

Dear Neighbor:

The Town Council introduced a resolution to annex the Smith Cline and Delaplaine properties during our regularly scheduled February Town Council meeting. The goals of the annexation are

1. Get a new elementary school built. NMES is projected to be 150 students over capacity by 2021 and Deer Crossing 105 over capacity. This situation will exist without our annexation. Smith Cline will generate enough students to justify the funding of a new school. It will not overcrowd the high schools or middle schools if these new students are placed in the proper attendance area. Since you cannot get funding to put 255 students in 570-seat capacity school, Smith Cline will yield 314 ES students. This is the proper number to justify a new school. It should be noted that new schools are funded by the impact fees paid from new housing. No new housing, no funding for new schools. Planning for schools is a function of putting the proper pieces of the planning puzzle together. The Town has the right sized piece of the puzzle. There are 4 elementary school sites planned in the New Market Region. One is located in Greenview. Greenview is across from Blue Sky.
2. The Town desires to bring employers to us. The Town believes that the cost of commuting to the metropolitan areas will be more and more prohibitive in the future. The Delaplaine property is an area designated for a jobs park. There is no developer for this property. It will not develop for a while. There will not be any uses that are not harmonious with the town.
3. Expand and diversify our tax base. The county's growth is quickly encroaching upon us. Food Lion, Mc Donald's, Costco, CVS, The Meadow at New Market and Woodspring are not in the town. They are not part of our tax base. This means that we are in danger of becoming a small town surrounded by a larger county town. (See General Service Announcement IV on Town website <http://www.youtube.com/watch?v=SR4yp2-iFiA>.)
4. Alleviating traffic on Main St. The New Market Region Transportation Studies predict traffic volumes to be 3 times more than today in the 10-20 year time horizon. This means 1 car per second for an entire hour during the morning and evening rush hours. This will make the town virtually impassible. Creating a parkway that connects Mussetter Rd. to Md. Rt. 75 will relieve much of this traffic. It will also provide alternative access to the LOUYAA fields.

This is planning for our future, not ignoring the inevitable. Annexing these properties now does not mean development tomorrow, but it does mean having a plan for a vibrant future. We worked hard to provide the new villages in town that many of you have moved into. We have also worked hard to get the LOUYAA fields established as well as getting Milo's opened. We anticipate Mealey's to have a new owner in late spring. However, we need to continue to ensure our economic viability by controlling development around the town. If we do not control our future the County and others will. The Maryland Department of Planning has "endorsed" this plan in their comments to the Town's 2012 Master Plan draft.

These issues have a significant long-term consequence to the town. I have already met personally with many of you. I am very willing to met and discuss these issues with you and your neighbors at your convenience. We appreciate your continued support.

Thanks,
Winslow
301.748.6517