



TOWN OF BLACK MOUNTAIN

160 Midland Avenue ♦ Black Mountain ♦ N.C. ♦ 28711

Phone: (828) 419-9300 ♦ Fax: (828) 669-2030

MEMORANDUM

To: Town of Black Mountain Planning Board
From: Jennifer Tipton, Zoning Administrator
Re: Agenda Packet for June 24, 2019
Date: June 14, 2019

The **Town of Black Mountain Planning Board** will meet on **Monday, June 24, 2019 at 6:00 p.m.** in Town Hall at 160 Midland Avenue.

Please find the following items for your information and use at the meeting:

1. The proposed agenda;
2. Draft minutes from April 22, 2019;
3. Rezoning Request for 300 Flat Creek Road; and
4. Resolutions of Appreciation.

Please let Jennifer Tipton know if you are **unable** to attend this meeting.
jennifer.tipton@townofblackmountain.org or (828) 419-9373.

The Town of Black Mountain is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act. Should you need assistance or a particular accommodation for this meeting, please inform Jennifer Tipton at (828) 419-9373 or by email at jennifer.tipton@townofblackmountain.org.

CC: Jessica Trotman, Planning Director
Ron Sneed, Town Attorney
Josh Harrold, Town Manager



PUBLIC NOTICE

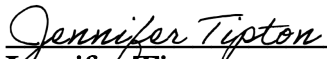
BLACK MOUNTAIN PLANNING BOARD

REGULAR MEETING

Monday, June 24, 2019 at 6:00 p.m.

The Black Mountain Planning Board will meet for their monthly meeting on **Monday, June 24, 2019 at 6:00 p.m.** at Town Hall, 160 Midland Avenue, Black Mountain, N.C. The purpose of this meeting is to consider a recommendation for a rezoning request for 300 Flat Creek Road from SR-2 (suburban residential) to TR-4 (town residential).

The meeting is open to the public.



Jennifer Tipton
Zoning Administrator

The Town of Black Mountain is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or a particular accommodation for this meeting please contact, Jennifer Tipton at (828) 669-2030 or by email at Jennifer.tipton@townofblackmountain.org

Posted to the Town Bulletin Board 05/31/19

www.townofblackmountain.org



**Planning Board Regular Meeting
June 24, 2019**

PROPOSED AGENDA

I. CALL TO ORDER

- Welcome
- Determination of Quorum

II. ADOPTION OF AGENDA

- **Motion:** To adopt the agenda as presented (or as amended)

III. ADOPTION OF MINUTES

- **Motion:** To adopt the minutes of April 22, 2019 as written (or as amended)

IV. OLD BUSINESS

V. NEW BUSINESS

- Rezoning Request for 300 Flat Creek Road
- Resolutions of Appreciation
 - Peter Vazquez
 - Lisa Milton
 - Jesse Gardner

VI. COMMUNICATION FROM PLANNING BOARD

VII. COMMUNICATION FROM STAFF

VIII. ADJOURNMENT

The Black Mountain Planning Board held its regular meeting on Monday, April 22, 2019 at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

I. CALL TO ORDER

The meeting was called to order with the following members present:

Peter Vazquez, Chair
Pam Norton, Vice Chair
Lisa Milton
Mike Raines
Scott Reed

Absent:

Jennifer Willet
Jesse Gardner

Staff:

Jennifer Tipton, Zoning Administrator
Ron Sneed, Town Attorney

The meeting was called to order at 6:00 p.m. and duly constituted and opened for business with a quorum of four (4) regular members. Member Pam Norton arrived late.

II. ADOPTION OF AGENDA

The agenda was amended to table text amendments for duplex definitions, minor subdivisions and traffic impact analysis requirements. Lisa Milton made a motion to adopt the agenda as amended. The motion passed by consensus with a vote of 4-0.

III. ADOPTION OF MINUTES

The minutes were amended on page six under Mr. Jordan's comments to change forty feet to thirty feet and to change ten point seven two feet to ten point seven one feet. Lisa Milton made a motion to adopt the minutes as amended. The motion passed by consensus with a vote of 5-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. Preliminary Plat for Padgettown Road Subdivision

