

# Land Use Updates

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PLAN REVIEW, CONSTRUCTION, AND OTHER CURRENT LAND USE  
ITEMS UNDER REVIEW IN THE TOWN OF HAYMARKET



# Feasibility Study/Pre- Submission

Proposal for Rezoning from B-1 to R-2  
(14600 Washington Street)

Self Storage RV Lot I-1 by right uses  
(15250 + 15251 Kapp Valley Way)

6796 Fayette Street Subdivision

Hotel Site near Crossroads Village Center  
(6501 Crossroads Village Boulevard)

# Proposal to Rezone Portion of Acreage at 14600 Washington St (QBE)

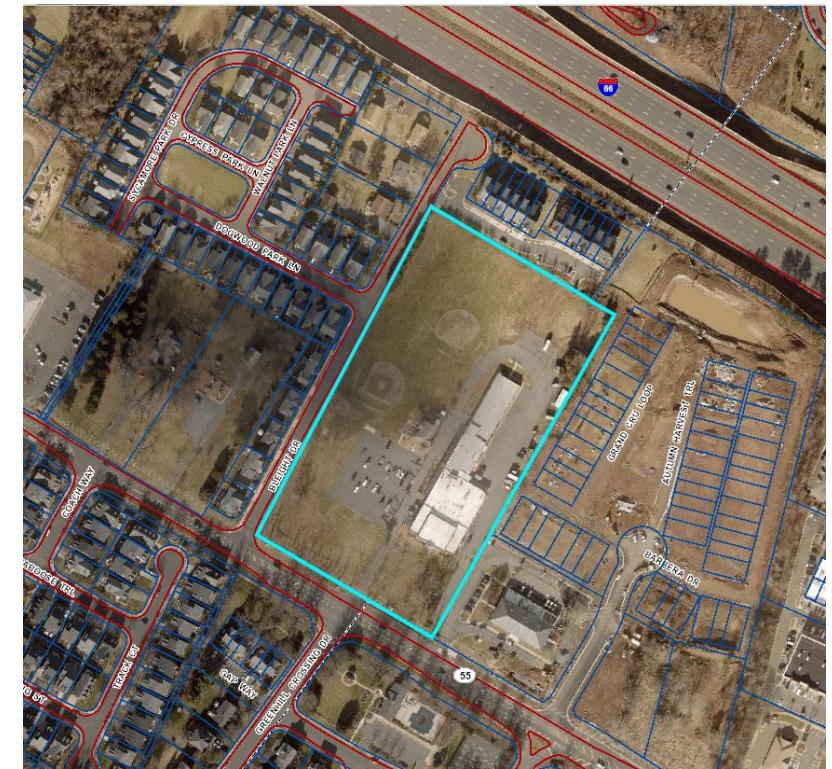
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Proposal to rezone the baseball fields at 14600 Washington Street from B-1 Town Center to R-2 Residential

Attached townhomes or detached villas to be constructed per R-2 area regulations

The original section of the QBE building would be preserved, two tenant spaces in the rear of the property would be removed.

The “Cookies and Cream” building is proposed to be relocated on site.



# Self Storage Lots (15250 + 15251 Kapp Valley Way)

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Portion of these lots was rezoned from C-1 Conservation to I-1 Light industrial (1997)

Current use never received site plan approval per Town Records

Town Staff working with owner of property to either submit site plan for current use or to apply for another allowable use in the I-1 zoning district



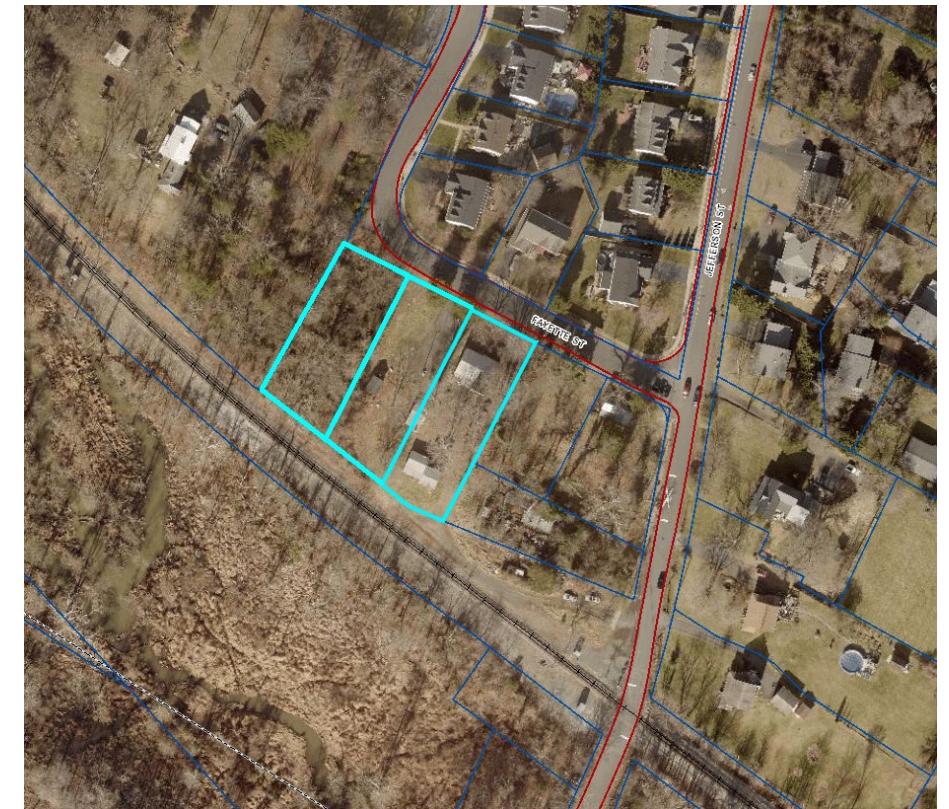
# 6792 and 6794 Fayette Street

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6796 Fayette Street is parent parcel and remains under current ownership.

