

In the June newsletter, we talked about zoning issues in the Historic District. This month we would like to tell you a little bit about our planning objectives for the areas surrounding the Town.

I think we can all agree that traffic may be the single most detrimental aspect to the quality of life in New Market. In order to solve the problem, we are proposing the growth area enclosed in the newsletter. This would constitute the area in which the Town would eventually grow into. This is admittedly a very large area. However, in order to get a developer funded bypass road to extend from Boyer's Mill Rd. to Rt. 75, we need to take in all the property to the north of Town that both encompasses the road as well as contiguously owned property. Simply stated, there are large tracts of land that are owned by the same folks. So, practically speaking, it is not desirable for those people to have their property split between two jurisdictions (Town & County). This would only mean more bureaucracy. I think we all could use a little less of that. We are working with the county and engineers on joint planning efforts as part of the County's region plan in order to determine the utilities, schools, parks and roads required as well as the amount and type of development needed to support it.

P&Z will be working with Kevin Rogers in an effort to extend Royal Oaks Dr. through Brewster Dr. to Old New Market Rd. There are no promises that this will happen. However, if all the road geometry works out, it might just happen. This will help get some of the PUD traffic out the back of town. This leaves traffic coming from the west of town from the Preserves and Greenview subdivisions. To alleviate this situation we are supporting the completion of the I-70 Meadow Rd. interchange completion. It is our understanding that right of way has already been required. This is perhaps the most expensive and time consuming aspect of a project. Thus, SHA feels the state can complete this project and get it off its books for less money than other projects. This is appealing from their stand point due to the state's budgetary problems.

Lastly, to the south we are looking at the industrial park. Currently, the Adventure Park USA is planning to start their project soon. Given that their investment is 10 million dollars, rule of thumb suggests that their gross annual sales will be about the same. This means that the amusement tax revenue generated from this business could be as much as \$500,000.00. We could solve a lot of problems in with this money such as underground utility lines, fix tree, and pave roads and more. But as it stands now, all this money will go to Winchester Hall not Town Hall. How much do you think the county will send back to us? None. Thus, you can see why this is so important to annex into the town. We'll keep trying.

Thanks,
Winslow