Jennifer Tipton presented the preliminary plat to the board stating that all requirements on the checklist had been met as well as all requirements requested by the Planning Board at the March meeting had been met. The process at this time would be to either approve or not approve the preliminary plat and then the final plat will be approved by staff after the approval of the preliminary plat. Ms. Tipton went over the letter provided by the developer's attorney regarding the access on Belle Grove Road and a note from the engineer regarding the condition of the culvert on Belle Grove Road and whether it would support heavy equipment or not. Lisa Milton had some questions about the access on Belle Grove Road and Town Attorney Ron Sneed responded that the easement is prescriptive and not granted. Ms. Milton asked about surety bonds and it was reported that that would happen before the final plat would be signed. Ms. Milton

reported that she had her father, who has operated heavy equipment his whole life, look at the culvert on Belle Grove Road and his opinion was that he would not drive his equipment over the culvert. Ms. Milton asked about the consideration of using Belle Grove Road as a construction entrance and the developer said that they had talked to staff about the entrance and some of the board members stated that they were not aware that staff was requiring two ways in and out of the development. Ms. Tipton explained that fire code requires developments with thirty or more homes require two separate entrances and that is all that is required. Staff does not dictate what is to be used as a construction entrance.

Mark Brooks, Brooks Engineering, explained that they went through all the deeds and chain of title for the property to obtain the information regarding the access on Belle Grove Road and it was concluded by the attorney that access is available. Mr. Brooks spoke about using steel plates on the culvert and that those have been used in less than ideal situations.

Neil Caddell, 401 Avena Road, asked if the original request for Belle Grove Road was only for 911 access and that most neighbors would probably not be opposed to it being used for 911 access.

Frank Jordan, 388 Avena Road, thanked Ms. Milton for her comments and said that no one had contacted him about any of this development. Mr. Jordan said he had no problem using Padgettstown Road or using Belle Grove Road for emergency access only but not for construction and said it wasn't fair to the homeowners on Belle Grove Road in case something were to happen or if equipment were to get stuck.

The developer acquiesced and said that they would give up the construction entrance on Belle Grove Road even though they have legal access to the road. Ms. Milton said that the sticking point for her on the access off of Belle Grove Road is that for the homeowners who live on that road that is their only way in and out of their properties.

Frank Jordan, 388 Avena Road, said that he spoke to Mr. Dalton and said that the pavement is sinking down around the culvert and that more water is going under the culvert than through it.

Shane Davis, 39 Belle Grove Road, asked if there was going to be a homeowner's association and asked if the road were going to be fixed. The developer said that since they would not be using the road they would not be fixing anything. Mr. Davis then asked about a buffer and staff explained that there is not a requirement for buffering as it is a residential use abutting a residential use.

It was determined that the turn-around at the end of Blueview Drive would remain as a parking lot but would have signs designating specific parking areas to still allow room for vehicles to turn around. The developer said that would consider a buffer on the Belle Grove Road side of the development.

Scott Reed made a motion to approve the preliminary plan with Belle Grove Road not being used as a construction entrance. Mike Raines seconded the motion and the motion was approved with a vote of 5-0.

VI. COMMUNICATION FROM PLANNING BOARD

Ms. Milton asked about a decision from a court case that was in the duplex definition staff report and if went towards bed and breakfast operations as well. Attorney Sneed explained that they are two separate operations and this court case would not affect bed and breakfast operations.

VII. COMMUNICATION FROM STAFF

None.

VIII. ADJOURNMENT

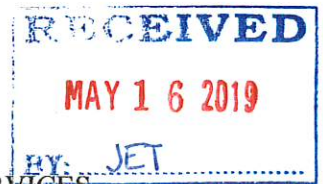
Scott Reed made a motion to adjourn at 7:09 p.m. The motion was approved by consensus with a vote of 5-0.

Prepared by:

Peter Vazquez, Chair

Jennifer Tipton, Zoning Administrator

DRAFT



TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

REZONING APPLICATION

APPLICATION INFORMATION

Applicant Name: Ann Best Date: 05/08/19

Address: 144 Rabbit Ridge Rd Fletcher, NC 28732

Phone: 828-674-9614 Fax: _____ Email: annbest64@gmail.com

MAP AMENDMENT LOCATION AND REQUEST

Property Address: 300 Flat Creek Rd PIN #: 0710-51-3233-00000

Current Zoning Classification: SR-2 Requested Zoning Classification: TR4

Current Land Use: Single Family Residence Size of Parcel: 0.85 acres

Reason for Requested Rezoning: To be able to build another house on property & subdivide property