Site plan submission for two single family units at 6792 and 6794 Fayette street expected soon.

6796 parcel is not part of the proposed site plan.



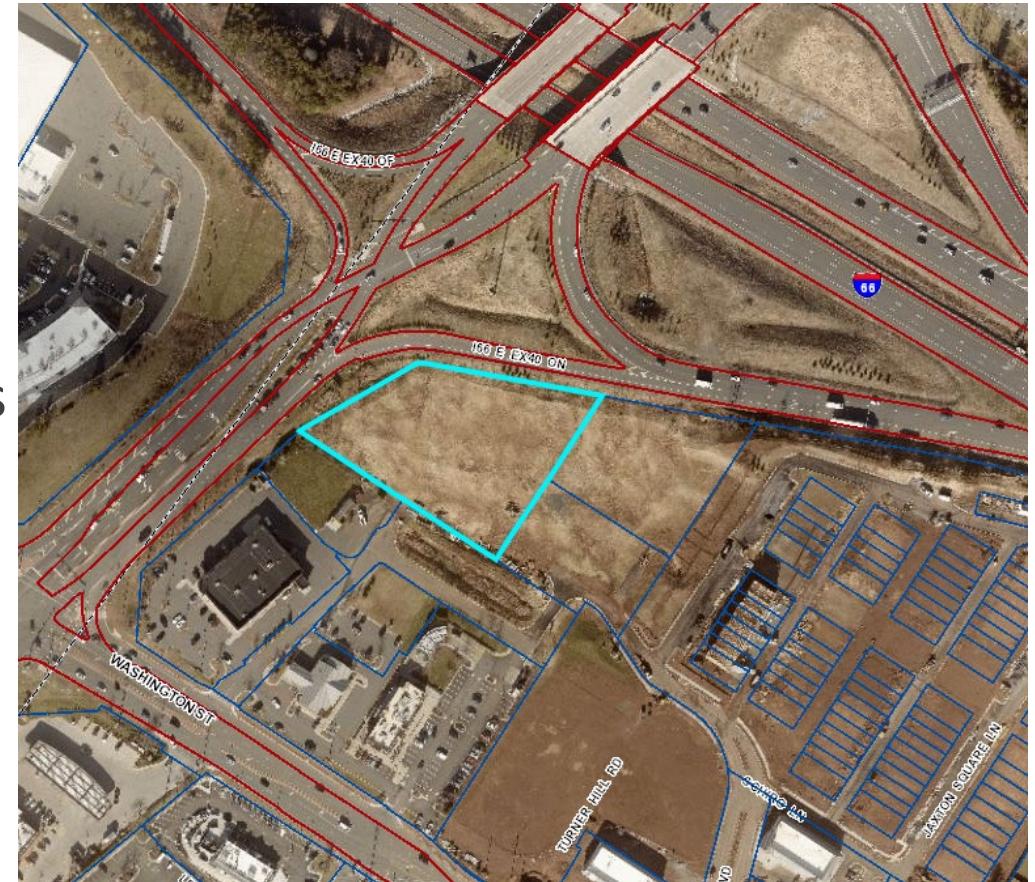
# Hotel Site (6501 Crossroads Village Boulevard)

2015 Special Use Permit approval for a hotel with a height limit of 75ft OR an elderly care home with a height limit of 50ft

No sunset clause on the SUP

Hotel was originally under same ownership as Crossroads Village Center (Haymarket Phase II LLC)

Ownership changed to Sai Centreville Hotel LLC May 29, 2025



# Plan Review and Pre- Construction Phase

Town Center (15000 Washington Street)

Chick Fil A SUP and Site Plan (15182 Washington Street)

Karter School (6905, 6910 Karter Robinson Drive)

Magnolia Crossing Townhomes (6700-6720 Bleight Drive)

Masonic Charitable Foundation/Tobaccology (6710  
Madison Street)

Lidl (6650 Turner Hill Road)

# Town Center Site Plan

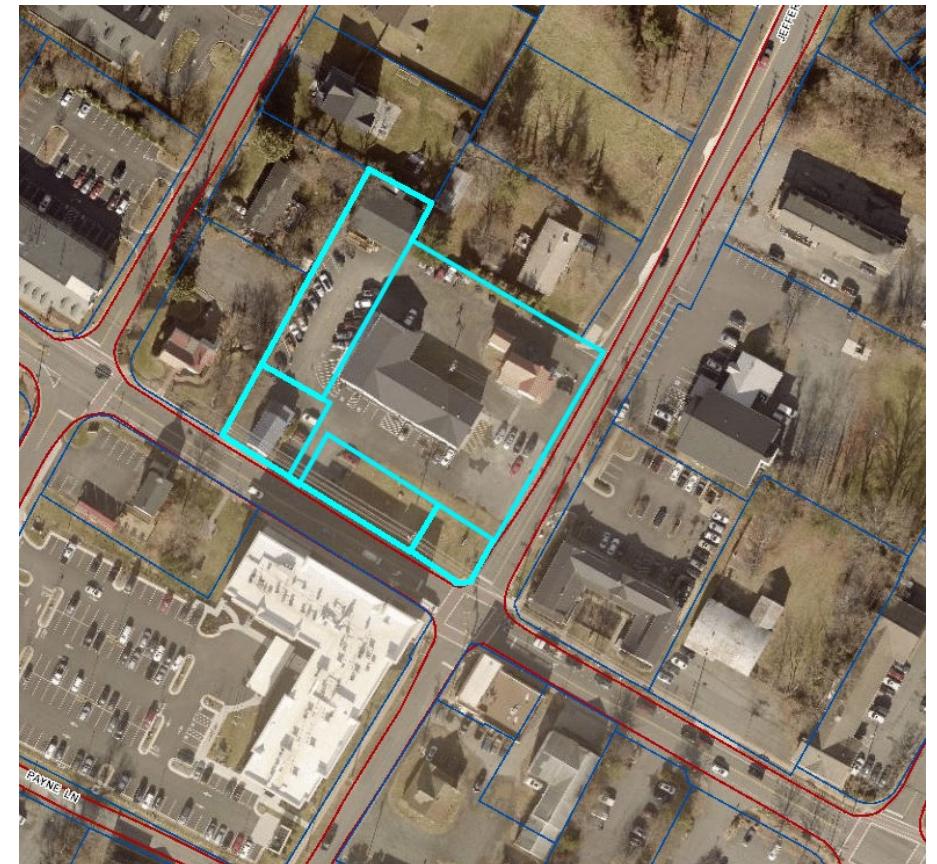
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Plan signed in August 2023

