

1 **New Market Planning Commission and Joint Public Hearing**

2 **July 7th, 2025**

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4 **CALL TO ORDER AND ESTABLISHMENT OF A QUORUM**

5 The regular meeting of the New Market Planning Commission was held on Monday, July 7th, 2025, at
6 6:30 p.m. The following Planning Commission members were in attendance: Vice Chair Sherri Erbaugh,
7 Bob King, George Daugharty, Tom Linski Jr., Harry Wine. Commission member Mr. Sonny Mongold was
8 absent.

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10 Mr. Hale opened the meeting at 6:30 p.m. and established a quorum with 5 members present.
11 Mr. Hale led all in attendance in the reciting of the Pledge of Allegiance.

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13 **APPROVAL OF MINUTES:**

14 Mr. King entertained a motion to approve the minutes. Mr. Daugharty made a motion to approve the
15 minutes as written. Mr. Daugharty seconded the motion. The motion passed with a unanimous voice
16 vote 5-0.

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19 **JOINT PUBLIC HEARING:**

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21 Mr. Hale opened the Joint Public Hearing at 6:32 p.m. and invited Mayor Hughes to open the council's
22 meeting.

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24 Mayor Hughes established a quorum of five members present: Vice Mayor Harkness, Mr. Bob King, Mr.
25 Jon Henry, Mrs. Janice Hannah, and Mr. Daryl Watkins. Mayor Hughes called the Special Meeting to
26 order and opened the Joint Public Hearing at 6:33 p.m.

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28 Mr. Hale invited Ms. Barden to present the text amendment information for the joint public hearing. Ms.
29 Barden gave a presentation on the proposed sign text amendment. Ms. Barden explained that a sign
30 permit was submitted and had to be denied as it did not adhere to the current sign ordinance. Staff's goals
31 for 2025 were to update the sign ordinance and refresh some of the areas, so this permit came at a good
32 time. Ms. Barden explained that staff are proposing a text amendment to Article XIV. Supplementary
33 District Regulations, Section 70-152 (j)(7) to allow for attached canopy banner signage to be included with
34 in the B-2 Interstate Corridor District and to regulate attached canopy banner signage. She explained that
35 the sign area total would be 1 square foot for each foot of distance between the sign and the front
36 property line. That the sign area for an individual sign would be 60 square feet per sign, and the minimum
37 setback of 150 feet from the property line. The text amendment states that the attached canopy banner
38 signage will be temporary signs, that the permit should be obtained annually, and may be displayed for
39 no more than 180 consecutive days per calendar year. The signs must be affixed to columns, posts or
40 poles. She explained that these signs shall be included in the total allowable sign area for the premises
41 but shall not count against the number or square footage of any other sign type listed in this section. Ms.
42 Barden had images in her PowerPoint to give a perspective of what the banners would look like
43 throughout the town. Ms. Barden concluded her presentation and asked for any questions from the
44 Planning Commission or Council.

Mr. Daugharty inquired about the wording in the Other category on the graph that states, 'these signs shall be included in the total allowable Sign Area for the premises but shall not count against the number or square footage of any other sign type listed in this Section' and asked her to give an example. Ms. Barden explained that the total signage that is allowable for signs such as a freestanding, wall, projecting, roof or portable sign is a 250-foot square foot maximum. Since the canopy banners are temporary in nature, they will not be included in the maximum allowable square footage for signage as it gives more flexibility. Mr. Daugharty, for clarification, inquired if a business has a permanent sign that is already the maximum square footage, the business could also have the temporary canopy banners. Ms. Barden stated that that was correct. Mr. Linski asked how much the sign permits cost, and he was informed that it was \$25. Mr. Linski also inquired about the longevity of the temporary signage and whether the business was amicable with the 180-day consecutive day limit and if it would have a negative impact on tourism. Ms. Barden stated that this time frame is during their opening season, and the business has not commented on longevity. Mr. Wine asked if they are applying for one sign permit or four separates permits, as the photo shows four canopy banners. Ms. Barden stated at this time there is only one permit, and she would leave that up to Mr. Garrison's discretion. A copy of Ms. Barden's presentation will be filed with the minutes.

Mr. Hale asked if there were any other questions from the Planning Commission or from the Council. With no further discussion and no citizen comments, Mr. Hale closed the Joint Public Hearing.

Mayor Hughes closed the Joint Public Hearing and asked for a motion to close the meeting. Mrs. Hannah moved to close the meeting, with a second from Mr. Watkins. With no further discussion, the meeting was adjourned on a 5-0 voice vote. Meeting adjourned at 6:41 p.m.

OLD BUSINESS:

Ms. Barden reported that there were several zoning permits approved over the past month. These permits include a new house at 9997 South Congress St., a carport at 9198 John Sevier Rd., a deck and ramp at 184 W. Lee St., and a fence at 9640 John Sevier Rd. There was also a sign permit for 9394 South Congress St. Ms. Barden stated that she has received the easement from Holtzman for the sidewalk project, and it is awaiting signatures from the Town Manager and the attorney for it to be recorded. Mr. Daugharty asked if it would go out to bid then. Ms. Barden stated that the hope is to get the bid documents out by the end of the summer. Mr. Hale asked when the construction would begin, and Ms. Barden stated that we are unsure of that information at this time, and it would be determined after bids come in.

NEW BUSINESS:

The only item for new business was the discussion and consideration of a recommendation for the text amendment discussed during the joint public hearing. Mrs. Erbaugh made a motion to recommend the text amendment as stated to the Town Council for approval. Mr. King seconded the motion, and with no further discussion the motion passed with a 5-0 voice vote.

Mrs. Erbaugh inquired about the water project and the progress. Ms. Barden said that bids were opened on June 30th, and they are currently in review.

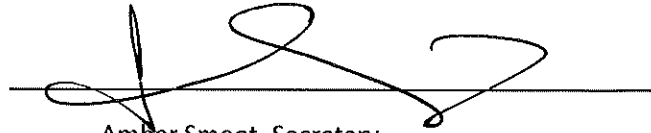
87 **ADJOURNMENT**

88 With no further business to discuss, at 6:49 p.m., Mr. King made a motion to adjourn the
89 meeting. Mr. Linski seconded the motion which passed on a unanimous 5-0 voice vote.

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Amber Smoot, Secretary