

1 **New Market Planning Commission**

2 **November 6, 2023**

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

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

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

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11 **APPROVAL OF MINUTES:**

12 Mr. Hale entertained a motion to approve the minutes. Mrs. Erbaugh noted that there were some  
13 corrections that needed to be made in reference to the spelling of a council member's name and a  
14 couple of mistyped words. She noted that the corrections were given to the secretary. Mrs. Erbaugh  
15 made a motion to pass the minutes with the revisions given to the secretary, Mrs. Smoot. Mr. Wine  
16 seconded the motion. The motion passed with a unanimous vote 4-0.

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18 **PUBLIC HEARING:**

19 Mr. Hale opened the Planning Commission's joint public hearing meeting at 6:35 p.m. to receive public  
20 comment on a text amendment recommendation to Article XIV-Supplementary District Regulations,  
21 Section 70-128 (d) to decrease the setbacks for accessory buildings for districts R-1, R-2, R2-A, and R-3.

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23 At 6:36 p.m., Vice Mayor Harkness opened the Special Called meeting of the New Market Town Council  
24 and established a quorum with four members present and opened the Town Council's joint public  
25 hearing.

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27 Mr. Hale opened the floor for public comment in regards to the proposed text amendment that would  
28 allow accessory building setbacks to be decreased to five foot from the property line. There were no  
29 public comments.

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31 At 6:37 p.m., Vice Mayor Harkness closed the Town Council's joint public hearing. Mr. Hale closed the  
32 joint public hearing at 6: 38 p.m.

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35 **OLD BUSINESS**

36 Mr. Garrison gave a report on permits that have been processed. The following permits were approved:  
37 a porch roof for 154 Confederate Street, a renovation, expansion, and patio for the Miller Grille at  
38 Shenvalee Golf Resort, a change in use for 296 Periwinkle Lane, and a permit to subdivide lot 7 at  
39 Fairway Manor to create two lots. A permit was denied for 469 W. Old Cross Rd, due to the request  
40 being for an accessory structure that would not meet front setbacks. A permit was just submitted for a  
41 new construction of a single family home on Pleasant View Drive.

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46 **NEW BUSINESS**

47 The first action item on the agenda was the discussion and consideration to recommend a text  
48 amendment to Article XIV-Supplementary District Regulations, Section 70-128 (d) to decrease the  
49 setbacks for accessory buildings for districts R-1, R-2, R2-A, and R-3. Mr. King made a motion for the  
50 Planning Commission to recommend a text amendment to decrease the accessory building setbacks, as  
51 stated on the agenda, to the Town Council. Mr. Wine seconded the motion. The motion passed with a  
52 unanimous 4-0 vote.

53 The second action item on the agenda was to discuss the request by Mr. Todd Carr, Village Creek  
54 Investments, for a text amendment allowing for 5 foot side setbacks for courtyard homes. Mr. Garrison  
55 explained that the current setback for courtyard homes allow one side of the structure to be on the  
56 property line with a zero foot side setback, but the other side there would have to be a minimum of ten  
57 foot side setback. Mr. Carr has an interested developer, but the developer was concerned about  
58 building directly on the property line. Mr. Hale inquired about the dimensions of the structure to be  
59 built in reference to the lot. Mr. Garrison informed the commission that the product that could be built  
60 is a 40 foot wide home, and the lots are 50 foot wide. The text amendment would allow for there to be a  
61 5 foot side setback on both sides which also allows more room on each side of the structure. Mr.  
62 Mongold made a motion to allow Mr. Garrison to move forward with implementing the change in the  
63 regulations to allow 5 foot side setbacks for courtyard homes with the next step being a joint public  
64 hearing. Mr. Wine seconded the motion. The motion passed with a unanimous 4-0 vote.

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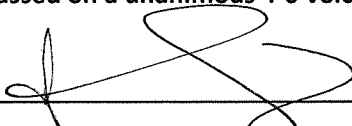
66 **ADJOURNMENT**

67 **With no further business to discuss, at 6:49 p.m., Mr. King made a motion to adjourn the**  
68 **meeting. Mrs. Erbaugh seconded the motion which passed on a unanimous 4-0 voice vote.**

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Amber Smoot, Secretary