Town Manager has selected a contractor to provide cost engineering services

Town manager has reengaged the previous architect to get quotes for updating building plans.

Town Council still discussing funding for both the Town Center and the interior remodel.



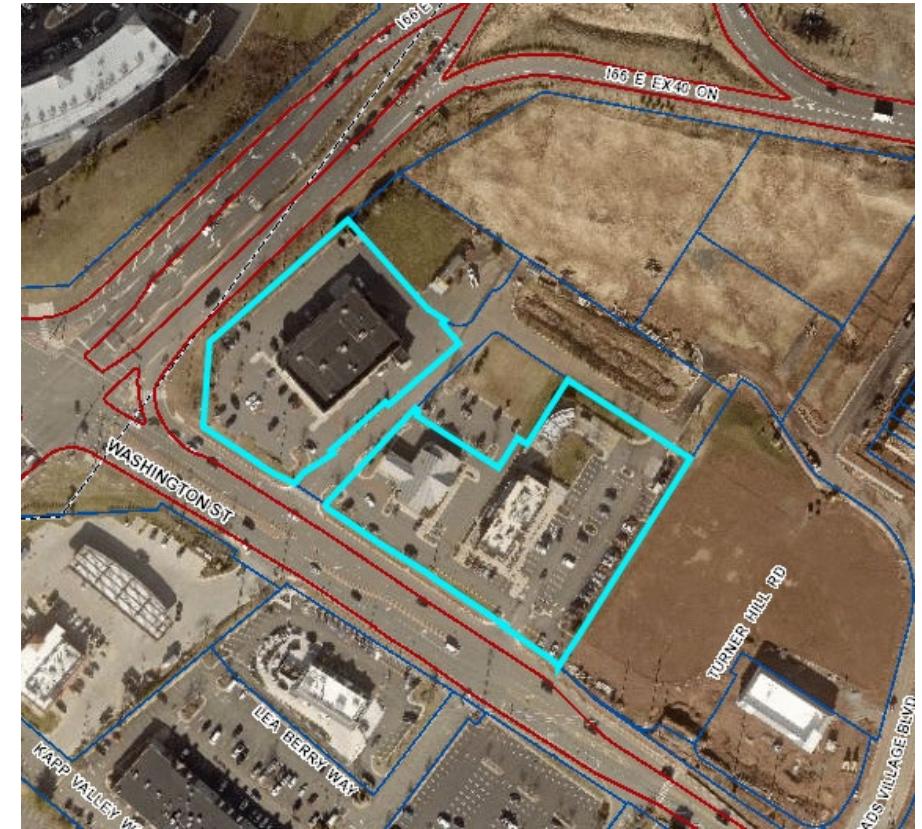
# Chick Fil A

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SUP for drive through lane expansion approved April 2024.

First submission of site plan under review by Town Staff.

Comments by Town Staff due August 22, 2025.



# Karter School

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Two B-1 parcels along the Washington Street corridor.

Proposed childcare center and multitenant commercial use

Town Staff waiting for 2<sup>nd</sup> submission of final site plan and outside agency comments



