



Town of Haymarket
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Haymarket, VA 20169
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Thomas Britt
Town Planner

MEMORANDUM

TO: Planning Commission
FROM: Thomas Britt, Town Planner
DATE: August 6, 2024
SUBJECT: Discussion of Proposed Historic District Overlay Alterations

Background: The Town Planner is preparing to amend the Zoning Ordinance to better reflect the current needs of the Town of Haymarket and to preserve any remaining historic character of the main road corridors that surround and that are within Haymarket, and a selection of historic and other structures on the East side of the Town. As part of the drafting process for a zoning text amendment of the Historic District Overlay, the Town Planner also presented an amended historic district overlay map to the ARB for their comment in the May 10 ARB meeting.

The Town Planner has provided a draft ZTA and attached a draft Historic District Overlay Map for the Planning Commission's comment. Previous drafts of the Historic District Overlay Map have been provided for the Planning Commission's reference as well.

Section 58-16.3 of the current Haymarket Zoning Ordinance reads:

Sec. 58-16.3. - Creation; boundaries

- (a) In order to preserve the unique culture of the town, there is hereby established an overlay district to be known as the "Historic Haymarket Overlay" which shall include all that area that lies within the corporate limits of the town.
- (b) Prior to any expansion of the historic district the town shall identify and inventory all structures being considered for inclusion in such a district and shall establish written criteria to be used in making such determination. The town shall identify all landmarks and designate by ordinance any resource as part of a local historic district, subsequent to soliciting public input in a manner consistent with Code of Virginia, § 15.2- 2204. The owners of such property proposed for designation shall be given written notice of the public hearing on the ordinance.

- (c) The town may annually consider updates to the boundaries of the Historic Haymarket Overlay so that it is expanded to include newly identified historic resources, and/or contracted to reflect the removal or demolition of historic resources.

In order to promote the general welfare, through the preservation and protection of historic places and areas of historic interest, all buildings within the Historic Haymarket Overlay which were built prior to 1950 are designated historic resources.

The Town Planner has provided the following edits to the Historic District Overlay for the Planning Commission to review and provide comments on.

Sec. 58-16.3. - Creation; boundaries

- (a) In order to preserve the unique culture of the town, there is hereby established an overlay district to be known as the "Historic Haymarket Overlay" which shall include ~~all that area that lies within the corporate limits of the town.~~ **all properties fronting Washington Street, Fayette Street, Jefferson Street, and Madison Street, as shown on the Historic District Overlay Map.**
- (b) Prior to any ~~expansion~~ **alteration** of the historic district the town shall identify and inventory all structures being considered for inclusion in such a district and shall establish written criteria to be used in making such determination. The town shall identify all landmarks and designate by ordinance any resource as part of a local historic district, subsequent to soliciting public input in a manner consistent with Code of Virginia, § 15.2- 2204. The owners of such property proposed for designation shall be given written notice of the public hearing on the ordinance.
- (c) The town may annually consider updates to the boundaries of the Historic Haymarket Overlay so that it is expanded to include newly identified historic resources, and/or contracted to reflect the removal or demolition of historic resources.

In order to promote the general welfare, through the preservation and protection of historic places and areas of historic interest, all buildings within the Historic Haymarket Overlay which were built prior to 1950 are designated historic resources.