



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING

~ AGENDA ~

Shelley M. Kozlowski, Clerk of Council
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, November 19, 2018

7:00 PM

Council Chambers

I. Call to Order

II. Pledge of Allegiance

III. Minutes Approval

1. Planning Commission - Work Session - Oct 29, 2018 6:00 PM
2. Planning Commission - Regular Meeting - Oct 29, 2018 7:00 PM
3. Planning Commission - Work Session - Oct 29, 2018 6:00 PM
4. Planning Commission - Regular Meeting - Oct 29, 2018 7:00 PM

IV. Citizen's Time

V. Agenda Items

1. ZTA#2018-001, Zoning Text Amendment for Crematory and Funeral Home Definitions
2. ZP#2018-058, 6721 Madison Street, Home Remodel

VI. Old Business

VII. Town Planner Update

VIII. Architectural Review Board Update

IX. Town Council Update

X. Adjournment



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

Emily K. Lockhart
TOWN PLANNER

MEMORANDUM

TO: Planning Commission
FROM: Emily K. Lockhart, Town Planner
DATE: November 14, 2018
SUBJECT: 14901 Washington Street, Zoning Text Amendment, ZTA#2018-001

APPLICATION SUMMARY:

Applicant, Mountcastle Turch Funeral Home & Crematory, Inc. has proposed a Zoning Text Amendment for the Zoning Ordinance. The proposed amendment is as follows from the applicant;

“Proposed Zoning Text Amendment Submitted by Mountcastle Turch Funeral Home & Crematory, Inc.

I. Amend Section 58-1.5 to add the following definition of Crematory as follows

Crematory--An establishment containing a furnace for the purpose of reducing dead bodies to ashes by burning.

II. Amend Section 58.-1.5 to amend the definition of “Funeral Home” as follows:

Funeral home – Establishments engaged in undertaking services such as preparing the dead for burial, as well as related accessory activities including a crematory, and arranging and managing funerals. Typical uses include funeral homes or mortuaries

Justification Statement

Prince William County and the City of Manassas allow crematories as accessory to funeral home uses. Cremation is becoming more popular. It is essential, therefore, for a funeral home to offer cremation to compete with funeral homes in surrounding jurisdictions. Cremation does not create adverse impacts in terms of noise, smell or toxicity. Traffic impacts are the same as a funeral home without a crematory. In fact, vehicle trips are reduced because trips carrying bodies to off-site crematories and back would be avoided. Therefore, the amendment would allow funeral homes within the Town to be successful while also fulfilling an important community need and without adverse impacts to the community.

The proposed amendment would amend the definition of a funeral home to define a crematory and to specifically mention a crematory as an accessory use to a funeral home, both in response to the attached zoning determination holding that such specific definition is necessary in order for such to be allowed as part of a funeral home. The proposal would not allow a crematory as principal use divorced from a funeral home because such would be out of character with the B-1 Town Center District. The proposed definition of "Crematory" is taken from the Prince William County Zoning Ordinance.

Planning Commission Meeting October 29, 2018 Summary:

The Planning Commission held a public hearing for the Zoning Text Amendment on October 29th. Several citizens spoke for and against the ZTA; for a detailed summary of the comments and the discussion please watch the recorded video on the Town Website. After discussion amongst the Commissioners it was decided the application would be tabled until the Town Planner could produce additional information on surrounding jurisdictions' performance standards for crematoriums.

Town Planner Update:

After thorough research of surrounding Towns and jurisdictions the following performance standards were found. The vast majority of surrounding jurisdictions do not have performance standards in place for crematoriums or they do not include crematoriums in their ordinance.

Town of Leesburg

Crematorium (Accessory to a Funeral Home)

- A. *The Virginia Department of Environmental Quality Air Permit Local Governing Body Certification must be completed prior to submission to the Town for sign off.*
- B. *External storage of fuels shall comply with all applicable federal, state, and/or county regulations, such as 40 CFR 112 or its state/local equivalent.*
- C. *Minimum setback for outdoor fuel storage containers shall be 50 feet from residential districts; 25 feet from non-residential districts.*
- D. *All outdoor fuel storage containers shall be screened from public view on three sides by a solid wall at least six (6) feet in height and on the fourth side by a solid gate at least five (5) feet in height. The gate and wall shall be maintained in good working order and shall remain closed except when refueling occurs. The wall and gate shall be architecturally compatible with other buildings and structures on site.*
- E. *The facility shall be used solely for the cremation of human corpses and shall not be used for disposition of animal remains or medical waste.*
- F. *Crematorium facilities shall be limited to no more than 25% of the total gross floor area of the funeral home.*

STAFF RECOMMENDATION:

Staff supports the proposed **zoning text amendment** for the addition of the crematory definition and the modifications to the Funeral Home definition. Staff recommends the Planning Commission

request the Crematory definition to explicitly state the crematory use is an accessory use, only to occur within a Funeral Home.

This definition will provide clarification and general updates to the Town's Zoning Ordinance. Staff's support of the Zoning Text Amendment does not mean an endorsement of any future Special Use Permits for a Funeral Home on any property located within the Town of Haymarket. Support of the Zoning Text Amendment is strictly for the purposes of clarifying the Town's Ordinance and providing stronger definitions that are in keeping with surrounding jurisdictions. Additional conditions or performance standards can be applied to the ZTA or a SUP at the time of its review. Appropriate performance standards or conditions would be in regard to setbacks, screening of outdoor storage, the use of the cremation facilities, amount of square footage dedicated to the accessory use, etc.

Staff recommends the Planning Commission ensure all public concerns and questions regarding the Zoning Text Amendment are addressed completely prior to forwarding the application to Town Council for public hearing and approval.

DRAFT Motions

"I move the Planning Commission forward ZTA#2018-001 to the Town Council with a recommendation for approval"

OR

"I move the Planning Commission forward ZTA#2018-001 to the Town Council with a recommendation for denial"

**NOTICE OF PUBLIC HEARING OF THE
PLANNING COMMISSION
TOWN HALL - 15000 WASHINGTON STREET
TOWN OF HAYMARKET**

OCTOBER 29, 2018 - 7:00 PM

Notice is hereby given that the Haymarket Town Planning Commission will conduct a Public Hearing on the following item: Application for zoning text amendment to Chapter 58 of the Town Code.

The zoning text amendment will make changes to the definitions in the Zoning Ordinance. Definitions are proposed to include Crematory and amend the existing Funeral Home definition.