# Magnolia Crossing (6700, 6710, 6720 Bleight Drive)

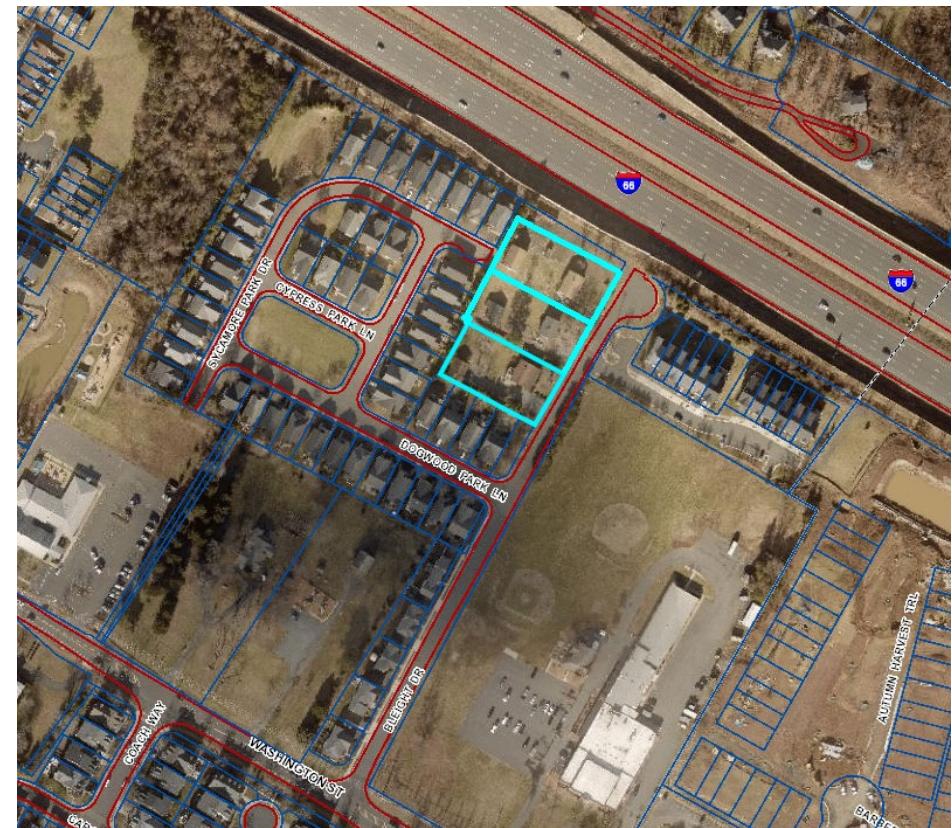
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Demolition of 3 single family units and construction of 11 townhomes.

Site plan has been signed, COA for demolition of existing homes issued.

Elevations for townhomes approved by ARB in January 2025.

Next step is bond submission and applying for permitting.



# Masonic Lodge/Tobaccology Lot

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2016 Site Plan previously reviewed but not approved.

Discussion to be had with owners about bonds and next submission.



# Lidl

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Site plan signed in 2023.

No bonds submitted for site.

Town Planner working to contact owner with general property maintenance.



Under  
Construction

Kiddie Academy (6515  
Crossroads Village  
Boulevard)

Haymarket Iceplex  
(15155 Washington  
Street)

# Kiddie Academy

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Child Day Care Center

All ARB approvals given for signage, playground equipment, and elevations.

Deed resubmitted to Town for signing due to change in one of the parties in the deed language.

Zoning inspection release for occupancy pending until deed and plat are recorded.



# Haymarket Iceplex

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Previous 2015 approved site plan is a three-phase project.

Phase II-enclose a concrete space to add more seating and office space.

Architecturals approved and square footage of phase II expansion accounted for in site plan.

Zoning approval cover letter issued, enclosing of space to begin once building permit issued.



# As-Built and Bond Release



Crossroads Village Center (15150 Washington Street)



Town Park Sidewalk (14941 Washington Street)



Taco Bell (6635 Watts Road)



Lifetime Smiles Dentistry (15234 Washington Street)



Robinson's Paradise (Walter Robinson Lane)



Jefferson-Fayette St Lots (6800 + 6804 Fayette Street)



Robinson Village –Van Metre– (Karter Robinson Drive)

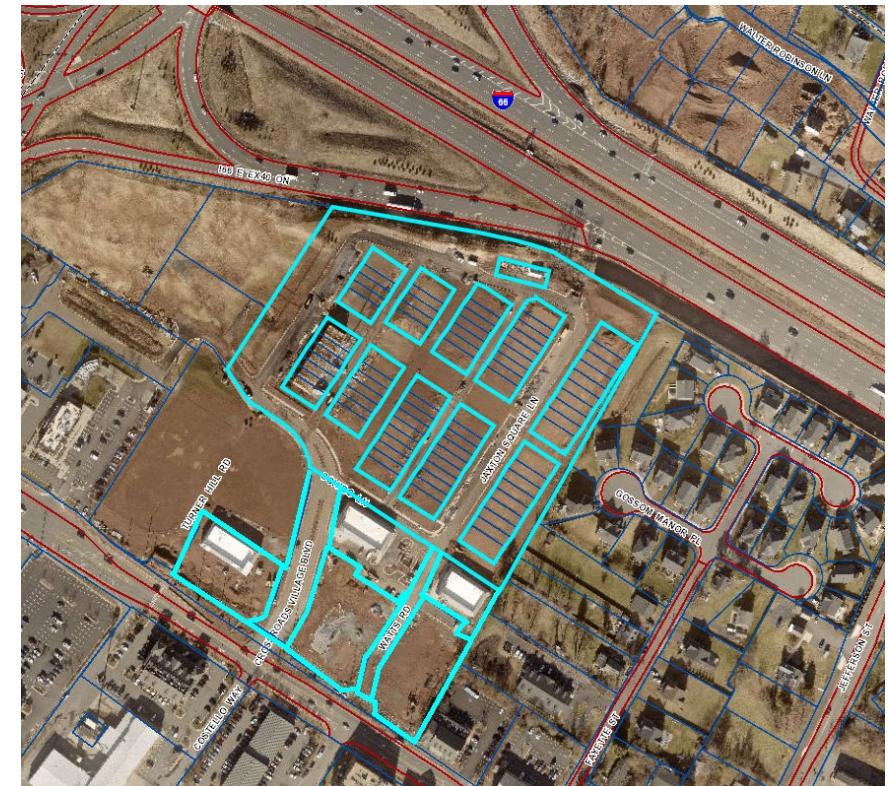
# Crossroads Village Center

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Site plan revised 3 times, with final revision signature in 2022

Construction completed

As-built submission under review, landscaping bond inspections continue, site improvement and E/S bonds not released.