Ann Best
Applicant Signature

Ann Best
Applicant Printed Name

05/08/19
Date

FOR OFFICE USE ONLY

Date Received: 5/16/19 Received by: Jennifer Tipton

Pre-Application Meeting Date: _____

Fee: \$350.00 Cash: _____ Check: 1004 Credit: _____

Planning Board Meeting Date: June 24, 2019 Vote: _____ to _____ For ☐ Against ☐

Board of Aldermen Call for Public Hearing Date: _____

Board of Aldermen Meeting Date: _____ Vote: _____ to _____ For ☐ Against ☐

Town of Black Mountain
160 Midland Avenue, Black Mountain, NC 28711
Phone: 828-419-9300 ~ 828-669-2030
www.townofblackmountain.org

TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

REZONING APPLICATION

OWNER'S AFFIDAVIT

The person(s) listed below does hereby appear before a Notary Public and swear or affirm that they are the legal owners of the property located at:

300 Flat Creek Rd

PIN #: 07110 51 3233 00000

The person(s) listed below does hereby give authorization and permission to:

Thomas Wright

of

(Name of Representative/Agent)

(Name of Organization)

to submit to the Town of Black Mountain the following rezoning request for the above referenced property.

The persons listed below also consent to all conditions and/or stipulations that may be imposed or adopted by the Town of Black Mountain, as part of the petition/application approval.

Owner's Name (Print)

Ann Best

Owner's Signature

Ann Best

Date

05/15/19

STATE OF NORTH CAROLINA

Buncombe COUNTY

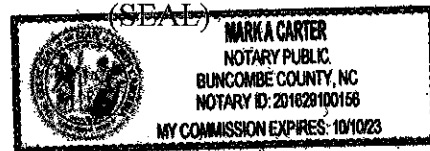
On the 15 day of May, 2019, the person(s) listed above personally appeared before me, who executed the foregoing document, and each acknowledged that he/she executed the same and being sworn by me, made oath that the statements in the foregoing document are true.

Mark A. Carter

Notary Public

Mark A. Carter

Printed Name



My Commission Expires: 10-10-23

Town of Black Mountain
160 Midland Avenue, Black Mountain, NC 28711
Phone: 828-419-9300 ~ 828-669-2030
www.townofblackmountain.org

RECEIPT

Date:

5/16/19

Amount Paid:

350

Customer:

Ann Best

For:

rezoning application

Balance:

0

Received by:

J. J. J. J. J.

check # 1004



TOWN OF BLACK MOUNTAIN
Building, Planning & Zoning
160 MIDLAND AVE.
BLACK MOUNTAIN, NC 28711
(828) 419-9300



STAFF REPORT

Planning Board Meeting Date: June 24, 2019

GENERAL INFORMATION

APPLICANT: Ann Best

HEARING TYPE: Rezoning Request

REQUEST: SR-2 (Suburban Residential) to TR-4 (Town Residential)

CONDITIONS: N/A

LOCATION: 300 Flat Creek Road

PARCEL ID NUMBER(S): 0710-51-3233.00000

PUBLIC NOTIFICATION: The notification area for this public meeting was 200 feet (Chapter 1, Section 1.5.4 F of the Land Use Code requires notification of the owner of that parcel of land and the owners of all parcels within 200' of the property boundary of the proposed amendment). **28** notices were mailed to those property owners in the mailing area.

TRACT SIZE: .85 acres

TOPOGRAPHY: 17.25 % slope

VEGETATION: Residential

SITE DATA

EXISTING USE: Single-Family Residential

ADJACENT PROPERTY	ADJACENT ZONING	ADJACENT LAND USE
302 Flat Creek Road	SR-2	Single-Family Residential
298 Flat Creek Road	SR-2	Single-Family Residential
722 Padgettown Road	SR-2	Vacant
284 Flat Creek Road	TR-4	Single-Family Residential
280 Flat Creek Road	TR-4	Single-Family Residential
295 Flat Creek Road	TR-4	Single-Family Residential
99999 East Street	TR-4	Government/Vacant
99999 Flat Creek Road	SR-2	Vacant
125 East Street	UR-8	Government/Vacant