The public hearing for the Zoning Text amendments to Chapter 58 of the Haymarket Town Code will be held on **October 29, 2018 at 7:00 p.m.**, at Town of Haymarket Town Hall located, 15000 Washington Street, Haymarket, Virginia 20169. This location is accessible to persons with disabilities. The proposed amendments are available for review on the Town's website at www.townofhaymarket.org. The proposed ordinance amendments can also be viewed by contacting the Town Planner at (703) 753-2600, Monday through Friday from 8:00 a.m. to 4:30 p.m. If you are in need of interpreting services for the hearing and/or vision impaired, please notify the town clerk at least one week prior to the public hearing.

BY THE ORDER OF THE HAYMARKET PLANNING COMMISSION

Instruction to Publisher:

Run This Notice Twice; October 17th and October 24th



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

Emily K. Lockhart
TOWN PLANNER
ZONING ADMINISTRATOR

MEMORANDUM

TO: Planning Commission
FROM: Emily K. Lockhart, Town Planner
DATE: November 14, 2018
SUBJECT: Zoning Permit #2018-058, 6721 Madison Street, Home Remodel

APPLICATION SUMMARY:

Applicant, Precision Home Solutions LLC, is applying for exterior renovations at 6721 Madison Street. The renovations will include renovations to the existing structure which is deteriorating, the addition of a garage structure and two bump-out additions on the rear of the home. The PC shall evaluate the additions on the rear of the house. The Planning Commission will need to discuss waiving the setbacks for the residential-1 zoning district, as the current proposed additions do not meet the current ordinance. This has occurred because the home was built prior to the Zoning Ordinance being in affect and thus was grandfathered in. The additions will not exceed the existing bump out in the rear, rather transform the building from a t shape to a complete rectangle. The Commission and Planner will discuss this in detail at the November 19, 2018 meeting.

STAFF RECOMMENDATION:

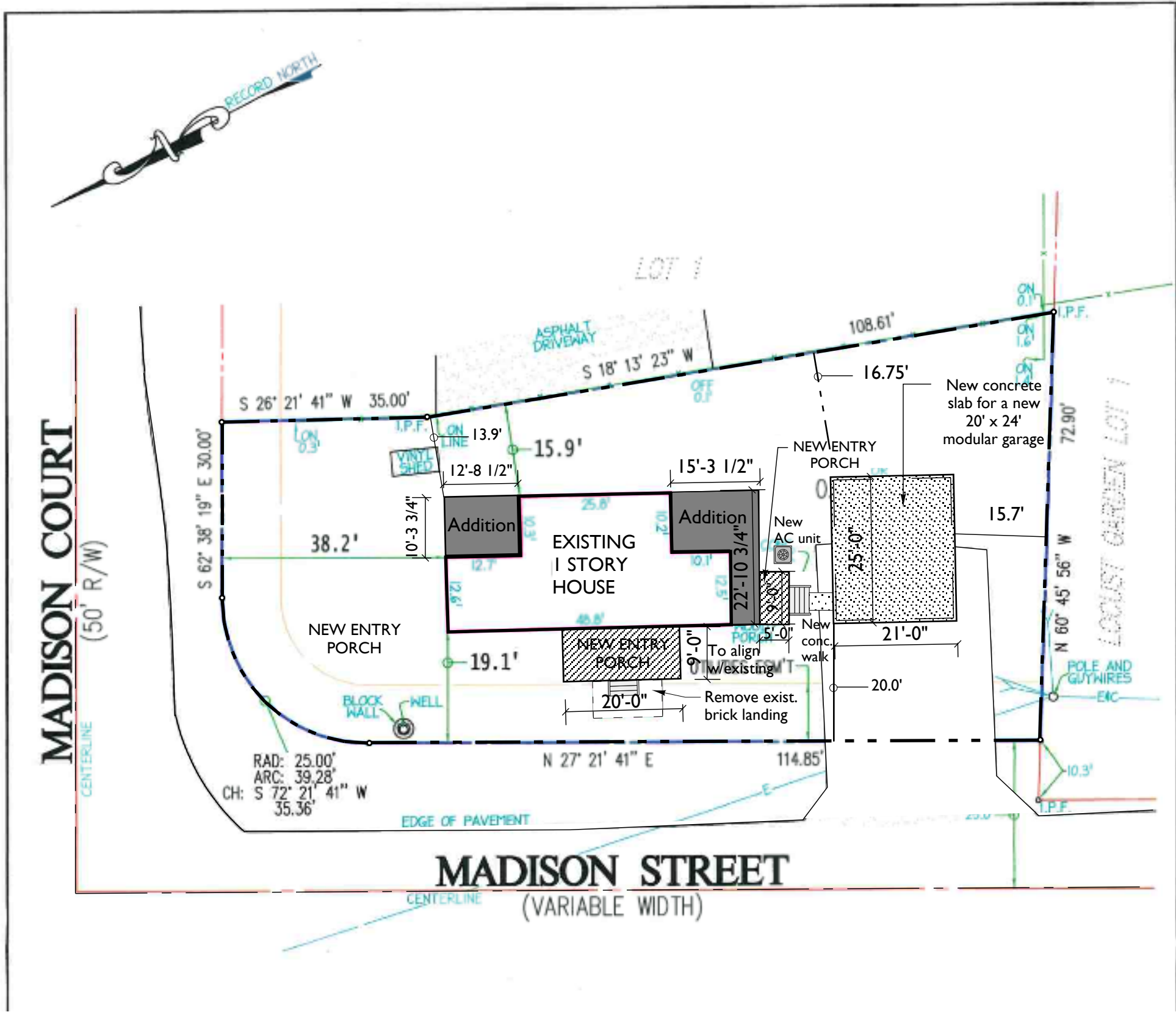
Staff recommends approving ZP#2018-058, Certificate of Appropriateness for the exterior renovations and additions at 6721 Madison Street. The home is currently in disrepair and the new property owner wishes to make the investment to clean up the property and enhance the home for future residents.

DRAFT MOTION:

"I make a motion to approve Certificate of Appropriateness ZP#2018-058 for the exterior additions at 6721 Madison Street, to include waiving the setback requirements due to the following circumstances----
--."

Or An alternate motion.

