

To: New Market Planning Commission  
Tom Linski, Jr., Chairman  
Ron Gore, Vice Chairman  
Greg Bair  
John Blosser  
George Daugharty  
Sonny Mongold

New Market Town Council  
Larry Smith, Mayor  
John Blosser, Vice Mayor  
Ripley Click  
Gary Comer  
Harry Durrett  
Troy Fadeley  
Eddie Litten

A regular monthly meeting of the New Market Planning Commission and a joint public hearing with the New Market Town Council will be held in the Council Chambers of the Arthur L. Hildreth, Jr., Municipal Building on Monday, March 1, 2010 at 7:30 p.m. A full attendance is respectfully requested.

Chad Neese  
Town Planner

#### TENTATIVE AGENDA

Consideration of:

- I Call to Order and Establishment of Quorum
- II Approval of Minutes from February 1, 2010\*
- III Public Hearing
  - A. Text Amendment – Transitional, District X (Town of New Market)\*
- IV Old Business
  - A. Other
  - B. Zoning Administrator's Report
- V New Business
  - A. Action Items
    - 1. Text Amendment – Transitional, District X
    - 2. 2010-2011 Capital Improvement Plan for Town of New Market\*
  - B. Discussion Items
    - 1. Valley Health (possible rezoning) – 9164 N. Congress Street\*
  - C. Other
- VI Adjournment

\*Related materials included in packet.

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4 The regular monthly meeting of the New Market Planning Commission was held  
5 February 1, 2010, with the following members in attendance: Tom Linski, Jr.; Ron Gore;  
6 Greg Bair; John Blosser; George Daugharty; and Sonny Mongold. Also in attendance  
7 were: Mayor Larry Smith, Councilman Eddie Litten, Chris Boies, and Dave Bushman.  
8 Chairman Linski called the meeting to order at 7:30 p.m. and declared that a quorum was  
9 present. The pledge of allegiance was recited in unison.

10  
11 **MINUTES**

12  
13 John Blosser made a motion to approve the minutes of the January 4, 2010  
14 meeting as presented. Sonny Mongold seconded. The motion carried on a voice vote.

15  
16 **PUBLIC HEARINGS**

17  
18 None

19  
20 **OLD BUSINESS**

21  
22 Chad Neese was called upon to give the Zoning Administrator's report. He stated  
23 that three permits were issued in January. Staff has been working on including  
24 water/sewer information in an interactive GIS website. This will prove beneficial as we  
25 move forward and it can also be applied to the Comprehensive Plan update. Information  
26 continues to be gathered for the Parks and Recreation Plan as a meeting with the  
27 Community Center has been scheduled. Anyone interested in participating in a farmer's  
28 market should contact Crystal Fleming. An advertisement has been placed in the Town  
29 newsletter for solicit volunteers for the vacancy on the Planning Commission. So far, no  
30 one has expressed an interest in the seat.

31  
32 **NEW BUSINESS**

33  
34 Chad Neese stated that site plan has been submitted for the Commission's review  
35 and recommendation for the 1.82 acres of land located at 225 East Lee Highway. This  
36 property was recently rezoned from R-2 to B-1. It is proposed to divide the property into  
37 two parcels with one containing a 9,100 square foot retail store and a 2,520 square foot  
38 bank. The access road is proposed to meet secondary state standards with possible future  
39 development in mind. The water that currently flows through the site and across East Lee  
40 Highway will continue to do so, only it will now be piped. The developer is working  
41 with the firm who delineated the wetlands to assist on this matter on the project moves  
42 forward. Mr. Neese noted that all agency comments had been received and included in  
43 the packet, along with the site plan, for the Commission's review. Chairman Linski  
44 asked about the wetlands. Mr. Bushman stated that they are being addressed and that  
45 only 3,000 square foot should be impacted with the proposed project. Mr. Neese stated  
46 that the landscaping plan was also included as several landscaping items had been

47 proffered. Chairman Linski inquired about signage. Mr. Neese noted that signage had  
48 not been addressed by the developer yet. They would have a better understanding for  
49 what signage is wanted once they coordinate with their perspective businesses on the site.  
50 George Daugharty inquired about a turning lane. Mr. Bushman stated that he had worked  
51 with VDOT on providing a turning lane into the project site as you are heading east on  
52 East Lee Highway. Sonny Mongold made a motion to recommend approval of the site  
53 plan. Greg Bair seconded. The motion carried on a unanimous voice vote.  
54

