

TOWN OF NEWLAND
12/14/2023
PLANNING BOARD MEETING



ATTENDING:

MAYOR: Derek Roberts

PLANNING BOARD MEMBERS: Theresa Foxx, Christy Ray, Nicole Hogan, Nancy Davis

ALDERMEN OF THE BOARD: Kenan Foxx

GUEST: Rick Flowe, Nathan Gittner

STAFF: Town Administrator Bill Bailey, Administrative Assistant Serenity Oaks

The meeting was called to order by Administrative Assistant Serenity Oaks at 6:15 pm and she then deferred to Rick Flowe. Rick provided an introduction and clarified the procedure for nominating officials.

Theresa Foxx nominated Nancy Davis for Chair. Christy Ray seconded the motion. All agreed by a show of hands and stating aye.

Christy Ray nominated Theresa Foxx as Vice Chair. Nancy Davis seconded the motion. All agreed by a show of hands and stating aye.

Chair Nancy Davis deferred to Rick Flowe. Rick provided an introduction in which he highlighted the planning board process and touched on the many roles involved. He stated that the planning board provides forward-thinking guidance for the growth, expansion, and conservation of the town, ultimately allowing the town to better secure grants and funding. Rick then outlined the five benefits of planning and clarified the reading guide and the future months' plan. Rick then described his part in the process and stated that things would get interesting after the first batch of boring material. Rick outlined how he and Tom would spend the first few months getting to know the town's character by talking to members of the community, and he urged the aldermen to come and participate in the planning board sessions. He then gave a rundown of the topics he would be covering and the format of the following several agendas. Rick clarified that he wanted the board to read Article 4 for them to comprehend their authority and the workings of their staggered terms of office. He then clarified that the planning board committee is anticipated to take on the responsibilities of the Board of Adjustment, which is an official group that handles appeals and often convenes only in cases where there are contradictions or issues. Rick clarified that the best course of action is to be ready for any changes that may occur in the town. Bill went on to say that the material will cover a wide range

of themes and that since each concept builds on the other, aldermen should ask questions if they have any. Bill reported an increase in the number of people relocating to the town, in addition to the emergence of unusual developmental pressures. Therefore, if the municipality intends to allow large franchises, a well-defined strategy must be developed to demonstrate their practicality. Rick concurred with Bill and asserted that businesses desire standards and specifications.

Chair Davis adjourned the meeting at 7:25 pm.