Attachment: ZP2018-058, Home Renovations, 6721 Madison Street (3823 : ZP#2018-058, 6721 Madison Street, Home Remodel)



PROJECT INFORMATION	SITE	STREET ADDRESS	6721 MADISON STREET HAYMARKET, VA
		ZONING	R I
		LOT SIZE	8,608 SF.
	ARCHITECTURAL	TYPE	R3 (OCCUPANCY GROUP R)
		SQUARE FOOTAGE ADDITION	102 SF. MASTER BEDROOM SUITE 222 SF. KITCHEN/SIDE ENTRY 225 SF. PORCHES 480 SF. MODULAR GARAGE
	NOTE		NO USE GROUP OR OCCUPANCY CHANGES

GENERAL NOTES

1. The Contractor shall coordinate all trades and construction. The Contractor shall be responsible for the verification of all dimensions and existing conditions.
2. Codes Conformance: All construction shall meet the current requirements of all agencies having jurisdiction at the project. The contractor shall obtain all permits and schedule all inspections.
3. The Contractor shall provide a complete job, providing all related items necessary for the completion of any equipment or construction, even if the related work is not specifically called for in these documents.
4. The Contractor shall provide temporary protection during the course of construction for his forces, the public, and all existing and new construction. The Contractor shall also provide dust protection between construction section and other sections of the premises.
5. The site shall be left in a clean, neat, and orderly condition at the end of each working day.
6. Provide selective demolition as required to accommodate new construction. Remove and legally dispose of demolished materials off-site.
7. Notify Owner prior to shut-off of existing utilities. Cap off utilities, which will be discontinued.
8. Caulking: Throughout the project, all joints shall be caulked and sealed to provide a positive barrier to the passage of moisture and air.
9. Patch and match all disturbed or added surfaces to match existing .

Paint: Prepare and paint all modified and new surfaces. Preparation and application shall be in accordance with manufacturer's recommendations. Colors as per owner selection. All exterior wood shall be back primed.

PAINT SCHEDULE:
Gypsum products: Two coats eggshell. Color as per owner selection.
Woodwork for painting: One coat primer, two coats enamel semi-gloss. Color as per owner selection
Woodwork for clear: One coat stain, two coats varnish

10. Any changes in or additions to electrical, and mechanical systems, heating cooling and plumbing, to be in conformance with all local and national codes and regulations.
11. Call BEFORE YOU DIG 1-800-922-4455, prior to any excavation of any type.