55 **ADJOURNMENT**

56  
57 With no additional items for the Commission's consideration, Chairman Linski  
58 declared the Commission adjourned at 7:40 p.m.  
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Chad Neese, Secretary

# TOWN OF NEW MARKET

9418 JOHN SEVIER ROAD  
P.O. BOX 58  
NEW MARKET, VIRGINIA 22844

## MEMO

To: New Market Town Council  
New Market Planning Commission

From: Chad Neese, Town Planner

Date: February 24, 2010

RE: Transitional, District X

A public hearing has been schedule to receive comment(s) on the proposed Transitional, District X at the March 1<sup>st</sup> Planning Commission meeting. This district was part of the negotiation process with Shenandoah County and included in the annexation agreement for the growth area. Its purpose is to serve as a temporary holding district until the annexed property can be rezoned to its appropriate district in coordination with the future land use map for the growth area.

For example, when a developer wants to have land annexed into the Town we will work on a pre-annexation agreement spelling out the proffers and having them to agree that they must file for a rezoning of the property once it is brought into Town. Upon annexation the property is placed in the Transitional District X on a temporary basis while the developer begins the rezoning process per the pre-annexation agreement. As all of you will recall, proffers can only be collected during the rezoning process.

The reason for this district and the above proposed process is to help ensure that the rezoning of the property is filed by the developer and to close any loopholes that might otherwise hold the Town accountable for rezoning the property without the developer filing for it, which would not permit for the collecting of proffers.

As you look through the proposed district regulations you should find the land uses, setbacks and area regulations to be quite limited from a development standpoint. This is because we are not actively encouraging development within this district; however, we must allow the property owner to retain the right to utilize their land during the time frame between the annexation and rezoning should they so choose.

Should you have any questions regarding this proposed text amendment please feel free to contact me at your earliest convenience.

4

## **Transitional, District X – Attachments**

A – Application for Text Amendment

B – Proposed Text

C – Notice of Public Hearing

" AH. A "

Town of New Market  
Request for Zoning Text Change

Date 2/9/10

Name of Applicant Town of New Market  
Address of Applicant \_\_\_\_\_

Mailing: P.O. Box 56, New Market, VA 22944  
Property: 9416 John Sevier Road, New Market, VA 22944  
Phone: 540-740-3432

If applicant is not the owner of the property in question, explain. A copy of a pending contract or option agreement must be attached hereto and made a part of this application.

Present Zoning Regulation: (cite Code Section by number and title and describe the provisions)

Proposed Zoning Regulation:

Article X-A Transitional, District X - see attached

Purpose of requested change and way in which the proposed change will further the purposes of the Zoning Ordinance and general welfare of the community:

This district is to provide for the reasonable and orderly interim regulation of use and development of land within the said annexation area consisting of lands previously under the zoning regulations of Shenandoah County for a period not to exceed 6 months. This district is to serve as a transitional district until said land can be rezoned to Town zoning districts that substantially conform to the Future Land Use Plan.

Ordinance Provided Yes  No \_\_\_\_\_

Fee Paid Yes \_\_\_\_\_ No \_\_\_\_\_ Amount \$ N/A

Signature of Applicant Chad E. New  
Owner/Agent

(Continued on Reverse Side)

**For Town Use Only:**

Amount of Fee: N/A Date Paid: N/A

Public Hearing Date: March 1, 2010

Planning Commission Recommendation:  
 Approve       Deny      Date: \_\_\_\_\_

Town Council Action:  
 Approve       Deny      Date: \_\_\_\_\_

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Zoning Administrator's Signature

"Ann. B"

Article X – A Transitional, District X

Sec. 70-87.1 Statement of Purpose and Intent

The purpose of this district is to provide for the reasonable and orderly interim regulation of use and development of land within the said annexation area consisting of lands previously under the zoning regulations of Shenandoah County.