123A East Street	UR-8	Single-Family Residential
299 Flat Creek Road	SR-2	Government/Vacant
99999 Flat Creek Road	SR-2	Vacant
303 Flat Creek Road	SR-2	Single-Family Residential
4 Carefree Lane	SR-2	Single-Family Residential
12 Carefree Lane	SR-2	Single-Family Residential
11 Carefree Lane	SR-2	Single-Family Residential
7 Carefree Lane	SR-2	Single-Family Residential
309 Flat Creek Road	SR-2	Single-Family Residential
308 Flat Creek Road	SR-2	Multiple Residences
304 Flat Creek Road	SR-2	Single-Family Residential
99999 Flat Creek Road	SR-2	Vacant
99999 Padgettown Road	SR-2	Vacant
706 Padgettown Road	SR-2	Vacant
99999 Flat Creek Road	SR-2	Vacant
702 Padgettown Road	SR-2	Single-Family Residential
692 Padgettown Road	SR-2	Single-Family Residential
10 Painted Trillium Trail	SR-2	Single-Family Residential
682 Padgettown Road	SR-2	Single-Family Residential
680 Padgettown Road	SR-2	Single-Family Residential
687 Padgettown Road	TR-4	Single-Family Residential
701 Padgettown Road	TR-4	Single-Family Residential
725 Padgettown Road	TR-4	Single-Family Residential
721 Padgettown Road	TR-4	Single-Family Residential
14 Painted Trillium Trail	TR-4	Single-Family Residential
119 East Street	UR-8	Multiple Residences

Summary of District Purposes

Suburban Residential (SR-2)	Protect areas in which the principal use of the land is single-family residential and where less dense development is preferred for the protection of slopes or environmentally sensitive areas, traditional single-family neighborhoods and preservation of open space.
Town Residential (TR-4)	Allow for a variety of housing types while maintaining an overall residential character with medium density. Any use which, because of its characteristics would interfere with the residential nature of the area is excluded.

ZONING DISTRICT STANDARDS

District Summary

	Existing	Requested
Zoning District Designation:	SR-2	TR-4
Max. Density:	2 units/aces	4 units/acre
Front Setback:	30'	20'
Side Setback:	10'	10'
Rear Setback:	30'	15'
Min. Lot Size:	½ acre (21,785 sf)	¼ acre (10,890 sf)
Max. Height:	35'	35'
Min. Width:	60' (15' at street)	40' (15' at street)
Min. Depth:	100'	80'
Permitted Use:	● Governmental Facilities ● Public Utilities ● Single-Family Residences ● Two-Family Residences (Duplex)	● Government Facilities ● Public Utilities ● Single-Family Residences ● Two-Family Residences (Duplex) ● Places of Worship
Additional Requirements:	● Accessory Structures ● Agribusiness ● Camps, Summer ● Conference Centers ● Family Care Homes ● Home Occupations ● Manufactured Homes (on individual lots) ● Market Gardens ● Secondary Dwellings	● Accessory Structures ● Agriculture ● Camps, Summer ● Conference Centers ● Family Care Homes ● Home Occupations ● Manufactured Homes (on individual lots) ● Market Gardens ● Secondary Dwellings ● Bed & Breakfast Homes
Conditional Uses:	● Bed & Breakfast Homes ● Cultural Community Facilities ● Educational Facilities ● Multi-Family Residential ● Boarding House ● Places of Worship	● Bed & Breakfast Inns ● Cultural Community Facilities ● Educational Facilities ● Multi-Family Residential
Special Uses:	● Conservation Subdivision ● Cottage Housing Development ● Residential Planned Unit Development	● Conservation Subdivision ● Cottage Housing Development ● Residential Planned Unit Development ● Manufactured Home Parks

Exclusions:

- Correctional Institutions
- Manufactured Home Parks
- All uses not specifically enumerated
- Correctional Institutions
- All uses not specifically enumerated

SPECIAL INFORMATION**Overlay Districts**

Historic District Overlay	N/A
Flood Damage Prevention Overlay	N/A
US 70 Corridor Overlay	N/A
Fire District Overlay	N/A
Pedestrian Master Plan Overlay	Property is shown in the area of a paved multi-use path trail
Wellhead Protection Overlay	N/A

Environmental

Floodplain	Not shown in any identified floodplain
Floodway	Not shown in any identified floodway
Stream	No streams are located on the property

Utilities

Water	A 6" water line is available all along Flat Creek Road
Sewer	An 8" sewer line is available along Flat Creek Road and Padgettown Road

Landscaping

There are no landscaping requirements for residential property

Transportation

Street Classification	NCDOT Road – SR2515
Site Access	Access is available from Flat Creek Road
Traffic Counts	N of US 70 = 2400 N of E Cotton = 860 Counts are from NCDOT Traffic Counts Map
Sidewalks	There are no sidewalks on either side of Flat Creek Road
Transit in Vicinity	None
Traffic Impact Analysis (TIA)	Not required by Land Use Code
Street Connectivity	N/A
Other	N/A

IMPACT/POLICY ANALYSIS

Land Use Compatibility

The TR-4 (Town Residential) zoning district would allow land uses that are compatible with the general character of the area.

