

The Town of New Market



1793

September 21, 2026

TO: New Market Planning Commission
FROM: Pat Faux, Town Planner - pfaux@fauxgroup.com.
RE: Request to Master Plan Consistency Recommendation

The Town Council has recently received a petition to annex a 2.95-acre parcel at the eastern end of Main St. The parcel is addressed as 11616 Old National Pike and is shown on the attached context map. Should Council approve this petition, it is likely that the Planning Commission will be asked to consider development of the site in more detail. The property owner has stated that he intends to apply for Site Plan approval if Council approves his request. The Owner- Mr. Jamil Azat- has provided the Concept Plan below to illustrate his intentions and has held a community meeting to seek early input from residents on his proposal.



The Maryland Land Use Code requires the Town Council to prepare an Annexation Plan as one part of their process of considering an annexation petition. One of the several topics the Annexation Plan is required to address is whether the petition is consistent with the municipal growth element of the Town Master Plan. Town Council has asked whether the Planning Commission wishes to offer advice on this matter. This is a request; the Maryland Land Use Code does not require the Planning Commission to offer an opinion. Staff offers the following report for consideration:

STAFF REPORT

The 2016 Town Master Plan's Chapter V Growth of New Market can be viewed on the town website at https://www.townofnewmarket.org/town_hall/codes_plans_maps/new_market_master_plan_2016.php. Chapter V identifies the property as one of several targeted for annexation. It recommends that this parcel be designated as (MC) Mixed Commercial as is being requested by the petitioner. Page 41 of the Plan refers to this site as the Lone Cedar site and identifies it as an important opportunity site as follows:

"Lone Cedar and other Main Street Properties West of MD-75: These properties at the eastern gateway to Main Street and the Historic District offer the opportunity for an expanded critical mass of businesses on Main Street, an expansion of the Town's mixed use approach to this corridor and a new and significantly more visible town gateway at the MD-75/1-70 interchange. The Lone Cedar property in particular is an important opportunity as it is highly visible, already partially within the Town and an isolated agriculturally zoned land. The recent closure of the County wastewater treatment plant here alters perceptions of this end of Main Street."

Staff offers the following motion for Consideration if the Commission wishes to offer advice on this matter:

DRAFT MOTION

I move that the Planning Commission advise the Town Council that the petition to annex 11616 Old National Pike as an MC zoned site is consistent with the Growth of New Market Chapter in the 2016 Town Master Plan.