Sec. 70-87.2 Permitted Uses

In the Transitional X District, the structures to be erected or land to be used shall be for one of the following uses and its permitted accessory uses; provided that only one main building and its accessory buildings may be erected on any lot or parcel of land in this district:

- (a.) Agricultural uses, in accordance with Sec. 70-28 of this Article.
- (b.) Single-family detached dwellings.
- (c.) Home occupations.
- (d.) Churches and other places of worship, but not including rescue missions.
- (e.) Public parks, playgrounds and play fields, bikeways, pedestrian trails, walkways, swimming pools, tennis courts, and nature preserves, in accordance with Sec. 70-28 of this Article.
- (f.) Golf courses.
- (g.) Minor public utilities, as defined.
- (h.) Group homes, as defined and in accordance with Sec. 70-139 of this chapter.
- (i.) Off-street parking and loading shall be subject to the same regulations as that of the R-1 District, in accordance with Sec. 70-150 and Sec. 70-151 of this chapter.
- (j.) Signs shall be subject to the same regulations as that of the R-1 District, in accordance with Sec. 70-152 of this chapter.
- (k.) Fences, in accordance with Sec. 70-133 of this chapter.
- (l.) Storage of recreational vehicles, in accordance with Sec. 70-129 of this chapter.

- (m.) Temporary buildings, in accordance with Sec. 70-136 of this chapter.
- (n.) Dish antennae, in accordance with Sec. 70-130 of this chapter.
- (o.) Other customary accessory residential buildings and uses that are clearly incidental to the principal building and/or use, as defined, and in accordance with Sec. 70-128 of this chapter and other applicable ordinances and regulations.

Sec. 70-87.3 Permitted Uses with a Conditional Use Permit

- (a.) Bed and breakfast establishments, in accordance with Sec. 70-143 of this chapter.
- (b.) Resorts, country clubs and memorials.
- (c.) Private clubs and organizations.
- (d.) Public safety and other community facilities and public and semi-public uses, as defined, that are not listed in Sec. 70-87.2 of this Article.
- (e.) Nursing homes, rest homes, and retirement homes, in accordance with Sec. 70-141 of this chapter.
- (f.) Day care centers/facilities, as defined, and in accordance with Sec. 70-140 of this chapter.
- (g.) Major public utilities, as defined.

Sec. 70-87.4 Area Regulations

The minimum lot area shall be five (5) acres.

Sec. 70-87.5 Setback Regulations

No structures shall be located closer than seventy-five (75) feet to any street right-of-way.

Sec. 70-87.6 Frontage Regulations

The minimum lot width at the setback line shall be two-hundred (200) feet.

Sec. 70-87.7 Yard Regulations

- (a.) Side The minimum side yard shall be thirty (30) feet.

- (b.) Rear The minimum rear yard shall be thirty-five (35) feet.

Sec. 70-87.8                      Height Regulations

- (a.) Buildings may be erected up to two and one-half stories, or thirty-five (35) feet in height from grade.
- (b.) A public or semi-public building such as a church may be erected up to a height of sixty (60) feet from grade, provided that the required front, side and rear yards shall be increased one foot for each foot in height over thirty-five (35) feet.
- (c.) Church spires, belfries, cupolas, municipal water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt. Parapet walls may be up to four (4) feet above the height of the building upon which the walls rest.

Sec. 70-87.9                      Lot Coverage

The buildings of resorts, country clubs, memorials, golf courses and private clubs and organizations shall not cover more than ten (10) percent of the site.

" A.H. C "

### NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the New Market Planning Commission and the Town Council of New Market, Virginia, will hold a joint public hearing pursuant to the provisions of Section 70-188 of the Code of Laws of the Town of New Market, Virginia, and Section 15.2-2204 and Sec. 15.2-2285 of the Code of Virginia 1950, as amended, on Monday, March 1, 2010 at 7:30 p.m., or as soon thereafter as the matter may be heard, in the Council Chambers of the Arthur L. Hildreth, Jr., Municipal Building, 9418 John Sevier Road, New Market, Virginia 22844.

The purpose of this hearing is to receive public comment(s) on a text amendment as proposed by the Town of New Market, Virginia, for a new zoning district known as Transitional, District X. This district is to provide for the reasonable and orderly interim regulation of use and development of land within the said annexation area consisting of lands previously under the zoning regulations of Shenandoah County for a period not to exceed 6 months. This district is to serve as a transitional district until said land can be rezoned to Town zoning districts that substantially conform to the Future Land Use Plan. The minimum lot area would be 5 acres.

Interested parties may appear at the above time and place to express their views on the request. A copy of the application may be inspected at the Town Office of the Town of New Market, Virginia, 9418 John Sevier Road, New Market, Monday through Friday, 7:30 a.m. to 4:00 p.m.

