

TOWN OF BLACK MOUNTAIN PLANNING BOARD

The Black Mountain Planning Board held its regular meeting on Monday, August 26, 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:

Jesse Gardner, Chair
Pam Norton, Vice Chair
Jennifer Willet
Lauronda Teeple
Chris Collins
Michael Raines
Scott Reed

Staff:

Jennifer Tipton, Zoning Administrator
Jessica Trotman, Planning Director

The meeting was called to order at 5:58 p.m. and duly constituted and opened for business with a quorum of seven (7) regular members.

II. ADOPTION OF AGENDA

The agenda was amended to move new business of the presentation of the Blue Ridge Road Small Area Plan before old business. Michael Raines made a motion to approve the agenda as amended. The motion passed by consensus with a vote of 7-0.

III. ADOPTION OF MINUTES

Pam Norton made a motion to adopt the minutes of July 22, 2019 as written. The motion passed by consensus with a vote of 7-0.

IV. OLD BUSINESS

1. Proposed Text Amendment – Traffic Impact Analysis

Ms. Trotman presented the amended traffic impact analysis language. The amended version includes methodology for determining if a traffic impact analysis is needed. Chair Gardner asked what Buncombe County and what the City of Asheville use. Discussion was held about using number of trips versus the number of units. Ms. Trotman will revise the text and will add the requirement for DOT roads as well and will bring back to the board for consideration.

V. NEW BUSINESS

1. Blue Ridge Road Small Area Plan Presentation

Ms. Trotman introduced Drew Draper, with Wetherill Engineering, to present the Blue Ridge Road Small Area Plan. Mr. Draper went through the plan explaining how the plan had come together through the two public input meetings and the comments received from citizens. The plan showed that people were okay with mixed-use on either end of Blue Ridge Road and then transitioning to medium and then low density going further into Blue Ridge Road. Most citizens also preferred the roundabouts and sidewalks and multi-use trails. The board had some concerns about some of the terminology and how this plan would be used in the case of rezoning requests.

Planning Board Regular Meeting
August 26, 2019

It was explained that the plan is just a guide and not policy making. The small area plan is a sub plan of the Comprehensive Plan. The board asked that the plan be revised to help clarify some of the terminology.

Jeff Hall, 414 Blue Ridge Road, said he understood that a bypass was being built to keep traffic out of downtown. It was explained that the hope is that the new interchange will keep the majority of the truck traffic out of downtown and is not meant to be a bypass.

Town staff will put the plan on the website and allow for citizen's comments as well. Chris Collins made a motion that the small area plan be reanalyzed for more clarification. The motion was seconded by Scott Reed and approved by a vote of 7-0.

VI. COMMUNICATION FROM PLANNING BOARD

Chair Gardner introduced new member Chris Collins. Mr. Collins is a planner for the City of Asheville and lives in Black Mountain and is excited to be a part of the Planning Board.

VII. COMMUNICATION FROM STAFF

None.

VIII. ADJOURNMENT

Michael Raines made a motion to adjourn at 7:46 p.m. The motion passed by consensus with a vote of 7-0.

Prepared by:

Jesse Gardner, Chair

Jennifer Tipton, Zoning Administrator