

The Town of New Market



1793

TO: The Town of New Market Planning Commission
FROM: Pat Faux, Zoning Administrator and Shawn Burnett, Town Engineer
DATE: July 9th 2024

**RE: Staff Report on Permit # 1877-B
England Woods – Preliminary Plat of Subdivision**

Dear All,

The subject Permit applicant made an electronic submission of the Preliminary Plat of Subdivision for the England Woods development. The plans are dated February, 2024 with a revision date of 06.20.24 and titled England Woods – New Market - PDD Preliminary Plan. Town staff have performed three rounds of review on the Preliminary Plat of Subdivision; original submission received April 16, 2024, second submission received June 20, 2024, and current plan set received July 8, 2024. The staff review was performed according to Article VI, Sections 4.1, 4.2, and 4.3 of the Town's Land Development Ordinance (LDO).

Staff review and recommendation

After careful review of the town code requirements, staff recommends that the Planning Commission consider approval of the Preliminary Plat of Subdivision, if the second note under the Vicinity Map on the Preliminary Cover Sheet is revised as follows:

"This site's NRI/FSD expires December 07, 2028 per LOD Article VIII. Section 5.1.7, at or before which time an updated NRI/FSD for the site shall be submitted for Town review and approval and any resulting modifications to the site's FCP shall be submitted to the Town for review and approval, and executed by the applicant before any further final plats for the site will be considered for approval by the Town after December 07, 2028."

If this note revision is acceptable, Staff offers the following potential motion:

DRAFT MOTION

The Town of New Market Planning and Zoning Commission approves the PDD Preliminary Plan for England Woods, printed on July 8, 2024 with revision date 06.20.24 for Permit No. 1877-B upon confirmation that all fees due to the Town relating to the processing of this permit have been paid and processed.