Town of New Market

Chad Neese, Town Planner

# TOWN OF NEW MARKET

9418 JOHN SEVIER ROAD  
P.O. BOX 58  
NEW MARKET, VIRGINIA 22844

## MEMO

To: New Market Planning Commission

From: Chad Neese, Town Planner

Date: February 24, 2010

RE: Capital Improvement Plan (CIP)

The Code of Virginia spells out that local Planning Commissions are tasked with preparing and submitting on an annual basis a capital improvements program to the Town Council. This process is normally assisted with the help of the Town Manager as he meets with the various Departments of the Town and provides a Capital Improvement Plan for the Commission's review and recommendation in much the same way as he prepares the budget for the Town Council.

The CIP is largely viewed as the fiscal side of the Comprehensive Plan. As we know that the Comprehensive Plan is geared towards long range planning, the CIP is geared toward long range spending (or the purchasing of big ticket items on a non-regular basis). The time frame to be considered in the CIP is over the upcoming budget year as well as four years in advance of that. Please note that the approval of the CIP does not guarantee expenditures on the noted items. The CIP serves as a guide for the budgeting process and only through the approved budget will expenditures be made.

As you review the proposed CIP you will notice items pertaining to transportation (Shady Lane & Streetscape), parks and recreation (Greenway Trail & Pool Repairs), and planning for future development (Comprehensive Water Study & Water Storage Tank) and the cost estimates for them. Also included are brief summaries are each item to provide additional information on the need and/or request.

Chris will be in attendance at the meeting on Monday night to go over the CIP and answer any questions that you may have.

## Town of New Market Capital Improvement Plan

Line Item	Requests	Adopted					
		FY09-10	FY10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15
496-000	<b>Administrative</b>						
	Replace roof at Town Hall		\$45,000				
	Computer Upgrades		\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
	Paint Interior of Town Hall	\$8,000					
496-001	<b>Public Works</b>						
	Vehicle Replacement PW	\$30,000	\$30,000		\$30,000		\$30,000
	Mower Purchase PW		\$12,500				\$14,000
	Re-seal Parking Lots				\$4,500		
	Sidewalks on Route 211			\$25,000			
	Light Trailer (50%)		\$4,500				
	Shady Lane Drainage	\$60,000	\$150,000				
	Greenway Trail Development				\$50,000	\$50,000	
496-002	<b>Public Safety</b>						
	Police Vehicle Purchase	\$13,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
	Sinking Fund for Explorer		\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
	Computer Upgrades		\$2,500				
	Office Printer/Fax Machine				\$3,500		
	Car Radar Unit/Camera System				\$3,600		
	Replace Engine for Unit 3					\$3,500	
	Speed Trailer		\$8,000				
	Light Trailer (50%)		\$4,500				
	Radar	\$2,000					
	Replacement Radios	\$4,500					
	In-Car Camera System	\$5,800					
496-004	<b>TEA-21 Streetscape</b>						
	Construction		\$900,000		\$1,000,000		
496-005	<b>Community Park</b>						
	Re-seal Parking Lots	\$17,000	\$18,000	\$20,000			
	Pool Repairs			\$10,000	\$10,000	\$50,000	
<b>Totals</b>	<b>General Fund</b>	\$140,300	\$1,196,000	\$76,000	\$1,122,600	\$124,500	\$65,000
771-000	<b>Water Department</b>						
	Memcor Filter Replacement	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	
	Conversion to Low-Pressure				\$300,000		
	Valve/Fire Hydrant Replacement	\$47,000					
	Water Storage Tank				\$1,000,000		
	Paint Water Storage Tank		\$20,000				
	Comprehensive Water Study	\$45,000	\$45,000				
	Replace handheld meter readers		\$14,200				
	Aluminum Heater Box		\$1,500				
	Water Meter at Water Plant		\$2,000				
	Conversion to Hypo at Wells			\$4,200			
	Vehicle Replacement				\$25,000		
771-001	<b>Sewer Department</b>						
	Vehicle Replacement		\$25,000				
771-002	<b>Inflow &amp; Infiltration</b>		\$100,000	\$100,000	\$100,000		
771-003	<b>Pipeline/Pumpstation</b>						
	Construction Costs	\$5,600,000					
<b>Totals</b>	<b>Water/Sewer Fund</b>	\$5,717,000	\$232,700	\$129,200	\$1,450,000	\$25,000	\$0

Note: Items in 09-10 that are struck-through were approved but not funded.

