



**TOWN OF HAYMARKET TOWN COUNCIL**  
**JOINT PUBLIC HEARING**  
**~ AGENDA ~**

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

15000 Washington St  
Haymarket, VA 20169

Monday, June 3, 2019

6:00 PM

Council Chambers

**I. Call to Order - Town Council**

**II. Call to Order - Planning Commission**

**III. Pledge of Allegiance**

**IV. Presentation- SUP#2019-003 Wonderful Haymarket, LLC Medical Office Use in B-1, 14901 Washington St**

1. SUP#2019-003 Wonderful Haymarket LLC Application, Narrative, Staff Report

**V. Joint Public Hearing SUP#2019-003 Wonderful Haymarket, LLC Medical Office Use in B-1, 14901 Washington St.**

- A. Planning Commission Open Public Hearing
- B. Town Council Open Public Hearing
- C. Planning Commission Close Public Hearing
- D. Town Council Close Public Hearing
- E. Planning Commission Discussion and Action
- F. Town Council Discussion and Action

**VI. Adjournment**

**NOTICE OF JOINT PUBLIC HEARING  
TO PERMIT MEDICAL OFFICE USE  
IN THE B-1 ZONING DISTRICT  
BY SPECIAL USE PERMIT, 14901 Washington Street  
HAYMARKET VA 20169  
June 3, 2019 - 6:00 P.M.**

**Notice is hereby given that the Haymarket Town Council and Planning Commission will conduct a joint public hearing to permit medical office use in the B-1 zoning district by Special Use Permit, 14901 Washington Street, Haymarket, VA 20169. All interested parties are encouraged to present their views at these hearings. The joint public hearing will be held on Monday, June 3<sup>rd</sup>, 2019, beginning at 6:00 p.m.** at the Haymarket Town Hall, 15000 Washington Street, Suite 100, Haymarket, Virginia in order to consider a Special Use Permit request by Wonderful Haymarket, LLC to permit the use of a medical dental office at 14901 Washington Street, Haymarket, Virginia. The subject site is zoned Town Center District, B-1.

All are invited to attend the Joint 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 [skozlowski@townofhaymarket.org](mailto:skozlowski@townofhaymarket.org). A complete copy of the application for the Special Use Permit is available for public inspection during normal business hours at the Clerk'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 TOWN COUNCIL AND PLANNING COMMISSION

Run May 22 and May 29



PRD  
4/11/2019  
KBJ

SUP# 2019

# 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.

RECEIVED  
APR 11 2019  
TOWN OF HAYMARKET

NAME OF BUSINESS/APPLICANT: Wonderful Haymarket LLC

SITE ADDRESS: 14901 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): Dental Office CODE SECTION(S) #: \_\_\_\_\_

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.*  
This is a Non-Disturbance Special Use Permit application to use the building as a Dental Office Facility

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		
Jeffrey Moon			Jeffrey Moon		
Name			Name		
4372 Thomas Brigade Ln			4372 Thomas Brigade Ln		
Address			Address		
Fairfax	VA	22033	Fairfax	VA	22033
City	State	Zip	City	State	Zip
8042440019			8042440019		
Phone#(s)			Phone#(s)		
jmoon@vcu.edu			jmoon@vcu.edu		
Email Address			Email Address		

Attachment: 20190516123448 (4046 : SUP#2019-003 Wonderful Haymarket LLC Application, Narrative, Staff Report)



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.