Connections to 2014 Comprehensive Plan Update

CONFORMITY WITH OTHER PLANS

The Comprehensive Plan includes the following elements:

Housing and Neighborhoods

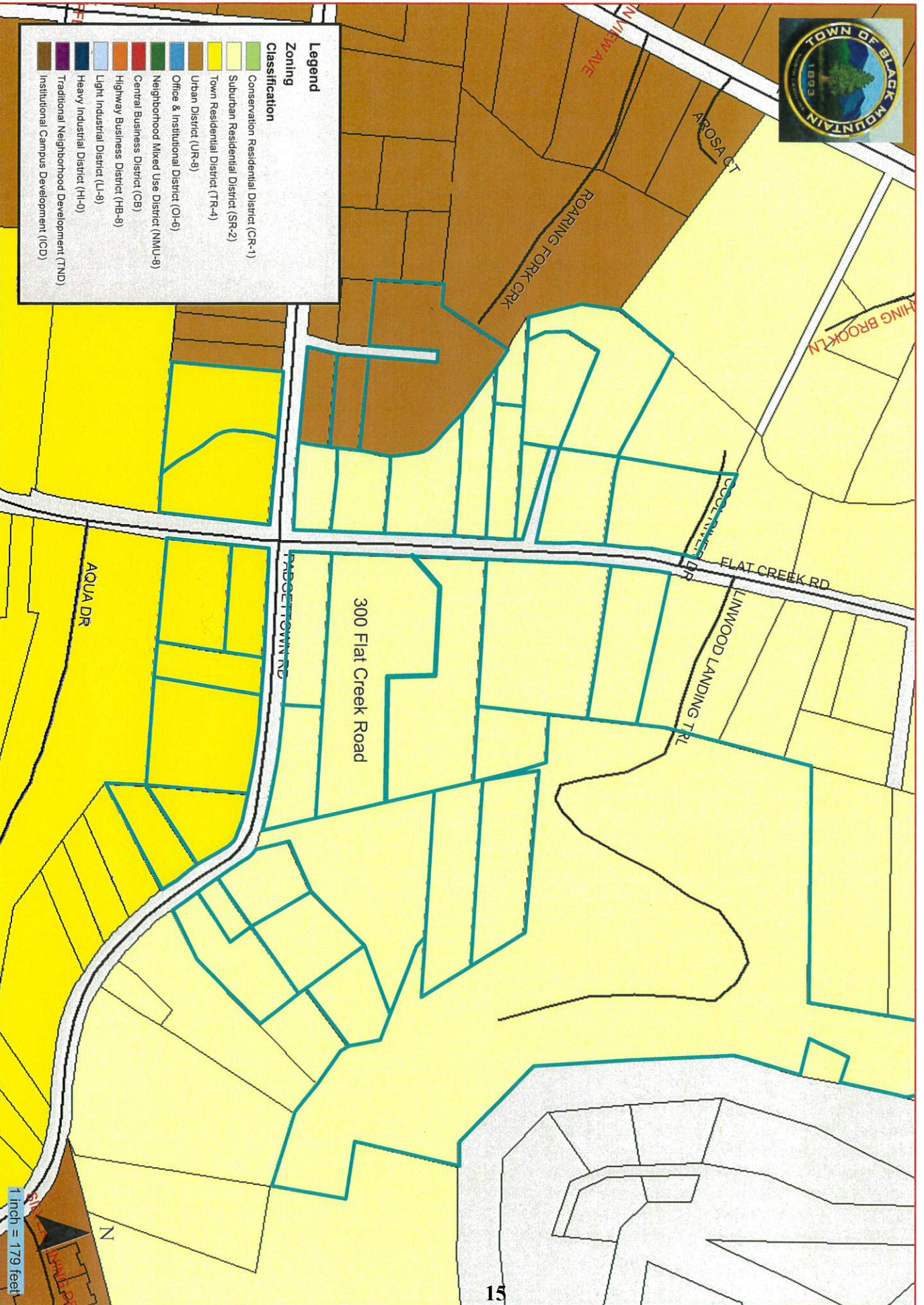
We see safe, secure, quiet neighborhoods in every part of our community, with well-tended yards and gardens, and small parks close at hand. Our town has chosen to focus on bringing the town together with an open network of pedestrian and bicycle friendly streets. Our neighborhoods display a variety of housing types and values, including attractive, affordable housing in many forms. Neighborhood parks are included in the design and development of new neighborhoods from the outset.