## FY 10-11 Requests:

### 496-000 Administrative

**Replace roof at Town Hall:** Town staff has had to make repairs to the roof at the Town Hall this year because of leaks found in the attic of the building. During these repairs it was discovered that the shingles on the roof need to be replaced. The proposed cost would cover new 50-year architectural shingles.

**Computer Upgrades:** It is proposed to begin a schedule for the replacement of computer's used by Town staff to help avoid large expenditures at one time.

### 496-001 Public Works

**Vehicle Replacement Public Works:** Replace 2000 1 ton GMC pick-up with similar sized and capable vehicle. 2000 GMC will remain in service as a secondary unit replacing a 1988 Dodge Ram 50 that will be disposed of.

**Mower Purchase:** The Town currently uses six mowers and this purchase would replace the 1989 Kubota model.

**Light Trailer:** This purchase is proposed in conjunction with the Police Department. The pull-behind trailer will be used to light work areas when repairs are made at night. Worker safety is a big issue because water and sewer repairs are often made in or near roadways and often occur in the dark in the winter time.

**Shady Lane Drainage:** This project is currently being reevaluated by Bushman Engineering. This area has experienced drainage issues and icing. The \$150,000 represents our portion of the revenue-sharing with VDOT.

### 496-002 Public Safety

**Police Vehicle Purchase:** The purchase of new police cruisers is already on a fleet rotation, with a new vehicle being purchased every two (2) years. Currently the lifespan of a police vehicle is six years. Retired vehicles are then used by the office staff for another two years. A sinking fund is used where half of the purchase price is applied to the fiscal year one year in advance of the actual purchase. The current allocation of \$13,000 is now not covering the cost of the vehicle. We are also now working to adjust the rotation so that every officer has their own vehicle. This has proven in other departments to make vehicles last longer, be kept in better shape and reduce maintenance costs.

**Ford Explorer Sinking Fund:** The Explorer is not on the fleet rotation and by setting aside \$5,000 it will lessen the impact when a new Explorer will need to be purchased. This vehicle is on a ten year rotation and would be replaced in 2017.

**Computer Upgrades:** During the fall of 2009 Shenandoah County upgraded the central dispatch system with a new CAD system. When the technicians arrived to install the program on the computers in the PD, two were too old to accept the program. In order for our officers to access the new system two new computers and two larger monitors to work with the existing computers are needed. Two new computers w/monitors @ approximately \$1050.00 each and two additional monitors @ approximately \$200.00 each.

**Speed Trailer:** The cost for a new unit is about \$8,000.00. They work well as a speed deterrent in that a driver can see what their speed is at that time and it can be used to gather vehicle information such as speed, number of vehicles and time of day. It is also less intrusive than a traffic stop and you get a lot of show for the money spent.

**Light Trailer:** As discussed earlier, this item would be split between Public Works and Public Safety. The Police Department would use it for checkpoints that are set up at night or for serious accidents that require a major investigation. The cost would be split between the two departments.

#### **496-004 TEA-21 Streetscape**

**Construction:** This project will involve various streetscape improvements to the downtown area. 80% of the project is being funded by grants received through the TEA-21 program. The Town will be required to fund the remaining 20%. The \$900,000 represents Phase I of the project and includes two blocks on Congress. Plans have been submitted to VDOT and construction could begin in the Summer.

#### **496-005 Community Park**

**Reseal Parking Lots:** This is preventative maintenance to increase the lifespan of the parking lots at the Town Park. As part of this project, some patch work must be performed. This work would be performed over two budget years.

#### **771-000 Water Department**

**Memcor Filter Replacement:** The Town's water treatment facility utilizes a series of memcor modules which filter water at the microbial level. There are a total of 96 modules that are broken into two continuous micro filtration (CMF) units. The average useful life of a module and its corresponding CMF units is approximately five (5) years at the current permitted levels of pressure decay (The test used to measure the integrity of the units.)

**Paint Water Storage Tank:** Periodic painting of the Town's storage tanks is required as part of their maintenance and upkeep.

**Comprehensive Water Study:** This study will map out water improvements necessary to provide adequate pressure in the growth area and also will identify areas that need improvements in the existing service area. This will help the Town identify infrastructure improvements necessary to accommodate future growth. By identifying these improvements, the Town will be in a better position to negotiate proffers with developers who will help pay their share of the costs for these improvements.

