



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

## Memorandum

**To:** Applicant, Council  
**From:** Katie McDaniel, Town Engineer  
**Copy:** Emily Kyriazi, Town Manager; Lydia Schauss, Town Planner  
**Date:** January 28, 2026  
**Re:** Rezoning Plan for Schoolhouse Commons Second Submission Engineering Review Comments

---

Per your request, I have reviewed the second submission of the Rezoning Plan for Schoolhouse Commons. I used the Haymarket Zoning and Subdivision Ordinance, Town Code, and first submission comment response letter to review this site plan. The plan has been disapproved until the following comments are addressed.

Comment	Reference	Comment
1.	58-4.12.6	Sheet 11 was not included in the submission. Provide an environmental constraints analysis. Include a proposed limits of disturbance line on plan.
2.	58-4.12.6.e	Sheet 11 was not included in the submission. Identify any potential habitat for or actual occurrence of endangered or threatened plant and animal species and species of special concern.
3.	58-4.12.6.e	Sheet 11 was not included in the submission. Identify existing vegetative cover types on the site.
7.	58-4.14.3.a	What is the planned community outreach justification for the lower LOS, longer wait times, and alternative route being

		proposed for the Green Hill Crossing residents? What other mitigations are available?
8.	58-10.7	<p>Ensure Option 1 and Option 2/Primary and Alternative Layouts are consistent between Shared Parking Memo and plan. Option 1 in the memo appears to be consistent with the Alternative Layout in the plan.</p> <p>Provide breakdown of parking by parcel in addition to use. Add a shared parking analysis plan view exhibit to parking tabulations sheet.</p>
9.	58-19.11/ 58-4.12.8.k	<p>List any additional required modifications/waivers anticipated to be associated with the application.</p> <ul style="list-style-type: none"> <li>• A 25' transparent screen buffer is required between B-1 and residential. How is this going to be addressed between the commercial building and County residential development?</li> <li>• Add residential height to list of modifications requested.</li> </ul>
11.	General	<p>Inconsistencies were noted between the shared parking analysis and TIA/plans.</p> <ul style="list-style-type: none"> <li>• Update Table 3 to reflect spaces required and provided by parcel in addition to by use.</li> </ul>
12.	General	<p>A detailed structural and geotechnical investigation will be required for the existing historic structure on site at site plan for layout Option 1.</p>
13.	General	<p>Include a visual of proposed SWM facility type for the site as well as proposed dumpster screening materials.</p>
14.	General	<p>Update TIA and plan to consider crosswalk from Greenhill to development.</p>

Please let me know if you have any additional questions regarding these comments. I can be reached at [kmcdaniel@townofhaymarket.org](mailto:kmcdaniel@townofhaymarket.org).