# Town Park Sidewalk

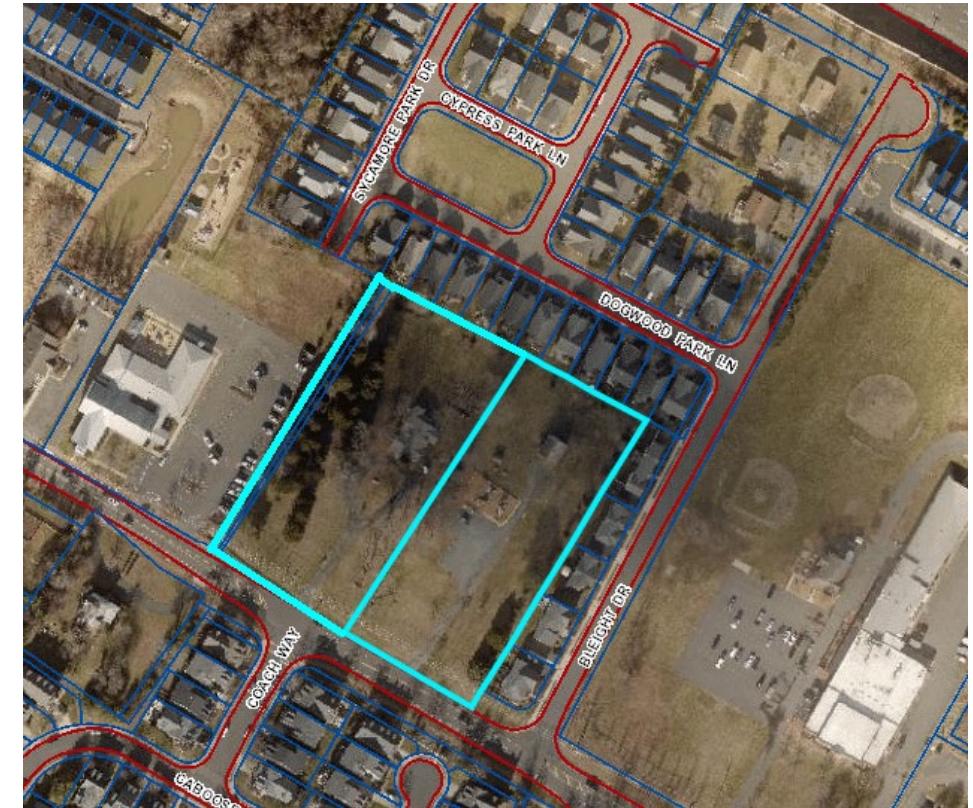
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Sidewalk completed in 2024.

Town Staff working with Engineering Group to prepare final punchlist to send to contractor.

Awaiting as-built submission.

Town Staff revising deed and plat language based on VDOT comments.



# Taco Bell

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Construction completed in 2024.

As-built plans submitted.

Landscaping bond release process underway.



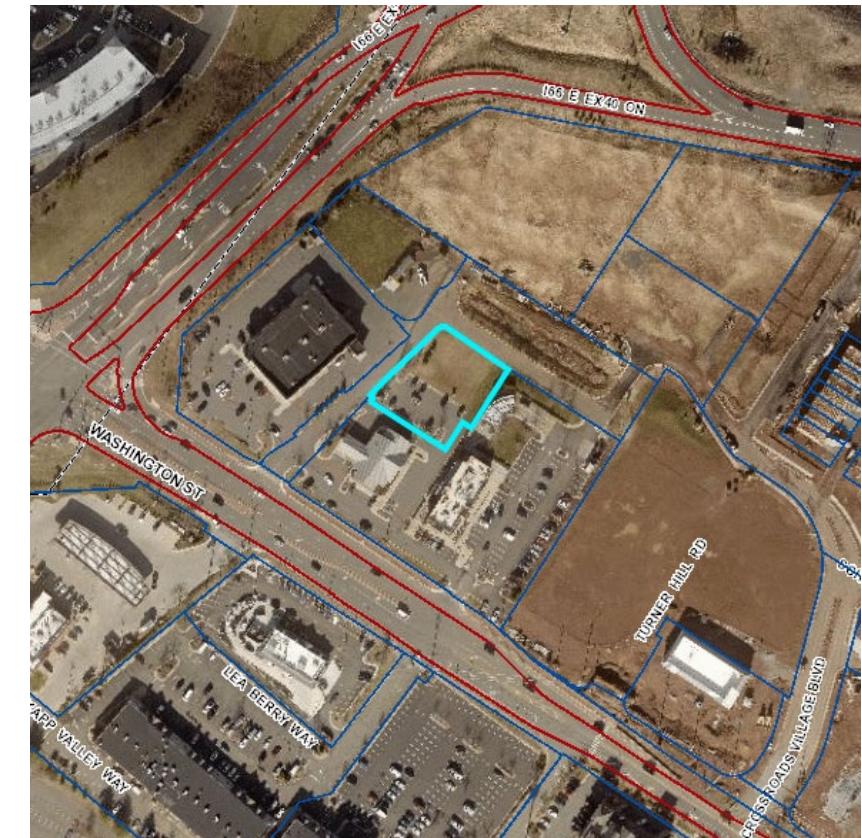
# Lifetime Smiles Dentistry

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Construction completed in 2024

No requests for bond release.

Town Planner to follow up on as-built submission.



# Robinson's Paradise

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Original site plan and subdivision approved in the early 2000s.

