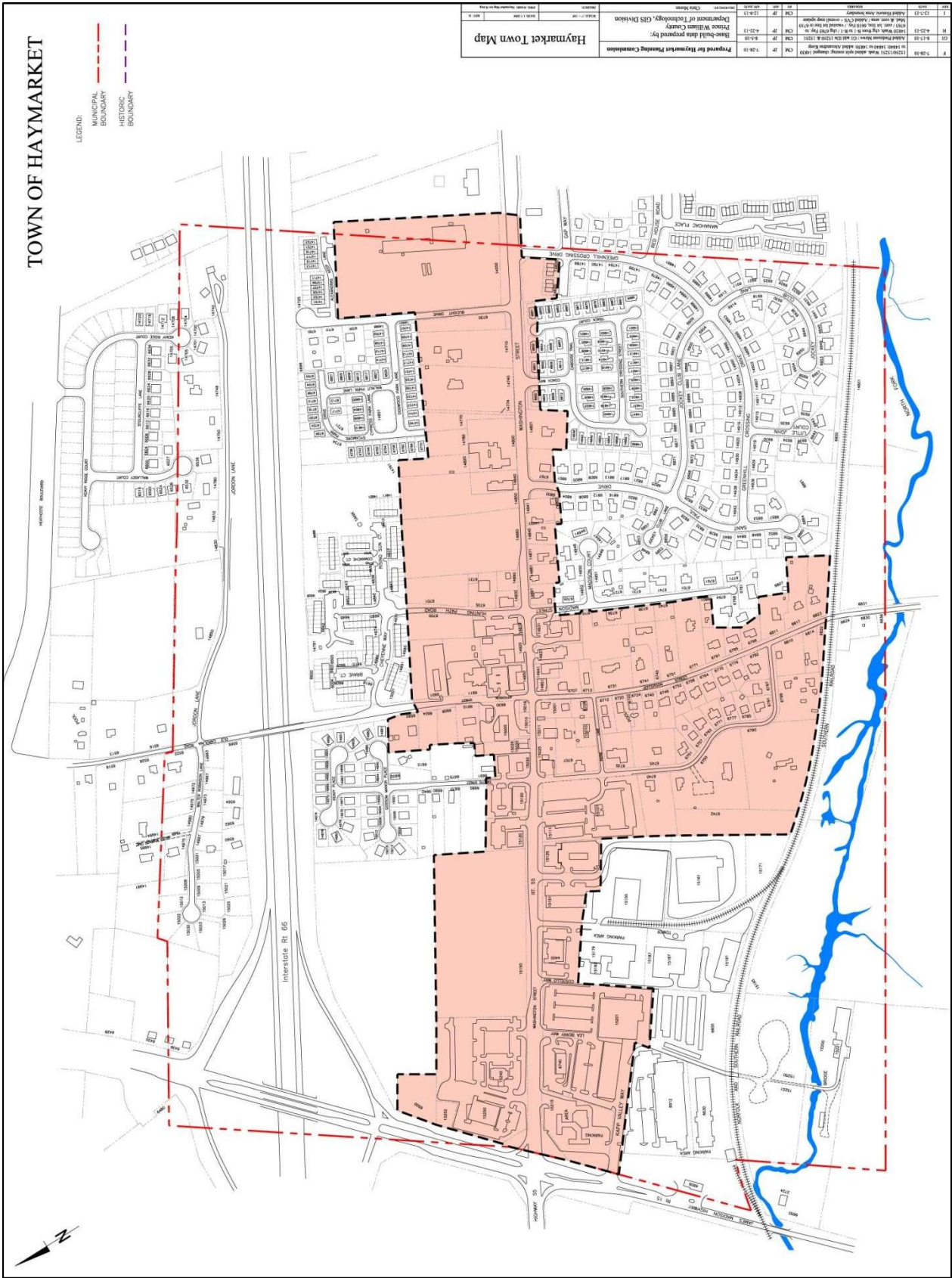
The Town Planner has provided the following edits to the Historic District Overlay for the Planning Commission to review and provide comments on.

