

1 **New Market Planning Commission**

2 **December 4, 2023**

3 **CALL TO ORDER AND ESTABLISHMENT OF QUORUM**

4 The regular meeting of the New Market Planning Commission was held on Monday, December 4, 2023  
5 at 6:30 p.m. The following Planning Commission members were in attendance: Chairman Larry Hale,  
6 Sherri Erbaugh, Sonny Mongold, Bob King, George Daugharty and Harry Wine, Jr. Commission member  
7 Tom Linski, Jr. was absent.

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9 Mr. Hale opened the meeting at 6:30 p.m. and established a quorum with five members present.

10 Mr. Hale led all in attendance in the reciting of the Pledge of Allegiance.

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12 **APPROVAL OF MINUTES:**

13 Mr. Hale entertained a motion to approve the minutes. Mrs. Erbaugh made a motion to approve the  
14 minutes as written. Mr. King seconded the motion. The motion passed with a unanimous voice vote 5-0.

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16 **PUBLIC HEARING:**

17 Mr. Hale opened the Planning Commission's joint public hearing meeting at 6:31 p.m. to receive public  
18 comment on a text amendment recommendation to Article V. Medium Density Residential, District R-2,  
19 Section 70-35 (a3) to allow for a minimum of five (5) feet side yard on each side of the lot for Courtyard  
20 homes.

21  
22 At 6:31 p.m., Mayor Larry Bompiani opened the Special Called meeting of the New Market Town Council  
23 and established a quorum with five members present and opened the Town Council's joint public  
24 hearing.

25  
26 Mr. Hale opened the floor for public comment. Mr. Garrison explained that the reason for the request  
27 from Todd Carr, is that the builder does not feel comfortable building on the property line, as per the  
28 current zoning code. He explained that allowing the text amendment to allow a five foot side setback,  
29 would still maintain the same 10 foot side setbacks, but allows for it to be in five foot intervals. This  
30 gives the builder a buffer between each building. Mr. Hale again opened the floor for public comment.  
31 As there were no public comments, Mr. Hale closed the Planning Commission's portion of the joint  
32 public hearing at 6:33 p.m.

33  
34 At 6:33 p.m., Mayor Larry Bompiani closed the Town Council's joint public hearing and called for a  
35 motion to close the Town Council's special called meeting. Mr. Hughes made a motion to close the Town  
36 Council's special called meeting, and Mrs. Harkness seconded the motion. The motion passed with a  
37 unanimous voice vote of 5-0.

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39 Mr. Hale allowed for a five minute recess to allow Town Council to adjourn.

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41 **OLD BUSINESS**

42 When Mr. Hale reconvened the meeting at 6:38 p.m., Mr. Garrison gave a report on the permits that  
43 have been processed. There was one for a single family home on Pleasant View Rd. and two fence  
44 permits on Pleasant View Rd. Mr. Garrison stated that the Town Council did approve the recommended  
45 text amendment change for the accessory building setbacks.

46 **NEW BUSINESS**

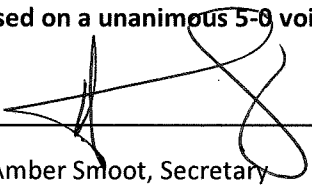
47 The only action item on the agenda was the discussion and consideration to recommend a text  
48 amendment to Article V. Medium Density Residential, District R-2, Section 70-35 (a3) to allow for a  
49 minimum of five (5) feet side yard on each side of the lot for Courtyard homes to the Town Council. Mr.  
50 Hale asked if any of the commission members had questions. Mrs. Erbaugh asked if Mr. Garrison had  
51 any dimensions on the proposed buildings. Mr. Garrison stated that he did not at that time. Mr.  
52 Mongold made a motion to accept the recommendation as presented. Mrs. Erbaugh seconded the  
53 motion and motion passed with 5-0 voice vote.  
54

55 **ADJOURNMENT**

56 **With no further business to discuss, at 6:39 p.m., Mr. Daugharty made a motion to adjourn**  
57 **the meeting. Mr. Wine seconded the motion which passed on a unanimous 5-0 voice vote.**  
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Amber Smoot, Secretary