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# COMMONWEALTH of VIRGINIA

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Director

## DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

**Commission on Local Government  
Minutes of the Public Hearing  
Town of New Market and Shenandoah County Voluntary Settlement Agreement  
March 9, 2023  
7:00 p.m.  
New Market Town Office - Board Room  
9418 John Sevier Road  
New Market, VA 22844**

Members Present

Ceasor T. Johnson, D.Min., Chair  
Edwin Rosado, Vice Chair  
Diane M. Linderman, PE  
Robert Lauterberg

Members Absent

Call to Order

The Commission on Local Government (CLG) Chair, Dr. Ceasor Johnson, called the meeting to order at 7:00 p.m.

Dr. Johnson led an introduction of the Commissioners and staff present at the public hearing.

Public Comment

Dr. Johnson announced that the purpose of the public hearing was to review proposed amendments to the Voluntary Settlement Agreement between the Town of New Market and Shenandoah County, which would i) amend the allowable land uses in the shared Future Growth Area, following the process set forth in 15.2-2204(A), and ii) set the processes by which the parties could make future amendments to the Voluntary Settlement Agreement, including any changes to land use in the Future Growth Area.

Dr. Johnson recognized Mr. LeGrand Northcutt, Senior Policy Analyst from the Department of Housing and Community Development to provide an overview of the process set out in the Code of Virginia guiding the Commission's review of the proposed amendments to the Voluntary Settlement Agreement.



Dr. Johnson provided an overview of the procedures for offering public comment and recognized Mr. Chase Sawyer, Senior Policy Analyst at DHCD, to call the speakers.

Peg Harkness, current Vice Mayor and Town Council Member for the Town of New Market, spoke to the necessity of the amendments to the Voluntary Settlement Agreement due to the need for additional housing development and economic growth in the Town.

Emmett Long, resident of the Town of New Market and owner of property adjacent to the Future Growth Area, expressed concerns over future development in New Market, including the overall economic feasibility of such a development and changes it would cause to traffic levels. Mr. Long provided the Commission with a map demonstrating the adjacency of his property to the future growth area. Mr. Long stated additional study was needed before proceeding with any new development in the Future Growth Area.

Jon Henry, resident of the Town of New Market and owner of the John Henry Convenience Store, expressed concerns over future new development in New Market, including the overall economic feasibility of the development and changes to traffic patterns. Mr. Henry also expressed concerns over the environmental impact of such new development. Mr. Henry stated additional study was needed before proceeding with any new development in the Future Growth Area.

Alvin “Al” Henry, resident of the Town of New Market and former owner of the local funeral home, expressed concerns over future new development in New Market, citing issues in Northern Virginia and stating concerns about utility bills increasing as a result to the growth. Mr. Henry stated additional study was needed before proceeding with any new development in the Future Growth Area.

Keven Walker, resident of the Town of New Market and CEO of the Shenandoah Valley Battlefield Organization, spoke on behalf of the Town’s historic district. Mr. Walker presented a letter to the Commission from other business owners expressing concerns about the future new development in New Market. Mr. Walker stated additional study was needed before proceeding with any new development in the Future Growth Area.



Mark Dotson, resident of the Town of New Market and member of the Shenandoah County Planning Commission, voiced concern about future new development in New Market and emphasized the importance of careful planning before any future development.

Kelly Stauff, resident of the Town of New Market, expressed concern about the impact any future new development would have on the demand on public services such as emergency response and traffic. Mr. Stauff also stated the need for an environmental impact study for any new development proposed, and specifically cited the potential impacts of such development on Smith Creek.

Jody Greber, resident of the Town of New Market and owner of land in the Future Growth Area, spoke in favor of the amendments to the Voluntary Settlement Agreement, stating that she could not market her land to developers or other interested buyers at current density restrictions.

Brad Pollack, current member of the Shenandoah County Board of Supervisors, expressed his opposition to the amendments to the Voluntary Settlement Agreement. Mr. Pollack indicated that the Commission's review of the amendments was premature and expressed concerns about the impact to residents on Clicks Lane and demand on the Town's water/sewer infrastructure.

Chris Rinker, resident for the Town of New Market and the Town Chief of Police, expressed his concerns over the lack of housing in the Town and the consequences the lack of housing supply presented to the Town.

Jeff Mongold, resident of the Town of New Market and Assistant Chief of the Volunteer Fire Department, expressed his concerns over the lack of housing and the consequences thereof in the Town. Mr. Mongold also noted the ability for the current EMS services to manage any increased demand generated from new development in the Town.

Larry Bompiani, current Mayor of the Town of New Market, spoke in favor of the amendments to the Voluntary Settlement Agreement, citing the consequences the lack of development have had on the Town's growth. He also expressed his concern over the lack of contact from concerned citizens, despite his and other Council member's availability.



Todd Walters, Shenandoah County resident and former New Market Town Manager, expressed support for the amendments to the Voluntary Settlement Agreement. Mr. Walters emphasized that any new development would need to follow the zoning process, including opportunities for public comment, and that the proposed amendments only enabled the parties to begin that initial rezoning process.

Sam Mongold, a member of the Town's Planning Commission, emphasized that any new development would need to follow the zoning process, including opportunities for public comment. He also noted the consequences a lack of new development would have on the Town's housing costs.

Mr. Sawyer offered an additional opportunity for further comments from those attending the proceedings virtually.

Dr. Johnson noted that the record will remain open for additional written comments through 5:00 pm, March 23, 2023.

## Adjournment

By voice vote, the Commission moved to adjourn the March 2023 public hearing before the Commission. The motion passed, and the Commission adjourned at 8:03 p.m.