MISC COMMENTS

The demand for moderate densities in the SR-2 areas show continued demand for residential development in response to increasing population.

Infill (as opposed to increasing sprawl into the county) development is good.

300 Flat Creek Road



300 Flat Creek Road Buffer Map



<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>	<u>PIN #</u>	<u>C/O</u>
Ann House Best	144 Rabbit Ridge Road	Fletcher	NC	28732	0710-51-3233	
Joseph C Snyder	304 Portmanvilla Road	Black Mountain	NC	28711	0710-51-3391	
Iris O Inabinett	298 Flat Creek Road	Black Mountain	NC	28711	0710-51-2184	
Jessie F Sherrill	111 East Street	Black Mountain	NC	28711	0710-51-4183	
Hannah R Linquist	284 Flat Creek Road	Black Mountain	NC	28711	0710-51-2056	
Johnny D And Johnnie K Allen	280 Flat Creek Road	Black Mountain	NC	28711	0710-50-2948	
Alani E and Vickie Yvette Benjamin Ogunlade	5475 Campbellton Rd SW	Atlanta	GA	30331	0710-51-0071	
Town of Black Mountain	160 Midland Avenue	Black Mountain	NC	28711	0710-41-9092	
Theodore R Long ET AL	115 East Street	Black Mountain	NC	28711	0710-51-0195	c/o Kerner Long
Town of Black Mountain	160 Midland Avenue	Black Mountain	NC	28711	0710-41-9166	
Donald L and Meredith Smith	11001 Winding Brook Ct	Manassas	VA	20111	0710-41-9270	
Rosa Dixon Flack Heirs	11001 Winding Brook Ct	Manassas	VA	20111	0710-41-9321	
Town of Black Mountain	160 Midland Avenue	Black Mountain	NC	28711	0710-51-0292	
Robyn Denise B Yourse	1805 Tulip St NW	Washington	DC	20012	0710-51-0370	c/o Lamont Baxter
Marick II, LLC	102 Valley Vista Drive	Black Mountain	NC	28711	0710-51-0347	
Marick II, LLC	102 Valley Vista Drive	Black Mountain	NC	28711	0710-51-0472	
James Edward Lytle Sr	12 Carefree Lane	Black Mountain	NC	28711	0710-41-9458	
Willie Mae Lytle	11 Carefree Lane	Black Mountain	NC	28711	0710-41-9548	c/o Minnie L Moore
Ted Malcolm and Alma Williams	7 Carefree Lane	Black Mountain	NC	28711	0710-51-1502	
Rachel H Allen	309 Flat Creek Road	Black Mountain	NC	28711	0710-51-1624	
Christopher Charles Harrin	105 N Fork Road	Black Mountain	NC	28711	0710-51-3519	
Chester Wilkerson (LE) and Darnell Wilkerson (LE)	301 Jack Corpening Road	Nebo	NC	28761	0710-51-3407	
Black Mountain Building Development	161 42nd Ave	St Pete Beach	FL	33706	0740-51-7340	
Black Mountain Building Development	161 42nd Ave	St Pete Beach	FL	33706	0710-51-4442	
Black Mountain Building Development	161 42nd Ave	St Pete Beach	FL	33706	0710-51-6421	
Black Mountain Building Development	161 42nd Ave	St Pete Beach	FL	33706	0710-51-6344	
Monroe Harrison Moore and Lupe Reyna Perez III	37 Smokey Mountain Drive	Swannanoa	NC	28778	0710-51-6263	
Janie M Briscoe	692 Padgettown Road	Black Mountain	NC	28711	0710-51-6049	
Kevin Allen and Sarah Loretta Iwanusa	4200 Windemere Lane	Charlotte	NC	28211	0710-51-7125	
Kerensa Ann Crandall	682 Padgettown Road	Black Mountain	NC	28711	0710-51-6073	
Toni L Houlihan and Steven J Geothals	680 Padgettown Road	Black Mountain	NC	28711	0710-51-7044	

Benjamin T Nitch	687 Padgettown Road	Black Mountain	NC	28711	0710-50-5973	
Emily Sampson	701 Padgettown Road	Black Mountain	NC	28711	0710-51-5060	
Jose Hernandez Orellana	725 Padgettown Road	Black Mountain	NC	28711	0710-51-4030	
Darnell L and Chester L Wilkerson	301 Jack Corpening Road	Nebo	NC	28761	0710-51-3040	
Charles A and Rosemary Tann	PO Box 1539	Black Mountain	NC	28711	0710-51-7290	