[Signature]  
Applicant Signature

4/8/2019  
Date

[Signature]  
Property Owner Signature

4/8/2019  
Date

\*\*\*OFFICE USE ONLY\*\*\*

DATE FILED: April 11, 2019 FEE AMOUNT: \$ \_\_\_\_\_ DATE PAID: \_\_\_\_\_

DATE TO ZONING ADMINISTRATOR: April 12, 2019 STAFF REVIEW COMPLETE: May 8, 2019

APPLICABLE ZONING ORDINANCE SECTION(S) / RECOMMENDED CONDITIONS:

\_\_\_\_\_

[Signature]  
ZONING ADMINISTRATOR

May 08, 2019  
DATE

DATE TO PLANNING COMMISSION: May 16, 2019 PUBLIC HEARING DATE: June 3rd, 2019  
\* via Agenda Packet at 6:00pm

RECOMMEND APPROVAL     RECOMMEND DENIAL     NO RECOMMENDATION

RECOMMENDED CONDITIONS:

\_\_\_\_\_

CHAIRMAN

DATE

DATE TO TOWN COUNCIL: \_\_\_\_\_

PUBLIC HEARING DATE: \_\_\_\_\_

APPROVED     DENIED

CONDITIONS:

\_\_\_\_\_

Attachment: 20190516123448 (4046 : SUP#2019-003 Wonderful Haymarket LLC Application, Narrative, Staff Report)

To: The Planning Commission and the Town Council of Haymarket, Virginia  
From: Jeff Moon, member of Wonderful Haymarket LLC  
Date: 7 May 2019  
Purpose: Application for Special Use Permit - 14901 Washington St. Haymarket, VA 20169

Dear Town of Haymarket Planning Commission and Town Council members,

First, I would like to say that it has been exciting to witness the growth of the town, and feel honored to be able to serve the great community through the years at my current practice. My current office and I are thankful that the community has given us the trust and support we needed to remain a successful business, and friend of the community. Our intent is to continue to provide the best care and service to our growing community in the new, larger location within the town limits.

We applied for Special Use Permit at the location 14901 Washington St, Haymarket VA. The mentioned property is currently in the zoning district of B-1, and the proposed intent is to use the property in its entirety for operating a Dental Office facility upon the receipt of your approval.

14901 Washington St is a beautiful property built in 1987, which we will preserve and maintain. We would like to increase the square footage of the building by enclosing the existing drive-through area at the rear of the building, but the front that faces the main street will remain wholly preserved and untouched. The proposed extension of the back will increase the square footage from approximately 2,834 (current) to approximately 4,755 (proposed).

The property already possesses 28 parking spots, which satisfies and exceeds the 24 required parking spots defined by the Town of Haymarket Zoning Ordinance. We also do not foresee any disruption to current traffic patterns, since the patient appointment times will be staggered throughout the day. There are also two separate entrances to the property from the intersecting roads (one from Washington Street, and a second on Madison Street) to further manage the traffic volume on either street.

We verified that the building already has adequate utility, drainage and other facilities necessary for the operation of the business. The business will only be operational during the daytime (the business hours of operation will be Monday through Saturday, 8AM to 5PM), quiet, and professional and respectful in its presentation of the property; we have no reason to believe there will be any negative impacts to the surrounding area in any way, including the residences nearby. One of the unique aspects of our dental office is our Saturday hours. We are one of the very few dental offices in the area to offer Saturdays hours which addresses the need of our rapidly growing community.

Our business will ensure to protect and enhance the health and general welfare of the community and its neighboring areas by providing exceptional care and sharing overall health related knowledge with everyone.

Thank you for your time, we would love to continue to assist in making the town healthier each day.

Jeff Moon and Staff



7 May 2019



**Emily K. Lockhart**  
Town Planner and Zoning Administrator

## MEMORANDUM

TO: Planning Commission and Town Council

FROM: Emily K. Lockhart

DATE: May 20, 2019

SUBJECT: SUP#2019-003 – 14901 Washington Street, Wonderful Haymarket LLC –  
Special Use Permit for a Dental Office to be located within the B-1 Zoning District

### Application Summary:

Applicant, Wonderful Haymarket, LLC – Dr. Jeffrey Moon, has submitted the attached Special Use Permit application to relocate his Haymarket Dental Office to 14901 Washington Street, Haymarket in the B-1 Zoning District. The applicant's intent is to relocate their current office from the Shoppes of Leaberry shopping center to the previous BB&T bank building in order to expand their office size and have ownership of their property. If the applicant receives approval of the Special Use Permit they will proceed to submit a site plan to enclose the drive thru and construct a small expansion of the side/rear of the structure.