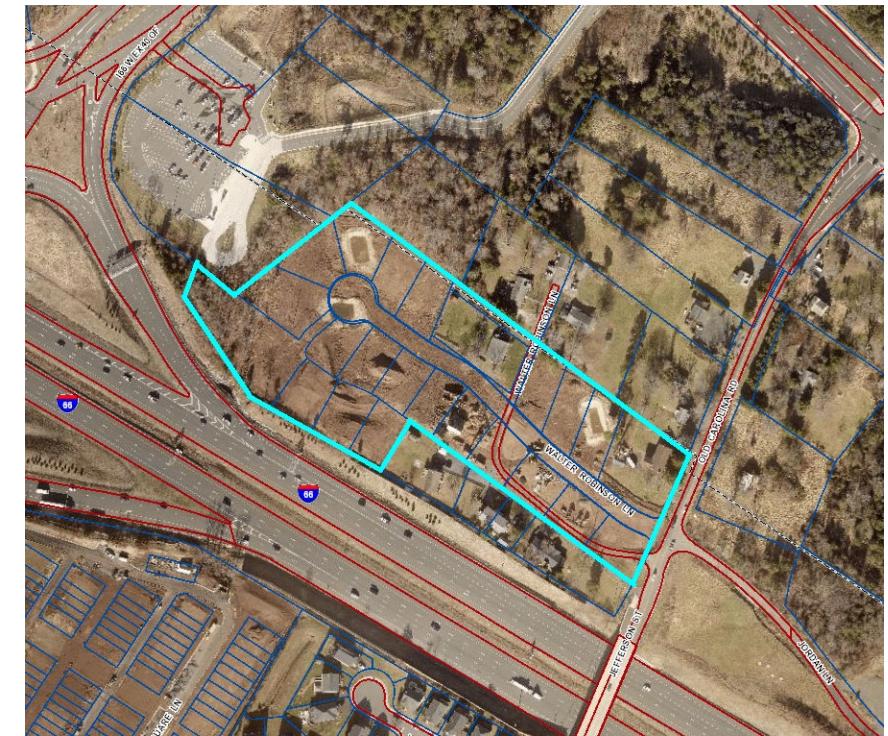
Site plan resubmitted to provide updates to current regulation and Zoning Ordinance standards.

Construction took place from 2022-2024.

Currently only 90% of the landscaping bond released.

As-builts under review, waiting for second submission.

July 2025—Town Manager notified of significant flooding in area of subdivision. Issue is under investigation by Town Manager, Engineer, and Planner.



# Jefferson-Fayette Lots

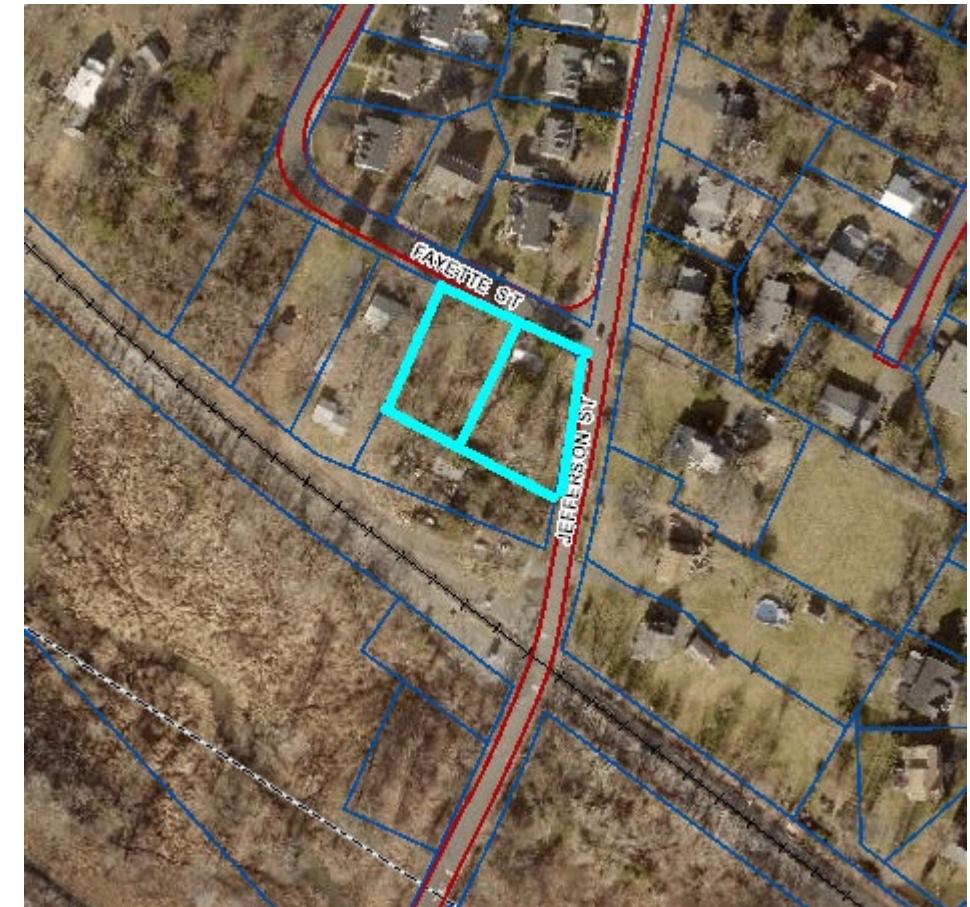
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Site plan signed in 2022, revision approved and signed in 2023