Town of Black Mountain

160 Midland Avenue ♦ Black Mountain, North Carolina, 28711
Phone: 828-419-9373 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-5962

NOTICE OF REZONING REQUEST

(REGARDING NEIGHBORS WITHIN 200 FEET OF PROPERTY)

DATE: **June 3, 2019**

TO: **Name**
Address
City, State, Zip

FROM: **TOWN OF BLACK MOUNTAIN**
ZONING ADMINISTRATOR

APPLICANT NAME: **Ann Best**

PROPERTY ADDRESS: **300 Flat Creek Road**

PIN #: **0710-51-3233.00000**

CURRENT ZONING CLASSIFICATION: **SR-2 (suburban residential)**

REQUESTED ZONING CLASSIFICATION: **TR-4 (traditional residential)**

CURRENT LAND USE: **single family residence**

SIZE OF PARCEL: **0.85 acres (37,026 square feet)**

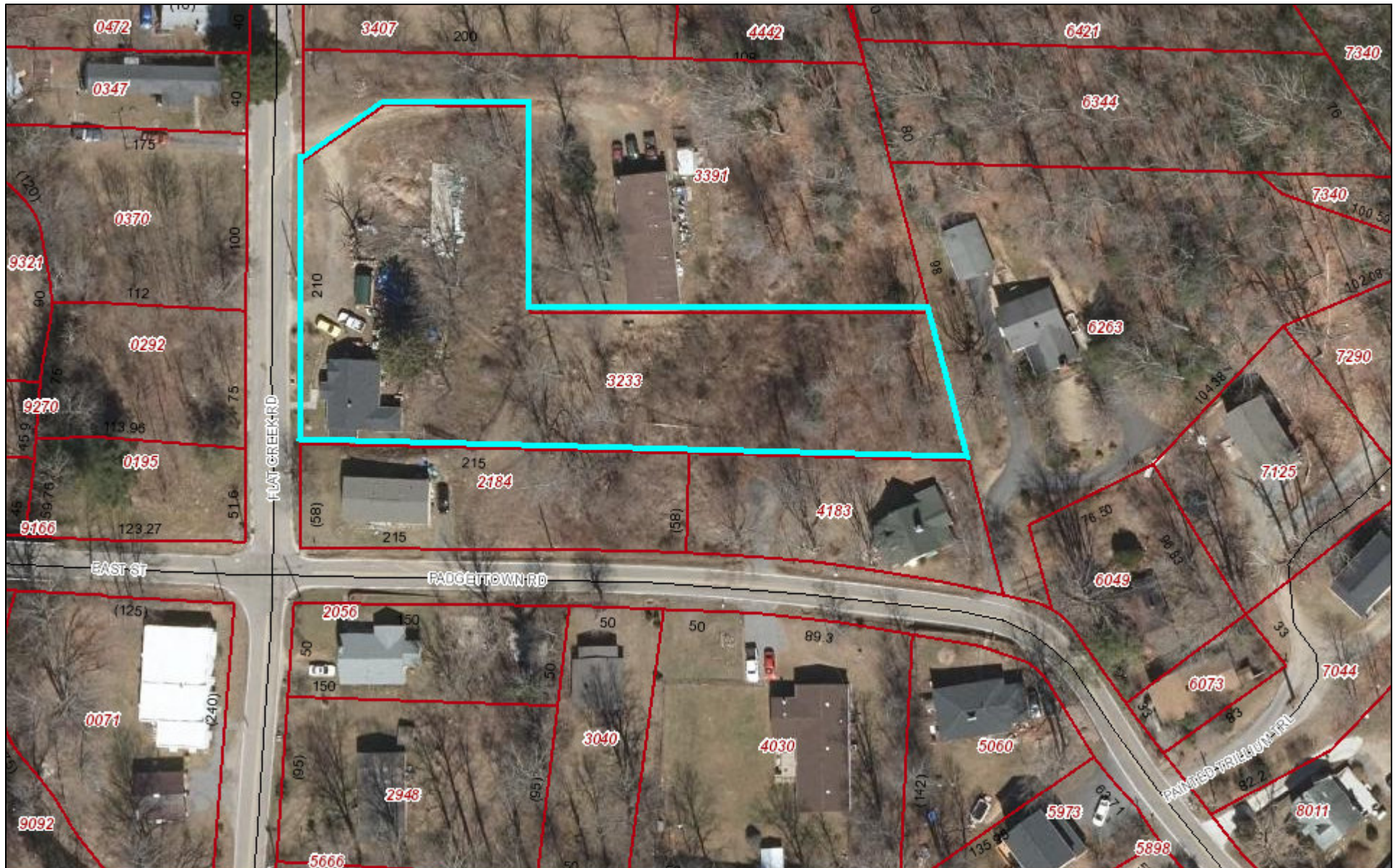
REASON FOR REQUESTED REZONING:

To be able to build another house on property and subdivide property.