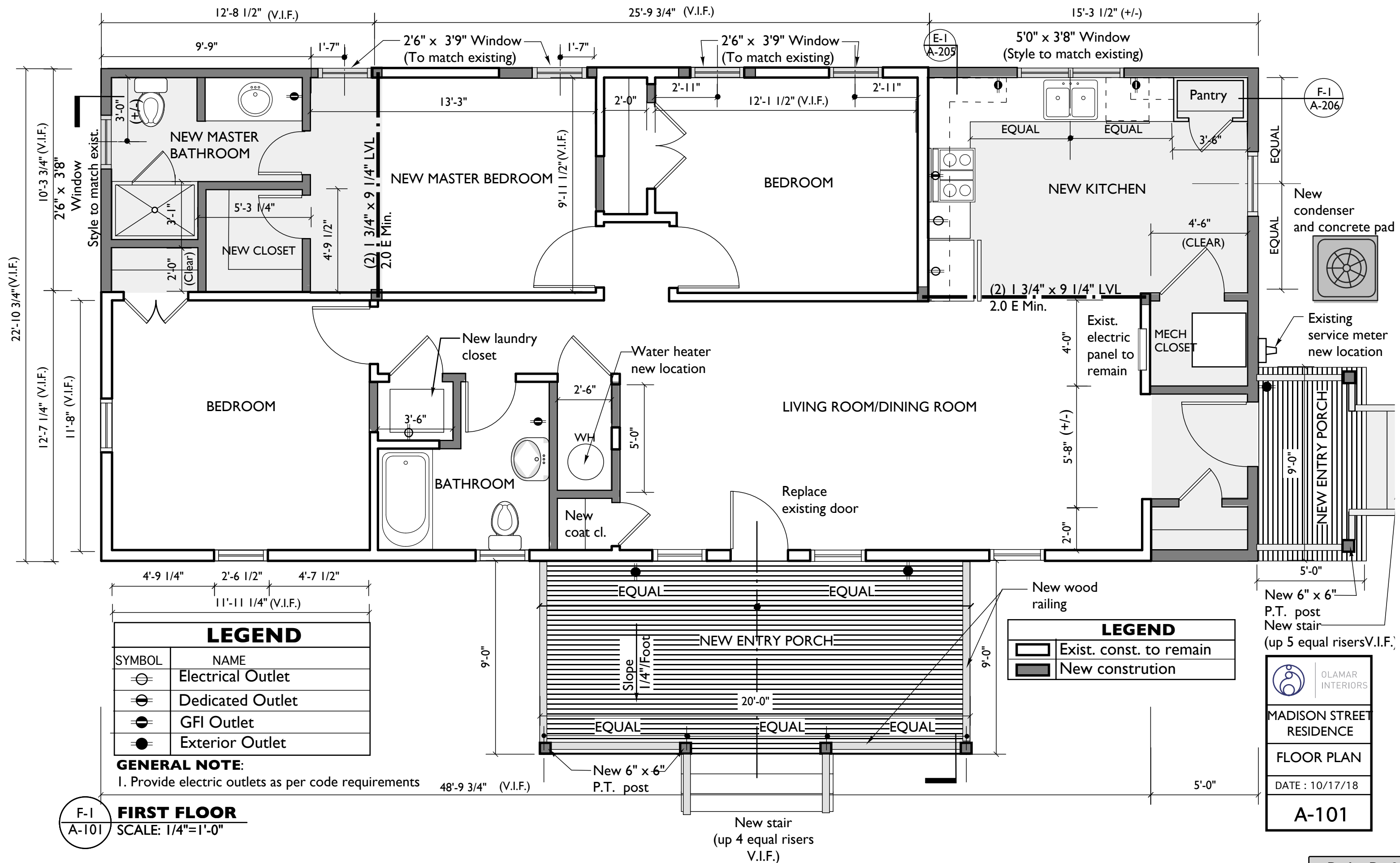
OLAMAR
INTERIORS

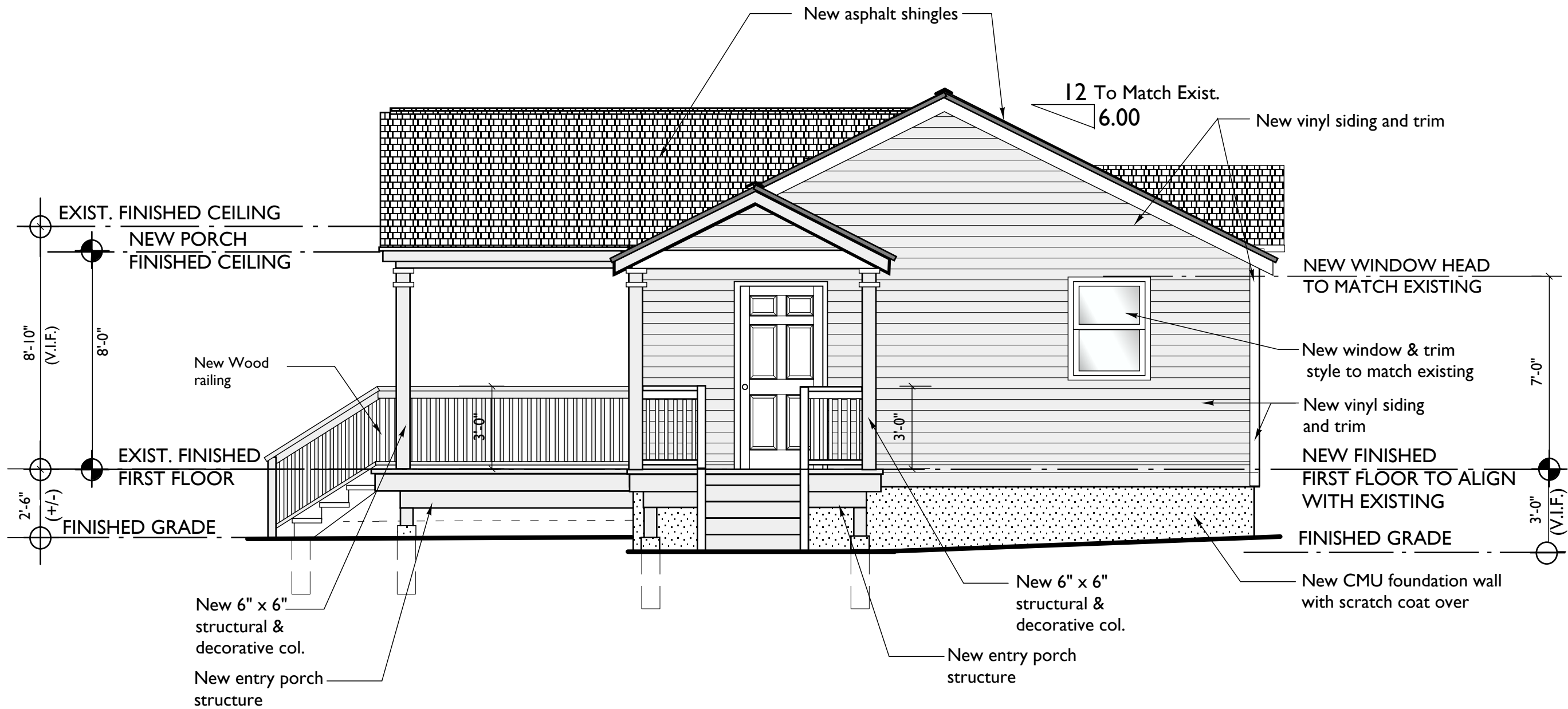
MADISON STREET
RESIDENCE

COVER SHEET

DATE : 10/17/18

A-000





F-1
A-201
RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

 OLAMAR
INTERIORS

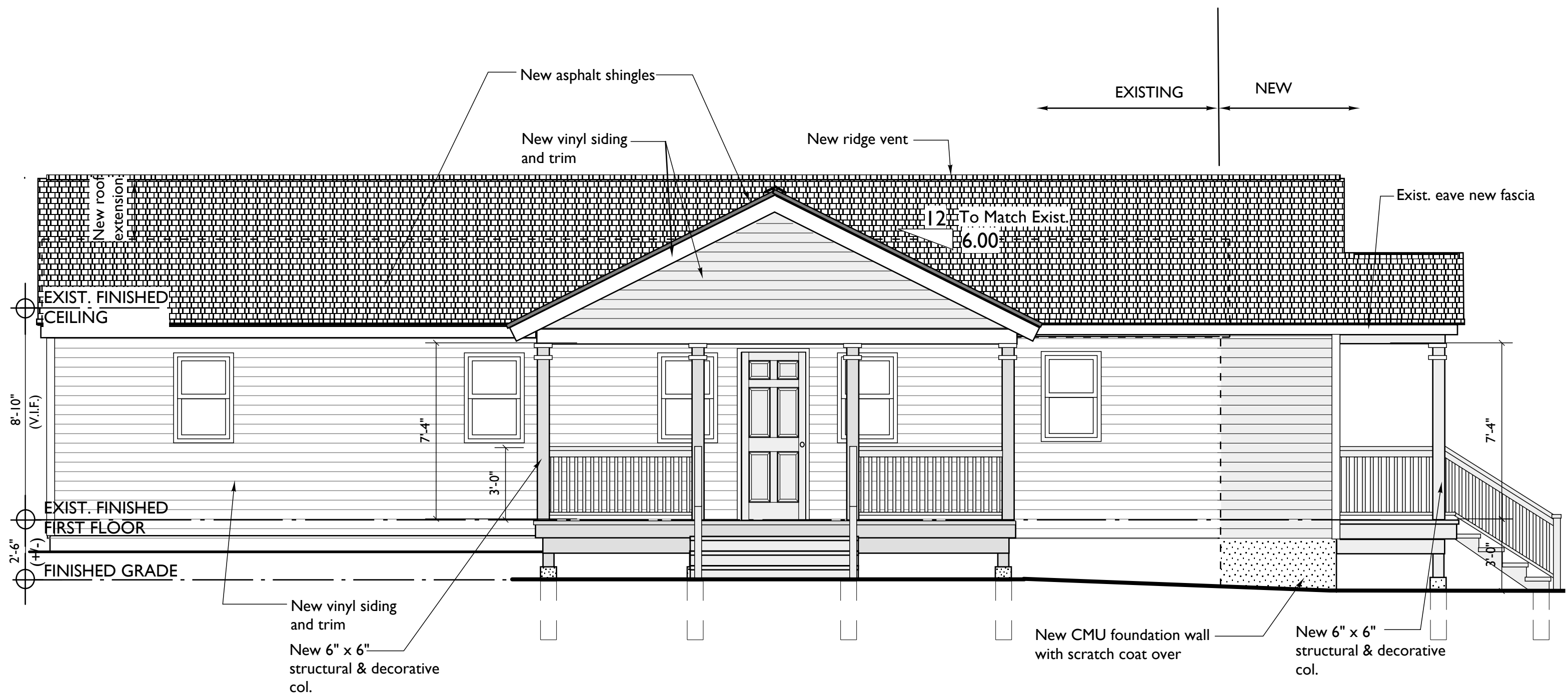
MADISON STREET
RESIDENCE

ELEVATION

DATE : 10/17/18

A-201

Attachment: 6721 Madison Street House (3823 : ZP#2018-058, 6721 Madison Street, Home Remodel)