Construction started May 2024, completed June 2025

Landscaping bond release inspection requested

As-builts not yet submitted

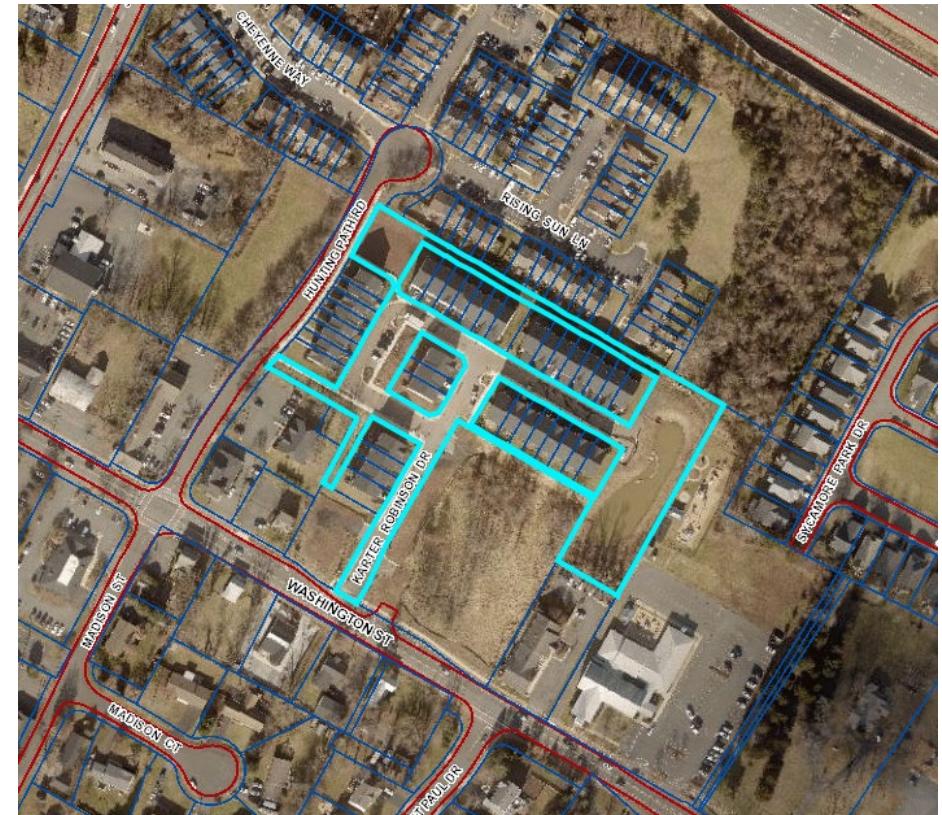


# Robinson Village (Van Metre)

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All 38 townhomes built out as of 2023

All bonds released except for the 10% landscaping held in escrow.



# PWC Stormwater Grant Funding

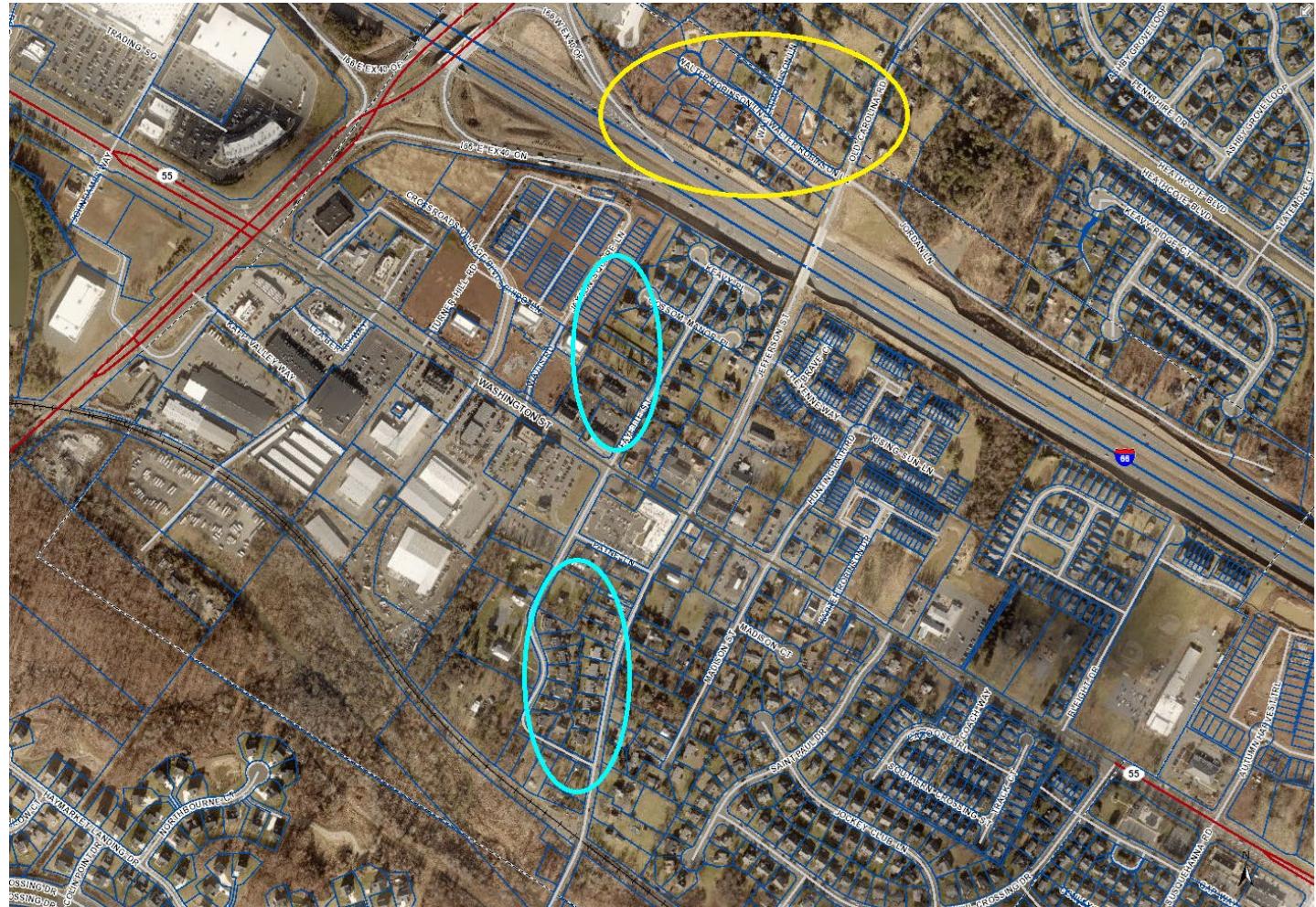
First kickoff meeting completed.

