

Annexation Plans Threaten New Market Neighborhoods

The Town of New Market has announced plans to annex and develop 3 major properties – Smith/Cline, Delaplaine and Ganley -- on the outskirts of Town. The location of these properties may be seen on the map on the reverse side.

These proposed annexations and developments would double the size of New Market and almost triple its population by adding approximately 2,450 residents to the Town. They would greatly exacerbate school overcrowding and generate over 10,000 additional car trips per day. They would also bring commercial and industrial uses such as truck stops and heavy manufacturing to the boundaries of existing communities. The Town also proposes a major road through open space and along the boundary of the Royal Oaks community.

These proposed annexations are contiguous or very near to the Meadows, the Orchards, Brinkley Manor, Royal Oaks, Sponseller's Addition, New Market West and New Market Farms. The Town's proposal, which is known as a "Municipal Growth Element", may be viewed in full at :

http://www.mdp.state.md.us/PDF/OurWork/CompPlans/Frederick/NewMarket/10_Draft_MGE_New_Market.pdf

The Maryland Department of Planning opposes these annexations and has recommended that these properties be conserved as a "greenbelt to prevent further sprawl around New Market" and a "buffer" to minimize development pressure on the county's "Eastern Priority Preservation Area." The Maryland Department of Transportation has stated that the Town's proposed road will not relieve traffic on Main Street and will serve only to accelerate development north of New Market. These agency comments may be reviewed in full at: http://www.mdp.state.md.us/PDF/OurWork/CompPlans/Frederick/NewMarket/10_MGE_NewMarket_Draft_MDP.pdf

Public Hearings

On Monday, September 20 at 7:00 PM at Winchester Hall, in the City of Frederick, the Frederick County Board of County Commissioners and the Town of New Market will meet to confer on the proposed annexations.

On Wednesday, September 29 at Town Hall on Main Street the Planning and Zoning Commission of New Market will hold a public hearing on the proposed annexations.

Members of the public may attend and testify at both of these hearings.

Contact Information

You may submit written comments to, and obtain further information from, the following individuals:

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Proposed Annexations and Development New Market, Maryland ^{1,2}



Blue Current City Limits

Red Proposed Annexations

¹ Proposed Development: Under the current proposal, the Smith/Cline farms would be converted into a residential area with 925 units, increasing the town's population by approximately 2,450 people. The Delaplaine and Ganley farms would be zoned for mixed commercial and industrial use, which include truck stops, heavy manufacturing, warehouses, heavy vehicle repair, fast food restaurants, commercial parking lots, motels, public works yards and public heliports. See the New Market Land Development Ordinance Article IV, § 2.0, Table of Uses.

² For more information on the town's proposal, see the New Market Municipal Growth Element: http://www.mdp.state.md.us/PDF/OurWork/CompPlans/Frederick/NewMarket/10_Draft_MGE_New_Market.pdf.