F-1
A-202

FRONT ELEVATION

SCALE: 1/4"=1'-0"

OLAMAR INTERIORS

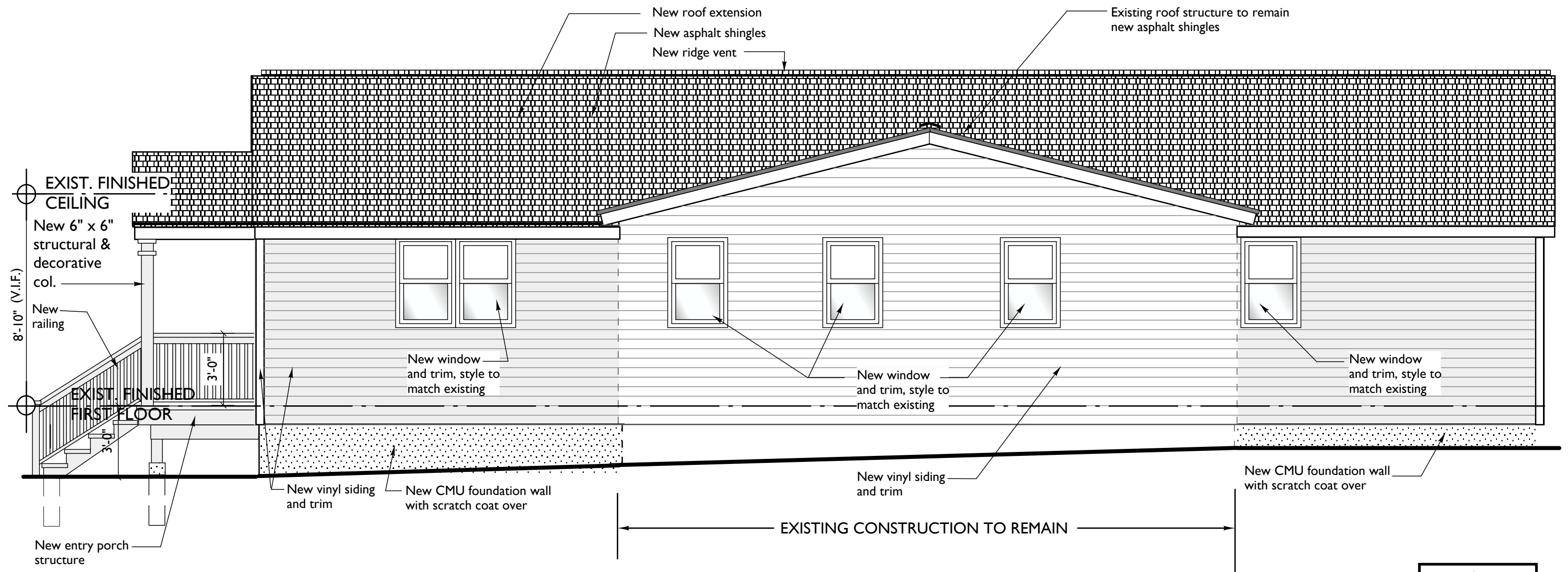
MADISON STREET RESIDENCE

ELEVATION

DATE : 10/17/18

A-202

Attachment: 6721 Madison Street House (3823 : ZP#2018-058, 6721 Madison Street, Home Remodel)



F-1 **REAR ELEVATION**
A-203 SCALE: 1/4"=1'-0"