**Handheld Water Meter Reader:** These units are used to read water meters on a monthly basis. We currently have three units, two of which are in desperate need of repair.

**Aluminum Heater Box:** These boxes would replace the current wood boxes that are made of plywood and are rotting. They are used to shelter a heater used for the outside tanks.

**Water Meter at Water Plant:** This would include the replacement of a meter that measures treated water leaving the Water Plant and would include the calibration of all meters at the Plant. This meter has experienced constant problems and needs to be replaced.

#### 771-001 Sewer Department

**Vehicle Replacement:** Replace 1991 Chevrolet S-10 pick-up with 2007 Ford F-150 currently used by Public Works Director. Public Works Director's vehicle will be replaced with smaller more efficient Explorer type vehicle better suited for the job. 1991 Chevrolet will remain in service as secondary vehicle to replace a 1988 Dodge Ram that will be disposed of.

**Inflow & Infiltration:** This work would build on the current I&I project. A contractor would be hired by the Town to evaluate and then reline or replace sections of sewer line. The result is a more structurally sound pipe that will reduce the amount of ground and rain water that enters into the sewer collection system. We propose at least two additional phases. This section would be called Phase II.

### FY 11-12 Requests

#### 496-000 Administrative

**Computer Upgrades:** Follows schedule for the replacement of computers used by Town staff to help avoid large expenditures at one time.

### **496-001 Public Works**

**Route 211 Sidewalks:** The merchant's along Route 211 have requested sidewalks be installed to promote more pedestrian traffic in this area. A new retail project is proposed in this area and the new sidewalks would compliment this commercial project. New developments in the area have been required to install sidewalks along Route 211 and this project would involve connecting the areas that currently do not have sidewalks. This project would also be consistent with the Future Growth Area Plan.

### **496-002 Public Safety**

**Police Vehicle Purchase:** Second installment of police car purchase.

**Explorer Sinking Fund:** Annual contribution.

### **496-005 Community Park**

**Reseal Parking Lot:** Second phase of repairs and resealing.

**Pool Repairs:** Various pool repairs as recommended by the Douglas Aquatics Report as prioritized by Town staff.

### **771-000 Water Department**

**Memcor Filter Replacement:** Annual allocation for these filters.

**Conversion to Hypo at Wells:** This process would involve converting the treatment process at two wells from chlorine gas to sodium hypochlorite for safety reasons. There are a number of safety factors that would encourage this conversion while the water treatment would be of the same quality. There are also annual increases in costs for chemicals.

### **771-001 Sewer Department**

**Inflow & Infiltration:** Phase III of this project

FY 12-13 Requests

### **496-000 Administrative**

**Computer Upgrades:** Follows schedule for the replacement of computer's used by Town staff to help avoid large expenditures at one time.

#### 496-001 Public Works

**Vehicle Replacement:** Replace 2001 Chevrolet ½ ton pick-up with similar size vehicle. 2001 Chevrolet will remain in service as a secondary unit replacing a 1988 Dodge Ram that will be disposed of.

**Re-seal Parking Lots:** Public parking lots on Congress Street as well as the Town Hall's parking lot will be professionally re-sealed and re-painted. This extends the expected life of the parking lots.

**Greenway Development:** The Town's Growth Area Plan includes a conceptual greenway running along Smith Creek which potentially would connect to the Battlefield. Some of this project will be developed by developers as properties are rezoned but other sections will be constructed by the Town. Grant money may be available for this project.

#### 496-002 Public Safety

**Police Vehicle Purchase:** First installment of police car purchase.

**Explorer Sinking Fund:** Annual contribution.

**Office Printer/Fax Machine:** The printer in the Police Department handles all the printing needs for four officers as well as reports needed by insurance agencies and the Commonwealth Attorneys Office. Over the past couple of years it has had problems, the repair person has said that it is getting in bad shape and should be replaced soon. The fax machine has also reached its life expectancy; there are times when it is barely legible. There are times when sensitive information is sent to or from the police department that should not be seen by the general public; that is why there is a separate fax number. The units may be purchased as one combination unit or two separate units based on costs.

**Car Radar Unit/Camera System:** Radar unit and in-car camera system for 2012 police cruiser. Funding may be available through DMV.