Working to share all electronic files and will coordinate additional file handoff in August.

2 target locations for survey

- Behind the backyards of the homes on the southern section of Jefferson and Fayette Street
- Behind 15100 and 15120 Washington Street, near A Dog's Day out and long part of the border between CVC and Sherwood Forest

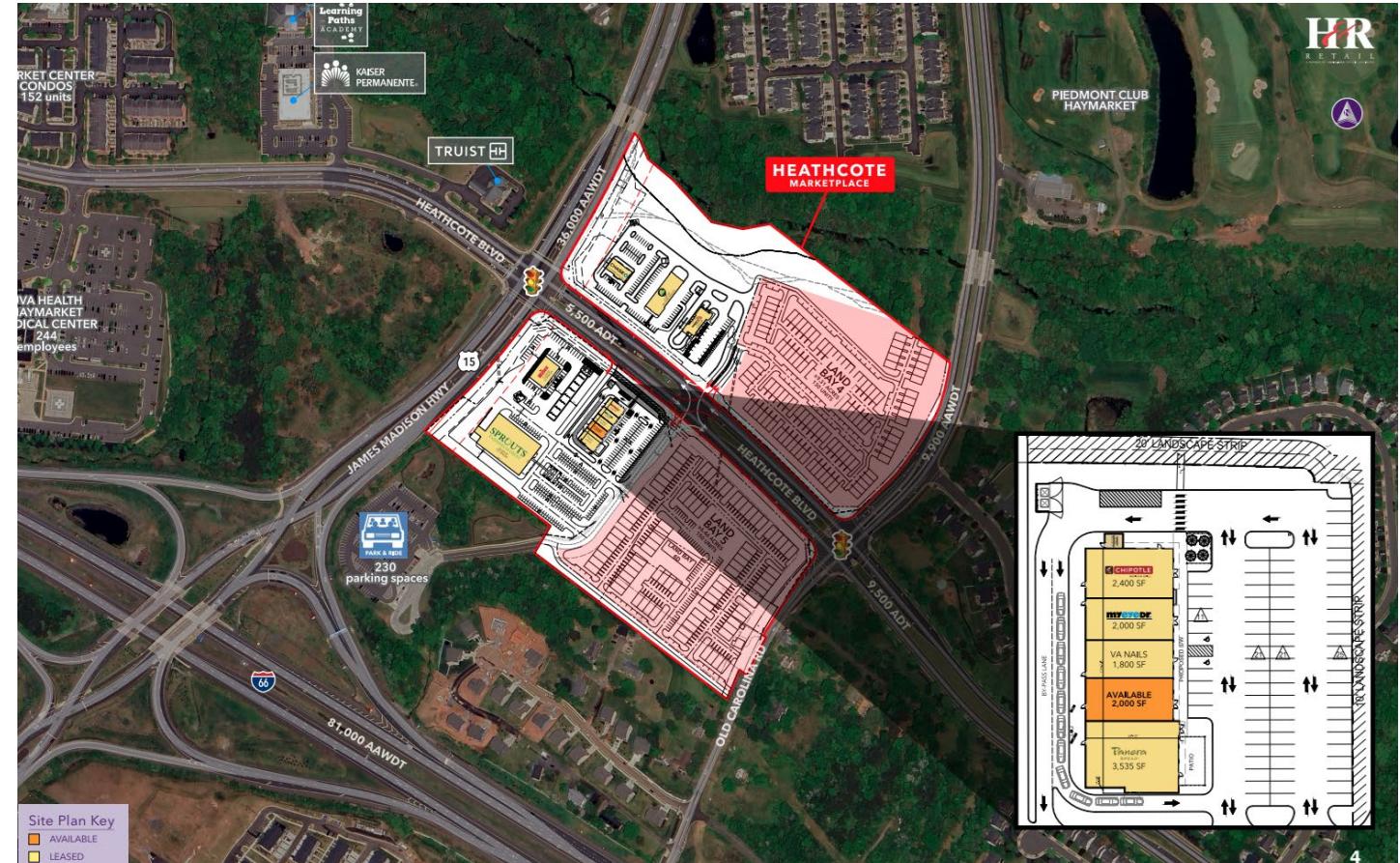
Potential 3<sup>rd</sup> location—north of I-66 near Robinson's Paradise, Town Staff to perform inspection Wednesday the 23<sup>rd</sup> of July and follow up with more information.



# Outside Agency and One Mile Review

## Heathcote Boulevard Marketplace and Residential (US 15 and Heathcote)

- Commercial: SUP Approved June 2024
- Residential (UNDER REVIEW): Rezoning application from A-1 agricultural and B-1 General Business to PMR Planned Mixed Residential (232 Townhome Units)



# Outside Agency and One Mile Review

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Other major projects, rezoning applications, and special use permits can be researched and further discussed at the Town Council's request.