OLAMAR
INTERIORS

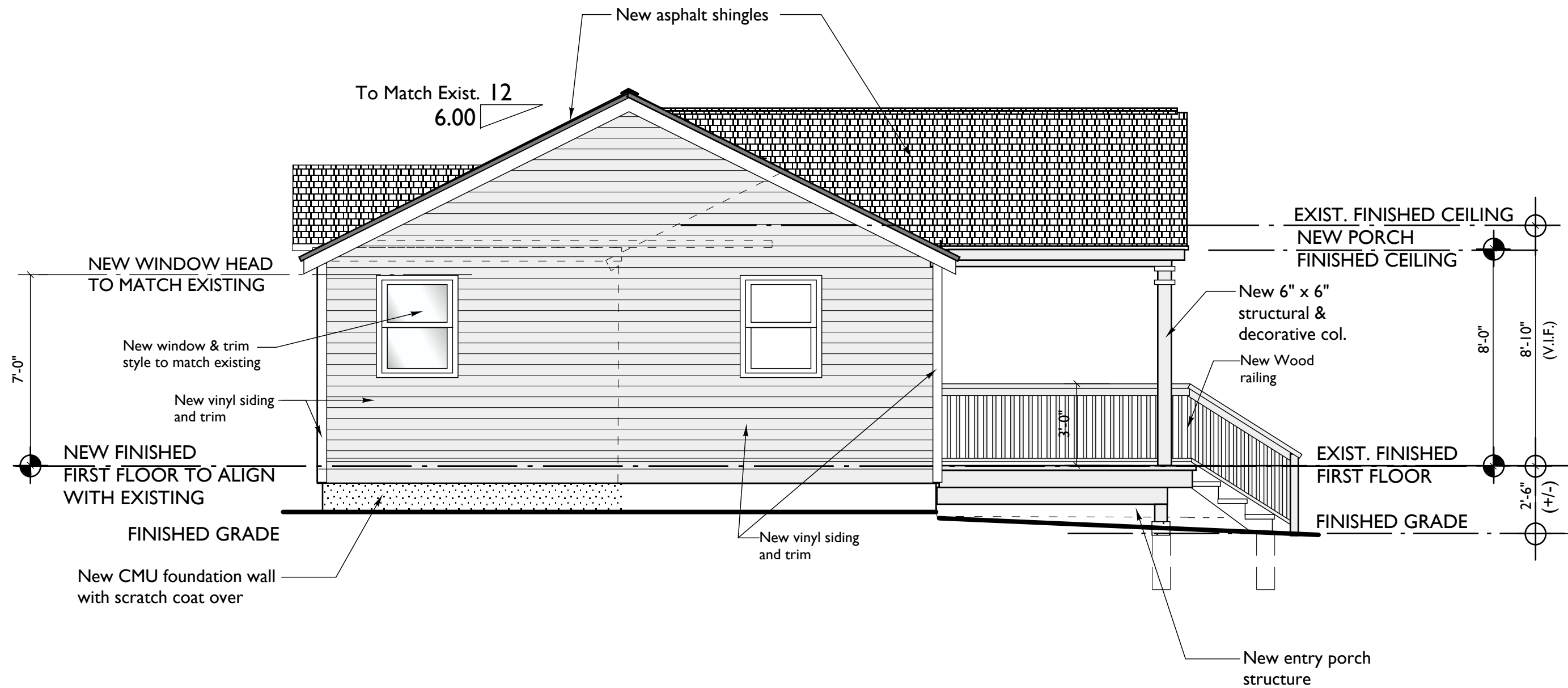
MADISON STREET
RESIDENCE

ELEVATION

DATE : 10/17/18

A-203

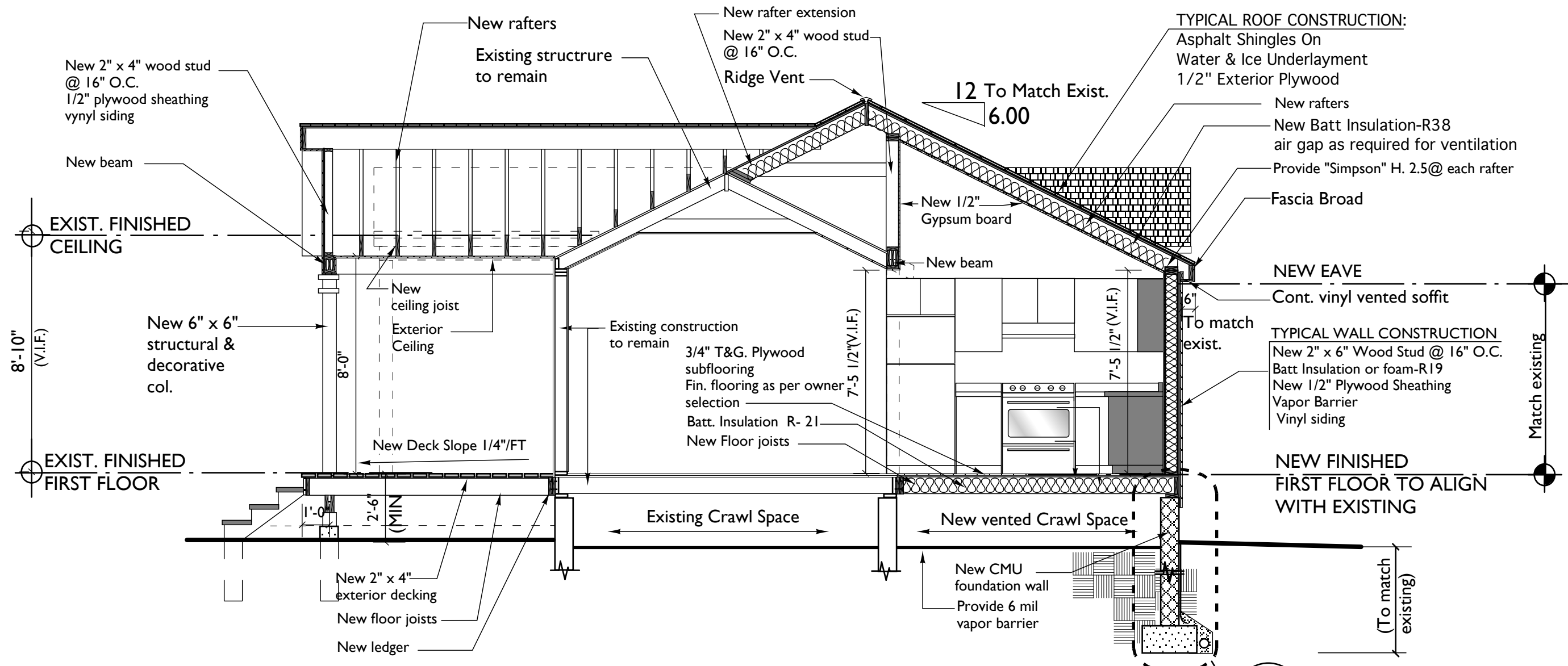
Attachment: 6721 Madison Street House (3823 : ZP#2018-058, 6721 Madison Street, Home Remodel)



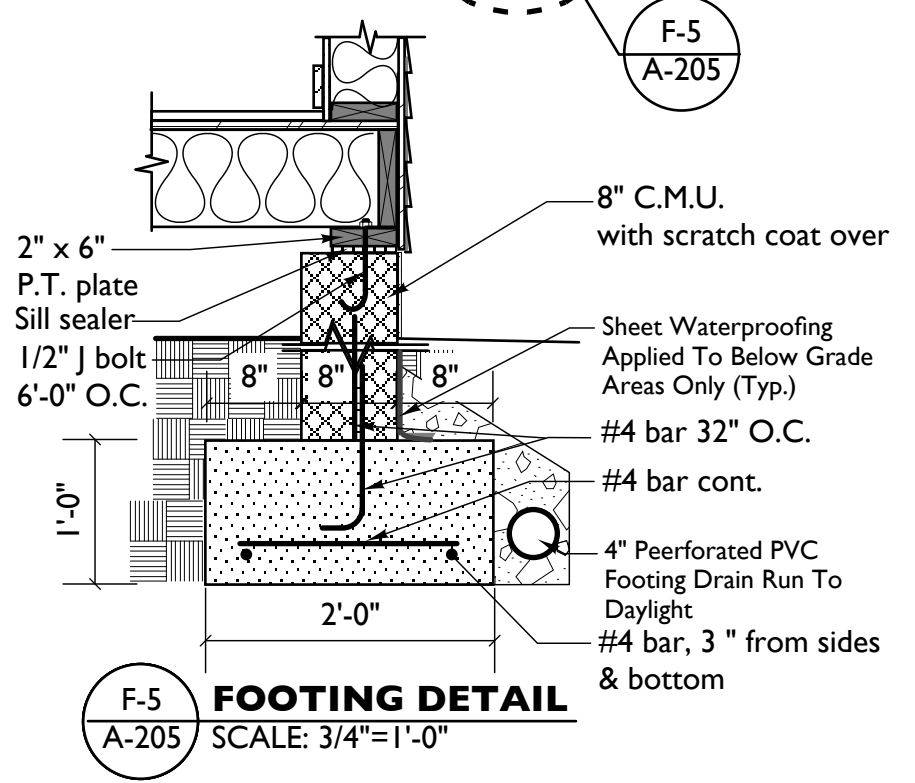
F-I
A-204

LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"