Sec. 58-16.3. - Creation; boundaries

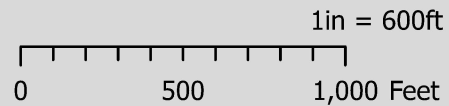
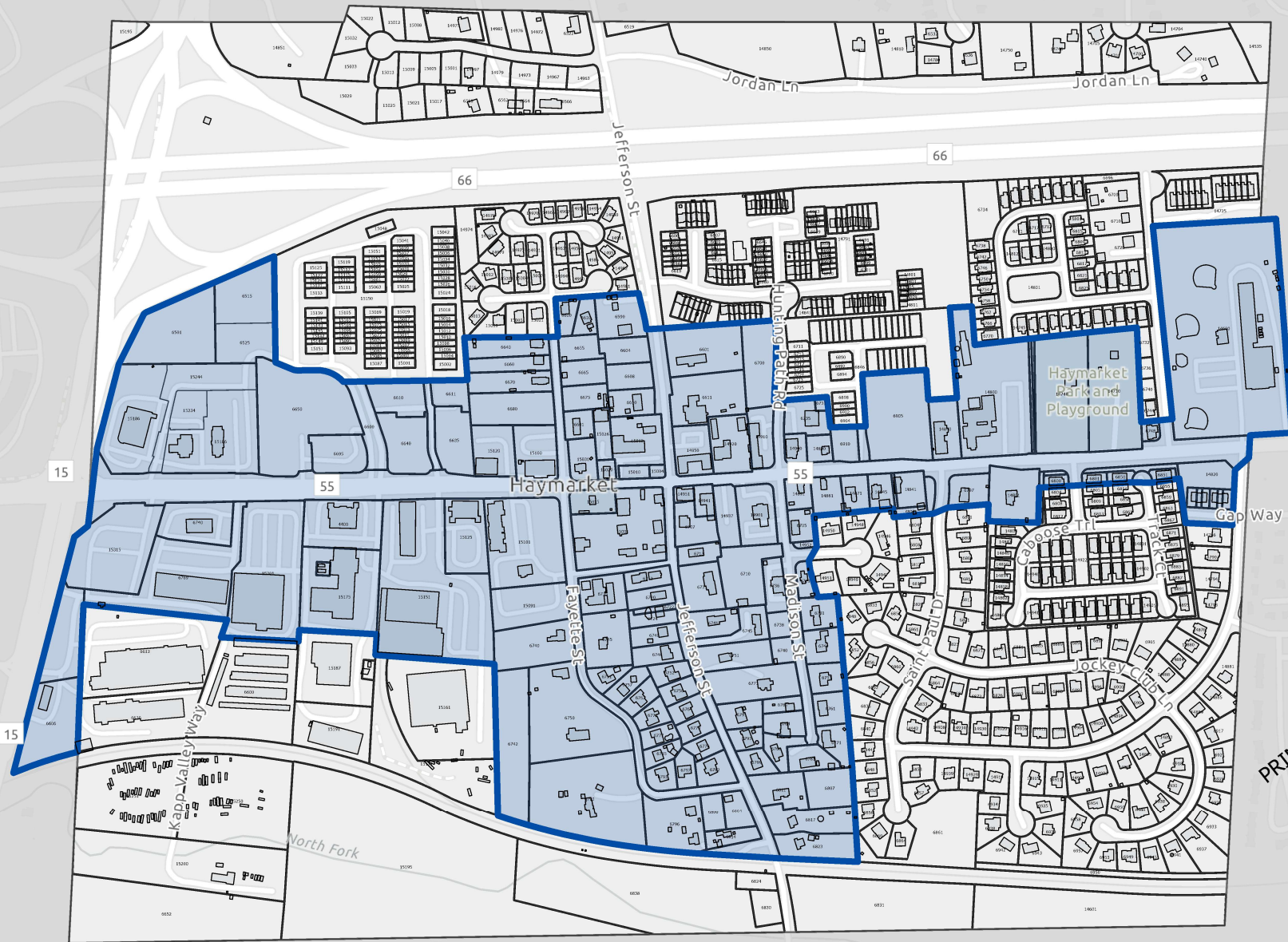
- (a) In order to preserve the unique culture of the town, there is hereby established an overlay district to be known as the "Historic Haymarket Overlay" which shall include ~~all that area that lies within the corporate limits of the town.~~ **all properties fronting Washington Street, Fayette Street, Jefferson Street, and Madison Street, as shown on the Historic District Overlay Map.**
- (b) Prior to any ~~expansion~~ **alteration** of the historic district the town shall identify and inventory all structures being considered for inclusion in such a district and shall establish written criteria to be used in making such determination. The town shall identify all landmarks and designate by ordinance any resource as part of a local historic district, subsequent to soliciting public input in a manner consistent with Code of Virginia, § 15.2- 2204. The owners of such property proposed for designation shall be given written notice of the public hearing on the ordinance.
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PLANNING COMMISSION RECOMMENDATION – AMENDED OLD AND HISTORIC HAYMARKET DISTRICT OVERLAY 12-09-13



DRAFT Historic District Overlay Map



PRINCE WILLIAM COUNTY