The applicant has provided a Development Narrative to support the request to locate their medical office within the B-1 Zoning District.

The Zoning Ordinance requires the following standards are considered and met prior to approval.

- (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.*

In addition, Article XIX, Use & Design Standards (Sec 58 -19.2.)

*h) Additional standards for the B1 district.*

- (1) Any new buildings shall be street-oriented with pedestrian entrances from the street, and compatible with the surrounding development.*
- (2) Maximum lot coverage: Forty-five percent including building and all paved areas.*

*(p) Office, medical.*

- (1) The following general standards shall apply to all medical offices.*
  - a. Entrances to the site shall be minimized and located in such a way as to maximize safety, maintain efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.*
  - b. Loading areas shall be sited in such a way so as to minimize the impact on any surrounding neighborhood.*
- (2) Additional standards in B-2 district.*
  - a. The hours of operation may be restricted through the special use permit process.*

*Comprehensive Plan Excerpts*

### ***Historical Walking Central Portion of Town***

*This portion of Haymarket houses the old Town Hall, now the Haymarket museum, and the historic old post office. Development here should be carefully considered and should reflect the architecture that lines Washington Street and defines historic Haymarket. Architectural styles and building sizes should include Colonial, Federalist, and Folk Victorian with Greek revival and Italianate architectural details. Visual interest should be encouraged through the use of height variations ranging from one to three stories. Retail and professional buildings should be arranged in a “walk-around” manner, with parking off-site. In essence, development in this area should create a town center with a historical feel in which residents and visitors can walk, shop, eat, conduct business and relax. Restoration of the old post office will be required as part of any development plan. Consideration must be made to the utility of maintaining town hall in this portion of town or moving it to another location. From this point in town, all other structures should begin to look “newer”.*

### **Town Planner Analysis of Impacts**

- (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.*

Response: The Comprehensive Plan provides the following statement for the purpose and the intent of the Neighborhood Town Center as proposed in the 2008 Comprehensive Plan:

*Neighborhood/Town Center – Development of a center within the Town is proposed to provide a convenient focus for community activities and services such as neighborhood stores, offices and restaurants. A cluster of dwellings, stores, and local institutions has*

*grown at the intersection of Washington Street and Jefferson Street as a result of convenient location, traffic flow, and nearby residential development. In addition, some portions of Washington Street west from the intersection of Washington Street and Hunting Path are proposed as Neighborhood/Town Center commercial areas with a visual connection of brick sidewalks and period street furniture.*

*Features of community development needed to strengthen Haymarket's Town Center include:*

- 1. Provisions for expansion of retail stores and offices serving Town residents in a manner consistent with an appropriate village character for the Center;*
- 2. Provision of additional off-street parking and loading facilities to serve commercial development, including a public parking lot to limit parking needs at individual sites;*
- 3. Preservation of architecturally significant structures including older residential and commercial structures as well as the Old Town Hall and Old Post Office buildings;*
- 4. Beautification activities including additional landscaping, new street furniture (lights, benches, trashcans) and brick sidewalks;*
- 5. The elimination of distracting signs;*
- 6. Repair and improve maintenance of sidewalks serving the residents adjacent to the Town Center;*
- 7. The construction of new structures that are carefully integrated with older, existing buildings and do not overpower the existing Streetscape or pose a threat to the center's character.*

With the above intent in mind, it is the Town Planner's understanding that the proposed medical dental office will provide an expansion of office based services for the Town residents and community, offer off-street parking to service the dental office, maintain the existing infrastructure while expanding the structure to maximize utility and provide a walkable option for personal health care for current and future residents.