	OLAMAR INTERIORS
MADISON STREET RESIDENCE	
ELEVATION	
DATE : 10/17/18	
A-204	



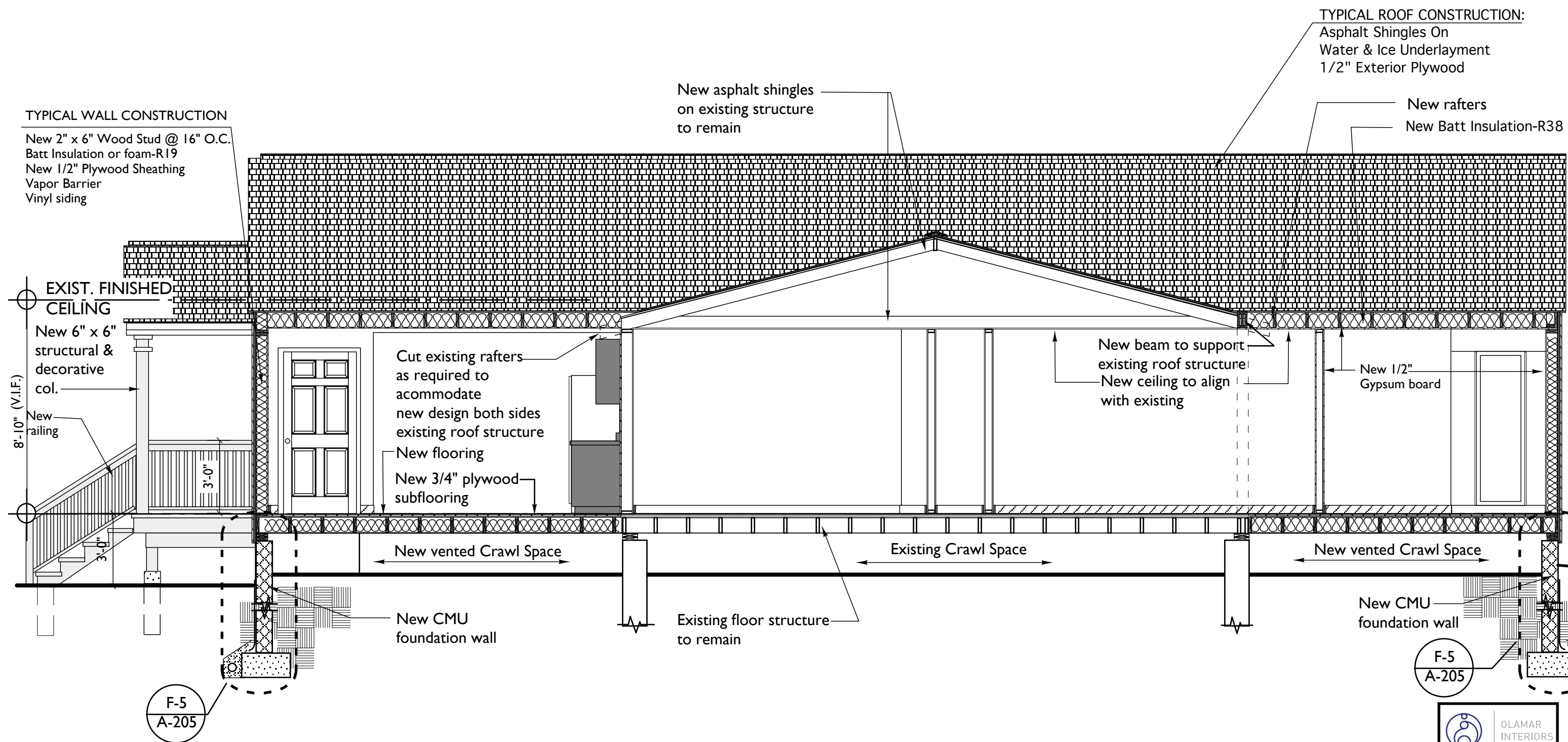
E-I **TRANSVERSE SECTION**
A-205 SCALE: 1/4"=1'-0"



F-5 **FOOTING DETAIL**
A-205 SCALE: 3/4"=1'-0"

	OLAMAR INTERIORS
MADISON STREET RESIDENCE	
TRANSVERSE SECTION	
DATE : 10/17/18	
A-205	

Attachment: 6721 Madison Street House (3823 : ZP#2018-058, 6721 Madison Street, Home Remodel)



F-1 LONGITUDINAL SECTION
 A-206 SCALE: 1/4"=1'-0"