#### 496-004 TEA-21 Streetscape

**Construction:** This would represent Phase II of the project which includes the two blocks on Congress not completed in Phase I and one block on West Old Cross. This estimate will be updated as we approach the time of construction.

#### 496-005 Community Park

**Pool Repairs:** Various pool repairs as recommended by the Douglas Aquatics Report.

### 771-000 Water Department

**Memcor Filter Replacement:** Annual allocation for these filters.

**Conversion to Low-Pressure Filtration:** Our current high pressure system is being phased out. It is becoming more and more difficult to find manufacturers that are producing the high pressure filters. New technology allows for low-pressure filtration, which increases the lifespan of the filters.

**Water Storage Tank:** Current growth and concurrent demand for town water service is likely to necessitate the installation of additional water storage facilities somewhere east of Route 11. The water study will help us further identify this need and provide a better cost estimate.

**Vehicle Replacement:** Replace 2001 Dodge ¾ ton pick-up with smaller size vehicle. 2001 Dodge will either be disposed of or transferred to maintenance department to replace 2001 Ford Ranger that would then be disposed of.

### 771-001 Sewer Department

**Inflow & Infiltration:** Phase IV of this project

### FY 13-14 Requests

### 496-000 Administrative

**Computer Upgrades:** Follows schedule for the replacement of computers used by Town staff to help avoid large expenditures at one time.

### 496-001 Public Works

**Greenway Trail Development:** Phase II of this project.

### 496-002 Public Safety

**Police Vehicle Purchase:** Second installment of police car purchase.

**Explorer Sinking Fund:** Annual contribution.

**Replace Engine for Unit 3:** Unit 3 will likely need a new engine in order for it to last long enough to allow the rotation to work for every officer to have their own vehicle. Unit 3 will stay in service until 2016 and then will be converted for an administrative car.

### 496-005 Community Park

**Pool Repairs:** Various pool repairs as recommended by the Douglas Aquatics Report.

**771-000 Water Department**

**Memcor Filter Replacement:** Annual allocation for these filters.

FY 14-15 Requests

**496-000 Administrative**

**Computer Upgrades:** Follows schedule for the replacement of computers used by Town staff to help avoid large expenditures at one time.

**496-001 Public Works**

**Vehicle Replacement:** New vehicle would replace 1990 Ford F-250. F-250 may be used as a trade-in for new vehicle.

**Mower Purchase:** New mower would replace the 1989 X-Mark. It will likely have little value by then but we may be able to sell it.

**496-002 Public Safety**

**Police Vehicle Purchase:** First installment of police car purchase.

**Explorer Sinking Fund:** Annual contribution.

# TOWN OF NEW MARKET

9418 JOHN SEVIER ROAD  
P.O. Box 58  
NEW MARKET, VIRGINIA 22844

## MEMO

To: New Market Town Council  
New Market Planning Commission

From: Chad Neese, Town Planner

Date: February 24, 2010

RE: Valley Health Project

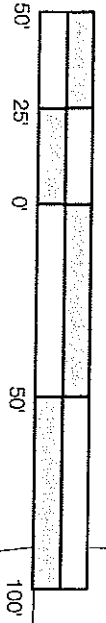
The Town has recently been contact by Valley Engineering in regards to a request to rezone the existing Valley Health complex at 9164 North Congress Street. While they are currently gathering comments from other agencies they have agreed to present this idea at the Planning Commission meeting as a discussion item to gather any feedback and answer any questions that the Commission, Council or others in attendance may have prior to filing an official rezoning application.

The property is currently zoned R-2 and has an approved conditional use permit for the operation of professional offices. They would be requesting to be rezoned to the B-1 district to allow for other commercial uses, such as eateries, etc. The ambulatory care center is proposed to occupy 4,000 square feet of the building while 4 other suites take up the remaining 5,000 square feet.

I would ask that everyone please attend and offer any comments or questions that you may have on this matter. Valley Health is currently not offering any proffers in regards to land uses, essentially leaving the door wide open for any use within the B-1 district. With this project being approved and accepted into the community as a medical complex I wanted to hear what you thought on this matter prior to negotiating any proffers on behalf of the Town.

Should anyone have any questions concerning this matter prior to the meeting on March 1<sup>st</sup> please feel free to contact me at your earliest convenience.

