

1 **Minutes of the Special Called Meeting**
2 **of the New Market Town Council**
3 **Joint Public Hearing with the New Market Planning Commission**
4 **Monday, June 5, 2023**
5 **6:30 pm**
6

7 The New Market Town Council met in the Council Chambers of the Arthur L.
8 Hildreth, Jr. Municipal Building on Monday, June 5, 2023 with the following members
9 present: Mayor Larry Bompiani, Vice-Mayor Harkness, Bob King, Peter Hughes, and
10 Janice Hannah. Council Members Scott Wymer and Daryl Watkins were absent.

11
12 Town Manager/Zoning Administrator – Buster Nicholson
13 Administrative Assistant – Donna Lohr
14

15 At 6:30 p.m., Planning Commission Chairman Larry Hale called the Planning
16 Commission meeting to order and established a quorum with four members present.

17 The minutes from the previous Planning Commission meeting were approved.
18 Planning Commission Chairman Larry Hale then opened the Planning
19 Commission’s portion of the joint public hearing to receive public comment on a
20 Conditional Use Permit for Creek Village Investments for the construction of 37 total
21 townhomes/villa units and infrastructure for the Village at Smith Creek (Courtyard
22 Terrace).

23 **At 6:32 p.m., Mayor Bompiani opened the Special Called Meeting of the New**
24 **Market Town Council and established a quorum with four members present and he**
25 **opened the Town Council’s portion of the joint public hearing.**

26 Mr. Jim Weissenborn, of Courtyard Terrace in New Market, was the first citizen
27 to speak. Mr. Weissenborn stated that he lives in the subdivision where Mr. Carr is
28 planning to build thirty-seven additional units. There is currently no Homeowner’s
29 Association at Courtyard Terrace to take care of the public areas, but there are plans for a
30 H.O.A. to be established. Mr. Weissenborn remarked that Mr. Carr is currently not
31 maintaining the allowable grass height on his property at Courtyard Terrace. Mr.
32 Weissenborn made additional remarks not related to the subject matter of the public
33 hearing.

34 The next person to speak was Susan Grandfield, 1025 Clicks Lane in New
35 Market. Mrs. Grandfield stated that there is already a Conditional Use Permit for the
36 property allowing for the construction of 25 detached single family homes. Mrs.
37 Grandfield does not understand why the current developer cannot build 25 detached
38 single family homes, which would bring a lot of money. These lots are located on the
39 golf course and would bring a good price. Mrs. Grandfield stated that the addition of 37
40 additional units would greatly increase traffic flow on Clicks Lane. Mrs. Grandfield
41 further stated that the homeowners in the area adjacent to the property should have been
42 asked if they desire townhomes to be built within ten feet of their property. Mrs.
43 Grandfield remarked that Mr. John Ventura of Bogey Avenue asked if a traffic feasibility
44 study had been done by VDOT for this development; has any research been done
45 regarding what the effect of these additional units would have on the water pressure of
46 the surrounding houses since the current infrastructure is not in the best of shape; and has
47 VDOT looked at the intersection of Clicks Lane and Route 11 and how this intersection
48 would be affected by the Development at Courtyard Terrace.

49 The next speaker was Mark Kuschel, who stated that he is for growth, but
50 believes it needs to be done in a smarter way.

51 The next speaker was Mr. Brad Pollack, Shenandoah County Board of
52 Supervisors Representative for the Edinburg, St. Luke's, and Fort Valley region. Mr.
53 Pollack remarked that Shenandoah County will be paying for the education of every child
54 that moves into the Courtyard Terrace subdivision and Shenandoah County citizens will
55 be taxed accordingly. Mr. Pollack stated that he believes that this is a bad location for
56 townhouses. Mr. Pollack went on to remark that there is no incentive to have any family
57 housing built because of what it costs all of the taxpayers. Mr. Pollack stated that in
58 Shenandoah County, it costs \$14,000 per year per child in the school system. Due to that,
59 Mr. Pollack is opposed to such housing as what Mr. Carr is proposing. Mr. Pollack
60 stated he believes that Town Council has the best of intentions and wants to bring new
61 life to New Market, but what townhouses will do to the New Market constituents is
62 burden them with having to pay to send the children in this development to school. Mr.
63 Pollack remarked that even though the Town of New Market is a taxing authority, it
64 doesn't have to pay to contribute to the school system.

65 Mayor Bompiani stated that the Town of New Market is paying taxes that
66 contribute to the school system. Furthermore, with the median age of the Town of New
67 Market being 54 years of age, the majority of citizens in New Market do not utilize the
68 school system, despite their taxes going towards it. Mayor Bompiani remarked that Mr.
69 Pollack's statements were invalid. Mayor Bompiani stated that the other comments
70 presented by citizens were valid and he appreciated those citizens attending the meeting
71 and speaking.

72 Mr. Todd Carr, the applicant of the Conditional Use Permit, remarked that he
73 does not understand why anyone would want to put up barricades to new families moving
74 in to New Market. He stated that this creates a culture of no growth, and as a result, a
75 decreased population both in the Town, and a decreasing number of students attending
76 the local schools. Mr. Carr remarked that he had given much thought to what type of
77 product would be the best for this area. He thought about who might be buyers of units
78 in this development. His thought was that it would likely be "empty nesters" who
79 would purchase these villas or townhomes. Mr. Carr stated the trend he has seen recently
80 is that that people can't afford to buy large homes anymore and so developers are
81 figuring out how to use the same amount of land and put more units on it in order to bring
82 the cost of each unit down. Mr. Carr stated that he did receive a largely positive response
83 from the surrounding homeowners that he contacted.

84 Mrs. Hannah commented that she disagrees with the negative connotation that is
85 being associated with townhomes in this development. She further remarked that she had
86 lived in a townhome in a development adjacent to the golf course and the people that
87 lived in that development took very good care of their homes and the backs of the
88 townhomes were well kept. Mrs. Hannah stressed that the Town of New Market does not
89 have a lot of steps for people to go to. There are not a lot of levels on prices of homes for
90 people to purchase in New Market. What is available is either a historic home that likely
91 needs renovation or it's a half million dollar home located on the golf course. The Town
92 Council has taken a lot of time and effort to think about what will best serve the Town.

93 At 6:54 p.m. Mayor Bompiani closed Town Council's portion of the joint public
94 hearing and entertained a motion to close the Special Called Council Meeting.

95 **At 6:54 p.m., Mrs. Harkness made a motion to adjourn the Special Called**
96 **Council Meeting. Mr. Hughes seconded the motion which passed on a unanimous 4-**
97 **0 voice vote of Council Members.**

98
99
100
101
102
103

J. Todd Walters

~~Buster Nicholson, Town Clerk Interim~~

J. TODD Walters

Larry A. Bompiani
Larry Bompiani, Mayor