

1 **New Market Planning Commission**

2 **October 7th, 2024**

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

4 The regular meeting of the New Market Planning Commission was held on Monday, October 7, 2024, at  
5 6:30 p.m. The following Planning Commission members were in attendance: Chairman Larry Hale,  
6 Sonny Mongold, Bob King, Harry Wine, Jr. The following council members were not present George  
7 Daugherty, Tom Linski, Jr., and Sherri Erbaugh.

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9 Mr. Hale opened the meeting at 6:30 p.m. and established a quorum with three 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. Mr. Wine made a motion to approve the  
14 minutes as written. Mr. Mongold seconded the motion. The motion passed with a unanimous voice vote  
15 3-0.

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17 **PUBLIC HEARING:** none

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19 **OLD BUSINESS:**

20 Mr. Garrison introduced Summer Barden, the new Assistant Town Manager. Ms. Barden introduced  
21 herself and gave a brief history. Ms. Barden gave a report on the permits numbers that have been  
22 processed. There have been 27 zoning, eight sign permits, five temporary use permits, and two home  
23 occupation permits since January 30, 2024. Mr. Garrison explained the temporary use permits were  
24 mainly for food truck businesses. Mr. Garrison stated that the Village at Smith Creek have all the permits  
25 needed and are starting sitework to get the development going. He stated there will be 26 more homes  
26 built in that subdivision. Mr. King inquired about the bond, and if it had been completed. Mr. Garrison  
27 stated that the bond has been issued. Mr. Wine asked if Mr. Carr was still handling the development,  
28 and Mr. Garrison stated that he had bid out the contracting work and working with Valley engineering.  
29 Mr. Garrison explained that the topic of vape shops and potential ordinances for vape shops came up at  
30 the Council work session. Mr. Garrison stated that vape shops are by right currently, but council and  
31 staff are looking at creating a text amendment to require vape/tobacco shops to apply for a conditional  
32 use permit. Staff are also working on implementing a vape shop ordinance that identifies regulations for  
33 vape/tobacco shops. He opened the floor to allow members to give feedback. Mr. Wine stated he thinks  
34 it is a good idea as other localities are seeing an increase in these establishments opening. He stated his  
35 concern is the unwanted activities that may come with these establishments, per some of the issues  
36 that have been noted in other localities. Mr. Mongold inquired about the taxes surrounding vaping. Mr.  
37 Garrison explained that these are not taxed, but it has been discussed at the state level; however,  
38 nothing has been done yet. Mr. King stated that these stores are an entryway for cannabis if it is made  
39 legal to sell and noted the trends in California. Mr. King believes that we need to have regulations in  
40 place. Mr. Garrison stated staff have started looking into regulations of other localities, and that several  
41 are discussing the topic, however they have not created an ordinance yet. Mr. Garrison explained that  
42 the next steps will be scheduled a public hearing to begin the implementation of a text amendment to  
43 add vape/tobacco shops as a conditional use. Mr. King inquired if the current vape/tobacco shops  
44 closed, could someone open another one in that location. Mr. Garrison stated he would need to  
45 investigate that more, but there could be a two-year sunset date, which means that it could be opened

46 again as a vape/tobacco shop during that time period. Mr. Hale asked for updates on projects such as  
47 the sidewalk project. Mr. Garrison explained that the sidewalk project was waiting on VDOT's right of  
48 way acquisition for a required easement, and the proposed increase in cost and how we will handle that.  
49 Mr. Hale inquired about the storm runoff and a basin at the Village at Smith Creek. Mr. Garrison  
50 explained where the basin would be located. Mr. King brought up the discussion at the work session  
51 about our sign ordinance, and the removal of the EXXON sign process. Mr. Garrison explained that the  
52 sign ordinance is detailed, which is nice, but it is also too restrictive to a point that it is hard to  
53 implement. It needs to be easier to follow. Mr. Mongold asked about the status of the VSA. Mr. Garrison  
54 explained that Ryan Homes hosted the meeting in August, and the council has met a few times in closed  
55 session. We need to reapproach the county and get the support of the Board of Supervisors. Mr.  
56 Garrison asked for feedback from the members that attended the meeting hosted by Ryan Homes. Mr.  
57 Mongold asked about the old Burger King lot. Mr. Garrison stated that there is an interested party in  
58 leasing the building. Mr. Mongold expressed his sadness about Valley Sports Connection closing. Mr.  
59 Garrison did state there have been some new businesses opened. An open discussion was held about  
60 current available spaces. Mr. Garrison informed everyone that a realty company will be moving into the  
61 space on Congress Street that was the home of Hometown Deals. Mr. Wine talked about his thoughts on  
62 the Ryan Home meeting and the proposed subdivision. Mr. Wine stated although he was good with the  
63 number of units, the lots were small, and he would like to see a mixture of homes such as single-story  
64 homes. Discussion was held about potential reasons for the lot sizes and what the restrictions are  
65 currently.

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67 **NEW BUSINESS:** none

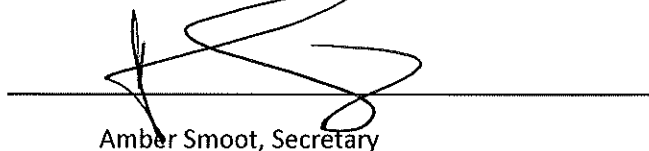
68 **ADJOURNMENT**

69 **With no further business to discuss, at 7:17 p.m., Mr. King made a motion to adjourn the**  
70 **meeting. Mr. Wine seconded the motion which passed on a unanimous 3-0 voice vote.**

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Amber Smoot, Secretary