

**TOWN OF NEWLAND**

**05/09/2024**

**PLANNING BOARD MEETING**

**ATTENDING: PLANNING BOARD MEMBERS:** Chair Nancy Davis, Vice-chair Theresa Foxx, Martha Hill, Christy Ray, Susan Rash

**GUEST:** Rick Flowe, Tom Weitnauer, Kenan Foxx,

**STAFF:** Town Administrator Bill Bailey, Town Clerk Jessica Buchanan

Chair Davis called the meeting to order at 6:00 p.m. and led the assembly in the Pledge of Allegiance. Rick asked to add the use of a moratorium in North Carolina to the agenda. Vice-chair Foxx motioned to approve the agenda; Martha Hill seconded the motion. All agreed by a show of hands and stating aye. Vice-chair Foxx motioned to approve the May minutes; Martha Hill seconded the motion. All agreed by a show of hands and stating aye.

**OLD BUSINESS**

**NEWLAND DEVELOPMENT ORDINANCE (NDO)**

**REVIEW OF DRAFT ARTICLES**

Articles two, fifteen, eleven, twelve, and seventeen were reviewed again by Rick and were presented at last month’s meeting. Rick presented the board with articles thirteen, fifteen, eleven, twelve, and seventeen. Rick explained to the board once they got to the character elements, they would have a lot more leeway with what they wanted to do. Article two tip toes around a bit of everything and accessories around the house. Article fifteen goes into detail about events and temporary structures, such as yard sales. Articles eleven, twelve, and seventeen are always bundled together: landscaping, parking, and signage.

Articles thirteen, sixteen, and twenty-one were introduced to the board. Article thirteen locks in standards for street infrastructures to collect Powell Bill funding. Article sixteen goes hand in hand with thirteen, which is the subdivision of land—for example, taking a 10-acre piece of property and putting a new street into it to build other new home sites. Article twenty-one speaks of open space. When creating new streets to subdivide and new lots for new home sites, there is going to be open space that needs to be addressed. Rick asked the board if they would like to combine articles eight, nine, and ten into one meeting instead of two separate ones. Vice-chair Foxx stated it would be the best idea to push forward and then go back and investigate the fine details. Rick asked Tom if he thought the ordinance could be completed before the next meeting. Tom replied yes. July will be the target date for taking the plan and ordinance to the board of aldermen.

**CLUP (NEWLAND TOWN PLAN)**

Tom asked the board if they had any questions about chapters one through three, which were introduced at last month’s meeting. 30% of Newland’s population participated in the online survey, which is good for a town like Newland. Rick and Tom spoke with fifteen businesses within the Town and received the same answers from most of them about what they want to see change. Tom asked the board to read the goal objectives and policies before the next meeting.

**NEW BUSINESS**

**MORATORIUMS**

The Statute speaking of moratoriums is in section 160d. A moratorium is an action taken by a governing board to halt a particular activity. Rick had used this tool effectively for several years when it was necessary. The governing board is the only one who can declare a moratorium. Bill asked if it would be possible to declare a moratorium on a specific part of the Town due to our poor utility system. Rick said to adopt something, saying no new connections could be made to that area until the grant project was completed.

**ADJOURNMENT**

Chair Davis invited everyone to continue discussing whether a moratorium is needed on Monday evening at 199 Hubert Street at 6:00 p.m. Christy Ray made a motion to continue discussing whether a moratorium is needed and how the board sees future areas being planned. Susan Rash seconded the motion. All agreed by a show of hands and stating aye. The meeting adjourned at 7:20 p.m.

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 Town Clerk, Jessica Buchanan Chair, Nancy Davis