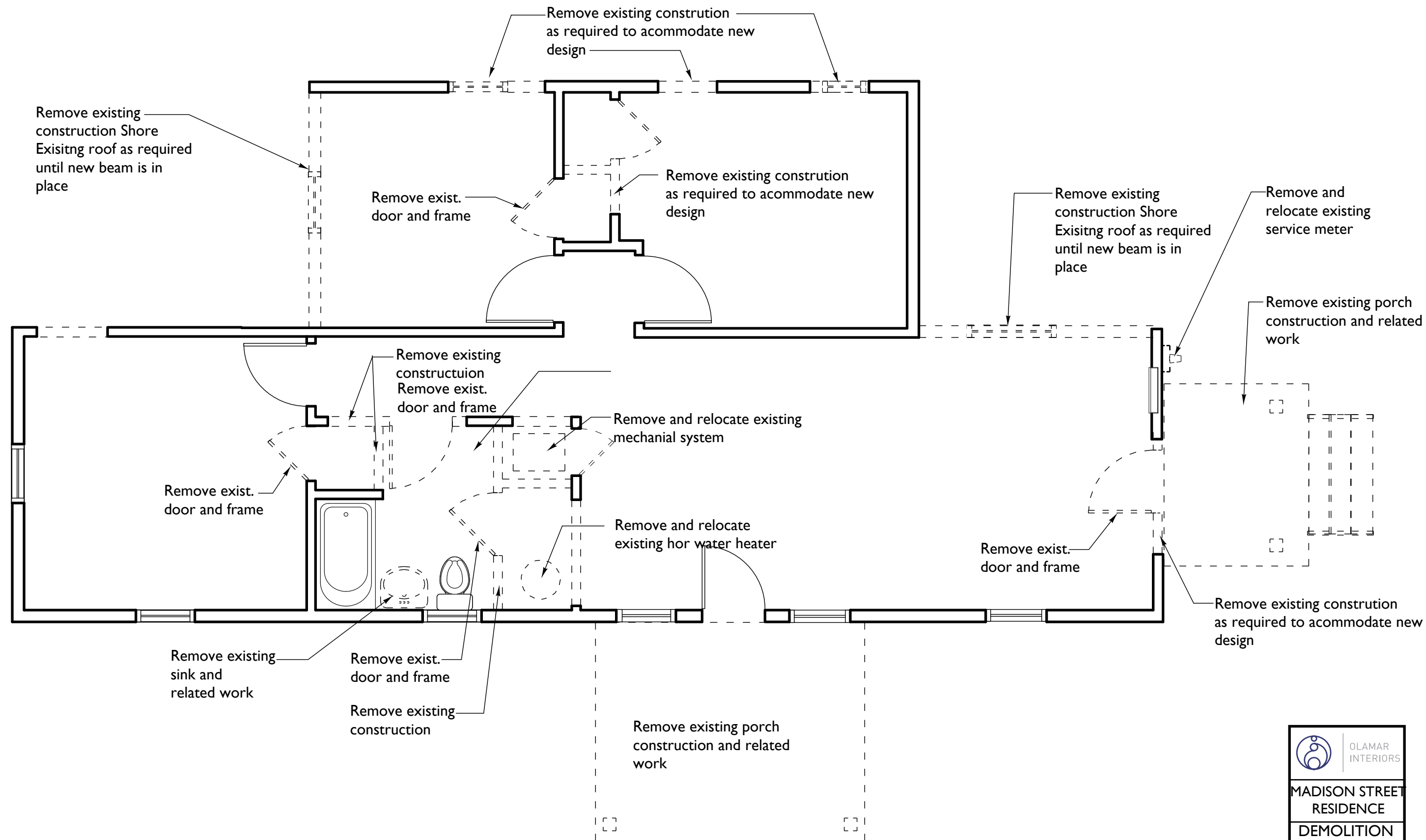
OLAMAR INTERIORS

MADISON STREET RESIDENCE

LONGITUDINAL SECTION

DATE : 10/17/18

A-206

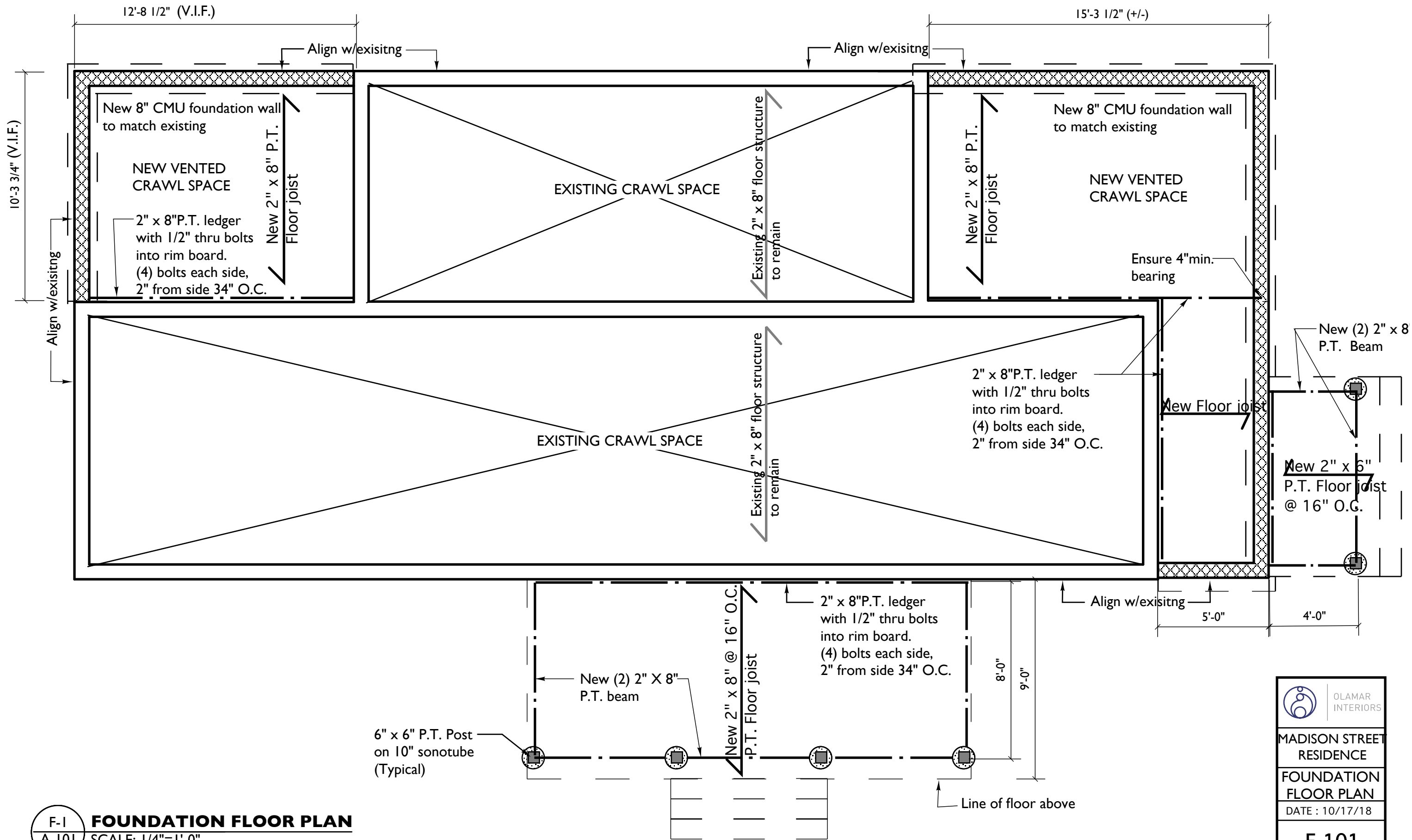


F-1
A-101

FIRST FLOOR DEMOLITION

SCALE: 1/4"=1'-0"

	OLAMAR INTERIORS
MADISON STREET RESIDENCE	
DEMOLITION FLOOR PLAN	
DATE : 10/17/18	
D-101	



F-I
A-101 **FOUNDATION FLOOR PLAN**
SCALE: 1/4"=1'-0"

OLAMAR INTERIORS

MADISON STREET RESIDENCE

FOUNDATION FLOOR PLAN

DATE : 10/17/18

F-101

