

The Town of New Market



TO: New Market Planning Commission

FROM: Pat Faux, Zoning Administrator and Shawn Burnett Town Engineer

May 29 ,2024

RE: Introduction of Permit # 1877B- England Woods PDD Preliminary Plan of Subdivision and Permit #1878B Preliminary Forest Conservation Plan

The Town Staff has received formal applications for a Preliminary Plan of Subdivision and a Preliminary Forest Conservation Plan for the England Woods PDD property as the next step in the development permitting process. The materials are posted on the town website. Both town staff and county staff have offered comments. A final application package with a staff report and county comments will be presented to the Planning Commission after revisions are made.

The purpose of this introduction is to ask whether the Commission wishes to offer any added comments as the applicant team works on final revisions.

Staff offers that we have reviewed the application materials for completeness and conformance to the approved England Woods Annexation Agreement, the Approved PDD Master Plan, the New Market Master Plan and the Town's Land Development Ordinance. We have also reviewed for constancy with the site-specific design standards already approved by the Planning Commission as a part of the Master Plan. The package appears to be consistent and is largely complete as submitted. Our comments have focused on additional information regarding the following:

- 1) Documentation of required County comments.
- 2) Clarification on notes regarding HOA maintenance of median plantings and setbacks for future decks and patios.
- 3) Added information on the Landscape Plans and Forest Conservation report.
- 4) Clarification and documentation of any additional site-specific design standards modification requests.
- 5) Progress on review by the New Market Architectural Review Commission.