

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

A regular monthly meeting of the New Market Planning Commission will be held in the Council Chambers of the Arthur L. Hildreth, Jr., Municipal Building on Monday, August 2, 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 June 7, 2010\*
- III Public Hearings  
None
- IV Old Business
  - A. Other
  - B. Zoning Administrator's Report
- V New Business
  - A. Update from Subdivision Subcommittee
  - B. Update on Voluntary Settlement Agreement
  - C. Other
- VI Adjournment

\*Related materials included in packet.

1  
2  
3  
4 The regular monthly meeting of the New Market Planning Commission was held  
5 on June 7, 2010 with the following members in attendance: Tom Linski, Jr.; John  
6 Blosser; George Daugharty; and Sonny Mongold. Visitors can be found on the attached  
7 sign-in sheet. Chairman Linski called the meeting to order at 7:33 p.m. and declared that  
8 a quorum was present. The pledge of allegiance was recited in unison.  
9

10 **MINUTES**

11  
12 Sonny Mongold made a motion to approve the minutes of the April 5, 2010  
13 meeting as presented. John Blosser seconded. The motion carried on a voice vote.  
14

15 **PUBLIC HEARING**

16  
17 None.  
18

19 **OLD BUSINESS**

20  
21 Chad Neese gave the zoning administrator's report. He noted that in April 7  
22 permits were issued and only 4 were issued in May. Including one approved in June,  
23 there have been 24 permits issued in 2010 and we are starting to get back on track  
24 compared to previous years. The GIS website continues to be updated with sewer line  
25 information. Field inspections, reviewing site plans and documenting sewer  
26 specifications are part of this process and are rather time consuming. The town wide  
27 inoperable vehicle inspections that were conducted in early 2010 have come to a close as  
28 all properties identified have been brought into compliance. Mr. Neese reminded  
29 everyone that grass inspections are in full swing. The Town has been notified that their  
30 role in the Census update has been completed. The Board of Zoning Appeals held a  
31 public hearing concerning a property on West Confederate Street regarding a variance for  
32 the front and rear setback. The matter has been tabled until June 10<sup>th</sup>. A lot of time was  
33 spent with site visits, telephone calls, and meetings with neighbors and board members.  
34 This was their first meeting since 2004. Work has started on the Neff property on East  
35 211. The property was recently rezoned for a retail store and bank. They may be looking  
36 to amend their site plan regarding stormwater. The Planning and Zoning page has been  
37 updated on the town website. The Zoning Ordinance, Subdivision Ordinance,  
38 Comprehensive Plan and Annexation Area Concept Plan are all now available online.  
39 Several complaints recently received by the town require working with VDOT. Due to  
40 their recent cuts and mergers it takes a bit longer to find the right people and set meetings  
41 up but we are moving forward on those issues. George Daugharty asked for additional  
42 information regarding the Board of Zoning Appeals meeting. Mr. Neese noted that the  
43 public hearing was held with a request for several feet in the front and 10 feet on the rear.  
44 The property that the applicant has is a small lot and they are trying to be accommodating  
45 with the house that they have proposed. The issue is that the house is going to stick out  
46 somewhere. The house is 2 stories and they provided for off-street parking. There were

47 a lot of citizens comments noting that they would like to see it remain vacant and that the  
48 house would be too close and infringe on their privacy. The Board has taken all of those  
49 comments and are looking at the state code to try and come up with a decision on  
50 Thursday. Mr. Daugharty asked if there would have to some sort of variance granted to  
51 build any kind of house on that lot. Mr. Neese stated that's the question they need to  
52 answer. The question may really be, how small is too small?

53  
54 **NEW BUSINESS**

55  
56 Mr. Neese noted that on May 3<sup>rd</sup> and 4<sup>th</sup> the Commission on Local Government was in  
57 town. They held a public hearing, toured the growth area and received a public  
58 presentation by town and county staff. We received some encouraging feedback and they  
59 also provided a few additional questions, which we have since answered. At this point  
60 we are confident that we will be on their July agenda and we are hoping for a positive  
61 recommendation. After that both the Town and County would need to adopt the  
62 voluntary settlement agreement and petition the court system for approval of the  
63 agreement.

64  
65 Mr. Neese next provided an update on the Comprehensive Plan. The History, Public  
66 Utilities, Land Use and Natural Environment chapters have been updated. Work  
67 continues on the Parks and Recreation and Transportation chapters. A sidewalk  
68 inventory is being conducted for the transportation chapter. Staff is still hopeful that the  
69 public input sessions will be held before the end of summer. John Chroniger inquired if  
70 the list of sidewalks that was developed a few years ago was still going to be used. Mr.  
71 Neese noted that he found the list but has no idea if the rankings will remain the same as  
72 we move forward. Sonny Mongold asked if we are considering anything in the plan  
73 regarding stormwater getting into the sewer lines. Mr. Neese noted that the town attorney  
74 is looking at the sewer ordinance that would take things of that nature into account. We  
75 can certainly look at that issue while drafting the updates to the Comprehensive Plan as  
76 well.

77  
78 A request has been made to modify Section 50-34 of the Subdivision Ordinance. It  
79 concerns the relationship of lots to streets when they are shown on subdivision plans.  
80 The request also makes reference to change the word "dedicated" to "indicated" when  
81 referenced on a subdivision plat and possibly having more lenient language regarding  
82 private streets. Being that this came in as a request as opposed to an official application  
83 for a text amendment, it should probably go before the Subdivision Subcommittee for  
84 review and recommendation. Mr. Neese also stated that he would like to discuss this  
85 proposed change with the town attorney to gather his input. Chairman Linski appointed  
86 John Blosser, George Daugharty and Ron Gore to serve on the Subdivision  
87 Subcommittee. Mr. Mongold expressed concern that private streets were an issue he had  
88 when reviewing the voluntary settlement agreement, wanting to make sure that they were  
89 properly addressed.

90  
91 Mr. Neese also noted that while our newest member, Tim Palmer, was not able to attend  
92 there is an opening the Comprehensive Plan Subcommittee that he may be able to fill.

93 Chairman Linksi appointed Tim Palmer to serve on the Comprehensive Plan  
94 Subcommittee. Mr. Neese noted that Tim Palmer attended everything that was open to  
95 the public during the voluntary settlement agreement meetings on May 3<sup>rd</sup> and May 4<sup>th</sup>.  
96 Larry Smith indicated that he believed that to be the case.

97

98 **ADJOURNMENT**

99

100 Hearing no further comments on the matter Chairman Linski declared the meeting  
101 adjourned. The Planning Commission adjourned at 7:48 p.m.

102

103

104

105

---

Chad Neese, Secretary

Sign In Sheet

6/7/10

Peter J. Muller

John Chrouge

Nevin Dellinger

Betty Dellinger