



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

Memorandum

To: Mayor and Town Council
From: Emily L. Kyriazi, Town Manager
Re: REZ2025-001 Schoolhouse Commons Rezoning, Referral to Planning Commission

Background: Graystone Developers has submitted a rezoning application for 14600 Washington Street, Haymarket, VA 20169. The application was submitted and fully accepted for review on November 6, 2025. The application was submitted to the Town of Haymarket on October 2, 2025. Following completeness review, an additional document was required to be submitted with the property owner's signature. This was accepted by the Town on November 6, 2025, marking the application as complete.

I have met with the applicant and the Town Engineer on several occasions to go through the application submission in detail, provide initial feedback and request minor modifications to the application. The developer has worked closely with the Town Staff to address the initial comments by Staff. The applicant has amended the submission to address the initial comments. At this time, the application is ready for the Town Council to refer to the Planning Commission for scheduling a public hearing and review. The Planning Commission will meet on December 9th at their next regularly scheduled meeting. At that time, the Planning Commission shall set a public hearing for the Schoolhouse Commons Rezoning application to be heard. The proposed date of the Planning Commission Public Hearing is January 13, 2026 at 7:00 pm.

The Application is attached to the agenda for INFORMATIONAL PURPOSES and REFERENCE. The application will NOT be considered or review by the Town Council on December 1, 2025. The purpose of the application on the Town Council agenda, December 1st, is to formally refer the application to the Planning Commission for their review.

The application file size is quite large. In an effort to conserve paper for the referral discussion, the hardcopy agenda sent to Council members will not include the printed pages of the application appendices. The application appendices are available on the Town's website in the December 1st meeting agenda. Printed copies of the application and all appendices will be made available as requested.

Draft Motion: I move the Haymarket Town Council refer the Schoolhouse Commons Rezoning, REZ2025-001, application to the Town of Haymarket Planning Commission for review.

Or alternate motion.

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