SCALE: 1" = 50'



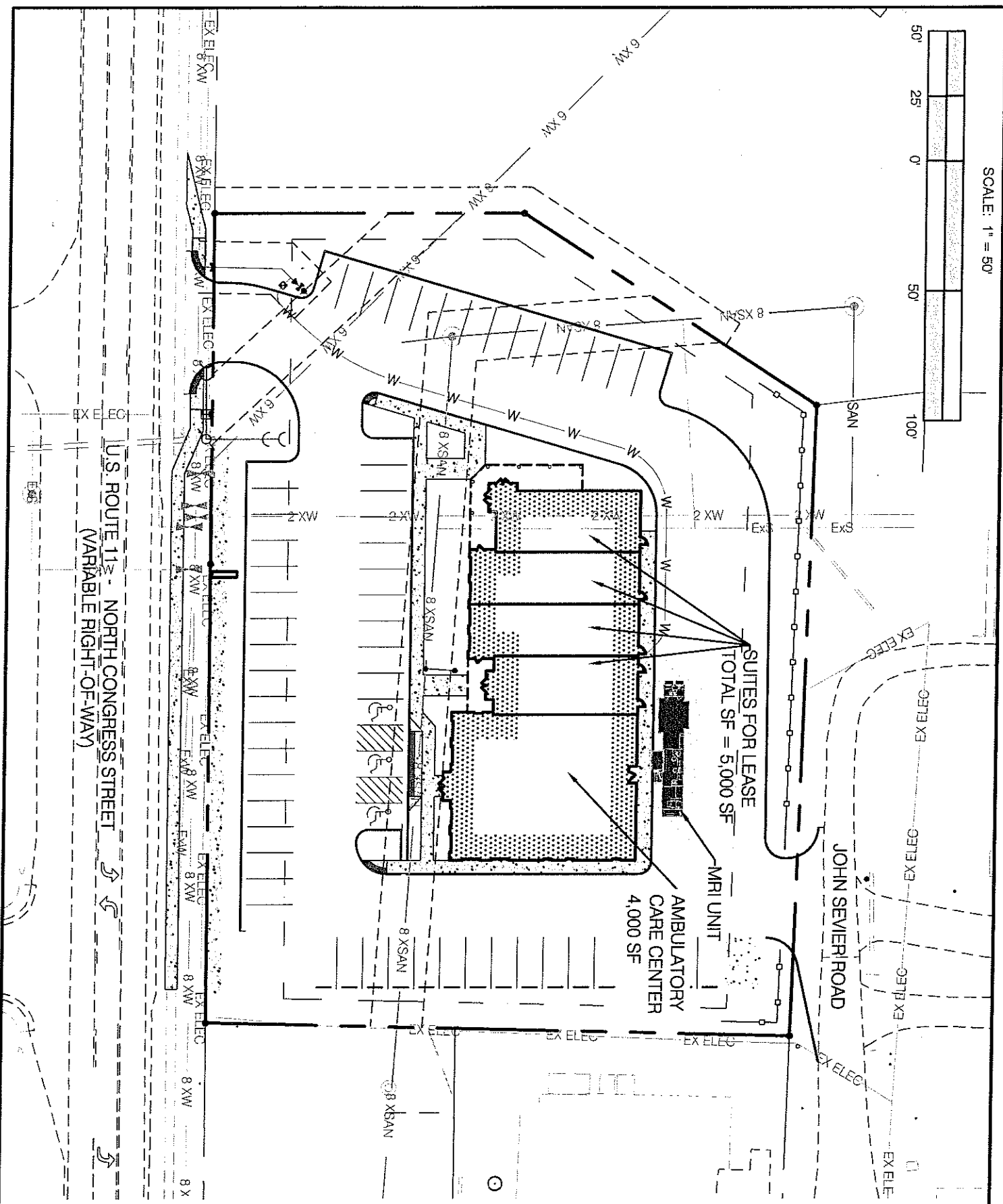
U.S. ROUTE 113 NORTH CONGRESS STREET  
(VARIABLE RIGHT-OF-WAY)

JOHN SEVERI ROAD

SUITES FOR LEASE  
TOTAL SF = 5,000 SF

AMBULATORY  
CARE CENTER  
4,000 SF

MRI UNIT



EXPANDER No: 8756-8 JOB No: 8758-7

FEBRUARY 5, 2010

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NEW MARKET STATION  
NEW MARKET, VIRGINIA 22844