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

Response: The Zoning Ordinance provides the following statement for the purpose and the intent of the Town Center Business District;

#### ARTICLE X. - TOWN CENTER DISTRICT B-1

##### Sec. 58-10.1. - Intent.

*The Town Center District, B-1, provides primarily for retail shopping and personal services to be developed either as a unit or in individual parcels oriented to attracting pedestrian shoppers, tourism and local convenience. Recognizing the economic value of the existing historical area, it shall further be the intent of the district to encourage the retention and rehabilitation of structures and uses in the district that have historic and/or architectural significance. The range, size, hours of operation, lighting, signs and*

*other developmental aspects of permitted uses may be limited in order to enhance the general character and historic nature of the district.*

It is the Town Planner's understanding that the proposed dental office will be in accordance with the general purpose and intent of the B-1 zoning district by providing an additional personal health service to the Town residents which will also act as a local convenience for personal services and provide a walkable option for local medical care. The retention of the structure will allow the neighborhood to maintain its current character while providing ample space for a local business to expand.

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

The proposed use fronts Washington Street and Madison Street with commercial businesses surrounding it on all sides, except for one residential structure located diagonally across the street on Madison. Madison Street is the beginning of a residential neighborhood that continues to the end of the street and along Madison Court. The proposed dental office hours would be Monday through Saturday 8:00 am to 5:00 pm. The patients would be staggered throughout the day. Thus, there is no indication the proposed dental office would decrease the value or use of surrounding properties. For the most accurate information an additional study on the economic value would need to be performed.

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

There is no indication of any adverse effects on the health, safety, or general welfare of the persons residing or working in the neighborhood based on the SUP Package submitted for the proposed dental office.

*(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 dental office will provide off-street parking for the office use. The current on-site parking meets the requirements set forth by the Zoning Ordinance for the office use. The existing entrances and exits will remain intact and used as means of ingress and egress. With staggered patient appointments and minimal staff parking the traffic flow, parking spaces and points of ingress/egress should be sufficient for the proposed dental office.

*(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 addressed at the site plan phase. However, it is the Town Planner's understanding that the proposed dental office will be connecting to Service Authority's water service lines along Washington Street. Other existing utilities have been deemed adequate by the applicant. Additional information regarding the drainage, stormwater, and other utilities will be further addressed during the site plan phase.

**Planner Recommendation:**

The proposed medical (dental) office located at 14901 Washington Street is in accordance with the adopted Comprehensive Plan and the Zoning Ordinance Policies. It is the goal and intent of the B-1 Zoning District to provide retail shopping and personal services as a means of local convenience to the residents and surrounding community. The proposed dental office will provide a local personal health option for our residents and community that is close to home and even within walking distance for residents. In addition, the dental office is one that currently operates a few blocks down Washington Street in the Leaberry complex, the owner is looking to invest in the Town as a landowner and expand the practice to better serve his patients and the community. As the Town Planner I recommend the Planning Commission and Town Council consider approving the Special Use Permit for Wonderful Haymarket, LLC – Dr. Jeffrey Moon, as he would provide a personal health service for our local community, retain an existing structure/landscape that has been a part of our Town for the past thirty two years and meets the requirements of the Special Use Permit without providing adverse effects for surrounding properties.

Lastly, the Town’s zoning ordinance currently allows medical offices **BY-RIGHT** in the transitional commercial district and the business commercial (B-2) district. Previously the ordinance permitted medical offices in the Town Center District (B-1) by-right. Again, after reviewing Sec. 58-1.7 – Special Uses (d) of the zoning ordinance, the application and the applicant’s accompanying narrative the proposed use will not adversely affect the surrounding business, the character of the Town, pedestrian or vehicular traffic, or necessary facilities/utilities on site. As the Town Planner, I am in support of this special use permit and recommend approval.

**Planning Commission Sample Motion:** *“I move the Planning Commission recommend approval to the Town Council for SUP#2019-003 for Wonderful Haymarket, LLC to open and operate a dental office in the B-1 Zoning District at 14901 Washington Street.”*

Or Alternate Motion

**Town Council Sample Motion:** *“I move the Town Council approve SUP#2019-003 for Wonderful Haymarket, LLC to open and operate a dental office in the B-1 Zoning District at 14901 Washington Street.”*

Or Alternate Motion