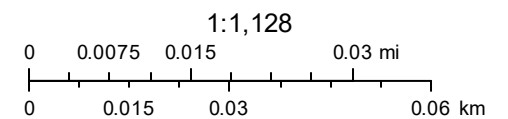
A public meeting of the Planning Board on this matter will be held Monday, June 24, 2019 @ 6:00 p.m. in the Board Room of Town Hall at 160 Midland Avenue.

This is your notification for this request specified under 1.5.4 of the Land Use Code for the Town of Black Mountain. Section 1.5.4 (G) and (I) indicate that notice be provided to all property owners within 200 feet of the site's property lines. Notice of the time, date and place of the hearing will be published in the Black Mountain News in accordance with the Land Use Code of the Town of Black Mountain.

Buncombe County 300 Flat Creek Road - 2015 Aerial



May 31, 2019



NCCGIA

REZONING

JUNE 24, 2019

6:00 P.M.

*Town Hall
160 Midland Avenue
Black Mountain, NC 28711
828-419-9373 for more information*



Resolution of Appreciation For Jesse Gardner

WHEREAS, Mr. Jesse Gardner has faithfully and professionally served as a member of the Planning Board since June of 2016 until June of 2019; and

WHEREAS, his participation has assisted the Planning Board in making balanced decisions that influence our community; and

WHEREAS, he faithfully attended meetings and participated fully in the Planning Board's deliberations and discussions in order to ensure consideration for all members of the Black Mountain Community; and

WHEREAS, he has demonstrated a high level of professional knowledge and civic responsibility as a member of the Planning Board;

BE IT THEREFORE RESOLVED BY THE PLANNING BOARD OF THE TOWN BLACK MOUNTAIN That we recognize and appreciate Jesse Gardner for his diligent and effective leadership and service to us and the citizens of Black Mountain.

This resolution was passed unanimously by the Planning Board on this the 24th day of June, 2019.

Peter Vazquez, Chair

Jennifer Tipton, Zoning Administrator



Resolution of Appreciation For Lisa Milton

WHEREAS, Ms. Lisa Milton has faithfully and professionally served as a member of the Planning Board since June of 2015 until June of 2019; and

WHEREAS, her participation has assisted the Planning Board in making balanced decisions that influence our community; and

WHEREAS, she faithfully attended meetings and participated fully in the Planning Board's deliberations and discussions in order to ensure consideration for all members of the Black Mountain Community; and

WHEREAS, she has demonstrated a high level of professional knowledge and civic responsibility as a member of the Planning Board;

BE IT THEREFORE RESOLVED BY THE PLANNING BOARD OF THE TOWN BLACK MOUNTAIN That we recognize and appreciate Lisa Milton for her diligent and effective leadership and service to us and the citizens of Black Mountain.

This resolution was passed unanimously by the Planning Board on this the 24th day of June, 2019.

Peter Vazquez, Chair

Jennifer Tipton, Zoning Administrator



Resolution of Appreciation For Peter Vazquez

WHEREAS, Mr. Peter Vazquez has faithfully and professionally served as a member of the Planning Board since June of 2013 until June of 2019; and

WHEREAS, his participation has assisted the Planning Board in making balanced decisions that influence our community; and

WHEREAS, he faithfully attended meetings and participated fully in the Planning Board's deliberations and discussions in order to ensure consideration for all members of the Black Mountain Community; and

WHEREAS, he has demonstrated a high level of professional knowledge and civic responsibility as a member of the Planning Board;

BE IT THEREFORE RESOLVED BY THE PLANNING BOARD OF THE TOWN BLACK MOUNTAIN That we recognize and appreciate Peter Vazquez for his diligent and effective leadership and service to us and the citizens of Black Mountain.

This resolution was passed unanimously by the Planning Board on this the 24th day of June, 2019.

Jessica Trotman, Planning Director

Jennifer Tipton, Zoning Administrator