



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 September 23, 2019
Date: September 13, 2019

The **Town of Black Mountain Planning Board** will meet on **Monday, September 23, 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 August 26, 2019; and
3. Community Input Meeting for Potential Rezoning of Portions of Flat Creek Road and Montreat Road.

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, September 23, 2019, at 6:00 p.m.

The Black Mountain Planning Board will meet for their monthly meeting on **Monday, September 23, 2019, at 6:00 p.m.** at Town Hall, 160 Midland Avenue, Black Mountain, N.C. The purpose of this meeting is to conduct a community meeting for potential rezoning of parcels along Flat Creek Road and Montreat Road.

The meeting is open to the public.



Jennifer Tipton
Zoning Administrator

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Posted to the Town Bulletin Board 09/09/19

www.townofblackmountain.org



**Planning Board Regular Meeting
September 23, 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 August 26, 2019 as written [or as amended]
- IV. OLD BUSINESS**
- V. NEW BUSINESS**
 - Community Input Meeting on Potential Rezoning for Portions of Flat Creek Road and Montreat Road
- VI. COMMUNICATION FROM PLANNING BOARD**
- VII. COMMUNICATION FROM STAFF**
- VIII. ADJOURNMENT**

**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



**Town of Black Mountain
Building, Planning and Zoning**

160 Midland Avenue ♦ Black Mountain ♦ North Carolina ♦ 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-2962

September 6, 2019

Dear Property Owner,

After a successful rezoning and expressed interest from the community, the Town of Black Mountain Planning Board will explore the potential of rezoning a portion of Flat Creek Road and Montreat Road.

You are invited to a community meeting on Monday, September 23, 2019 at 6:00 p.m. at Town Hall, 160 Midland Avenue, Black Mountain, N.C. to share your thoughts and ideas with the Planning Board.

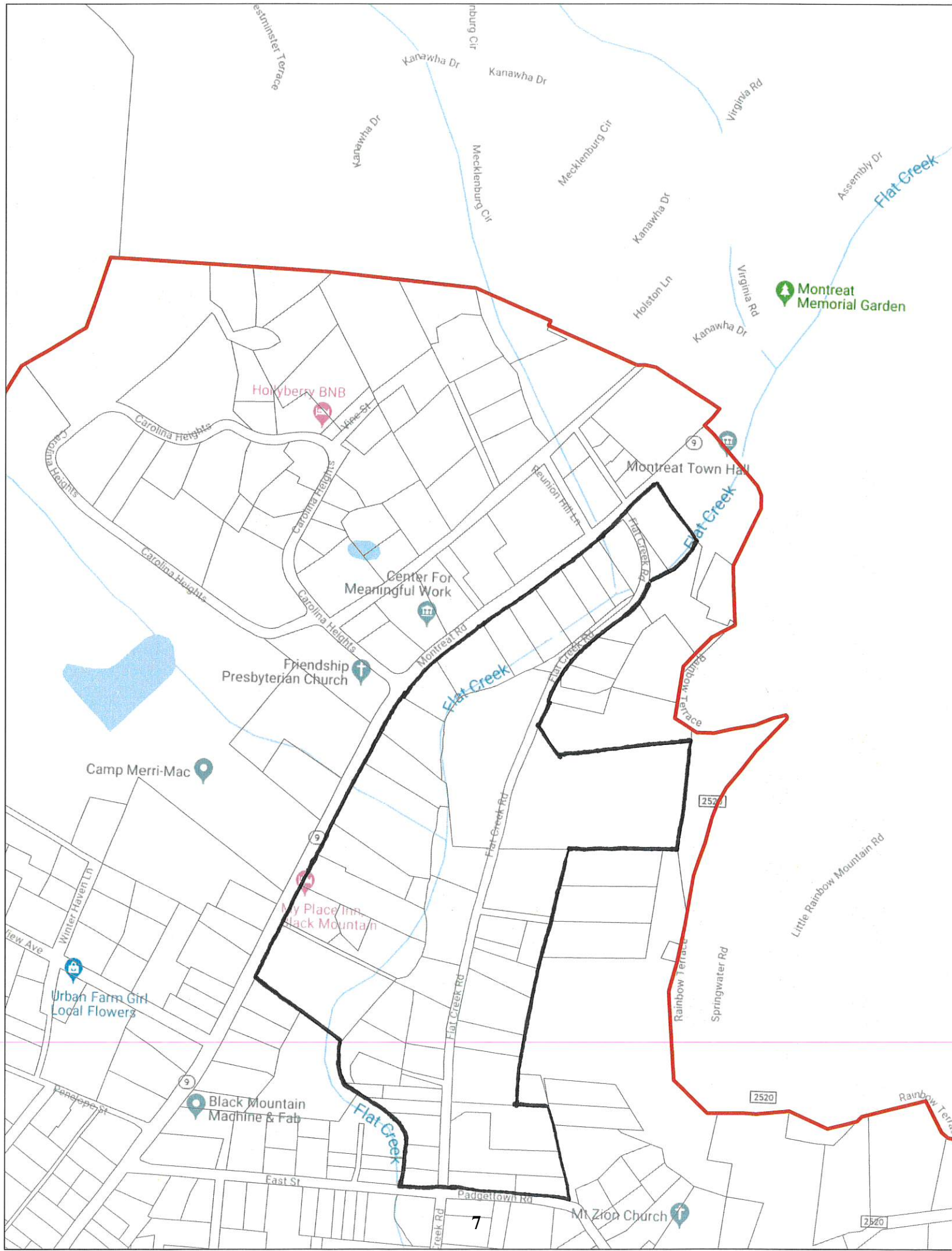
A map is enclosed that shows the potential area for rezoning.

For more information you may contact our office at (828) 419-93700 ext. 373 or jennifer.tipton@townofblackmountain.org.

Respectfully,

Jennifer Tipton, CZO
Zoning Administrator

Enclosure (1)



Name	Address	City	State	Zip	PIN #	
Iris O Inabinett	298 Flat Creek Road	Black Mountain	NC	28711	0710-51-2184	
Jessie F Sherrill	111 East St	Black Mountain	NC	28711	0710-51-4183	
Ann House Best	144 Rabbit Ridge Road	Fletcher	NC	28732	0710-51-3233	
Joseph C Snyder	304 Portmanville Rd	Black Mountain	NC	28711	0710-51-3391	
Chester Wilkerson (LE) and Damell Wilkerson (LE)	301 Jack Corpening Rd	Nebo	NC	28761	0710-51-3407	
Christopher Charles Harrin	105 N Fork Road	Black Mountain	NC	28711	0710-51-3519	
Black Mountain Building & Dev LLC	161 42nd Ave	St Pete Beach	FL	33706	0710-51-3720	
Sylvia S Carpenter	312 Flat Creek Rd	Black Mountain	NC	28711	0710-51-3850	
Karen P and James W Fisher	314 Flat Creek Rd	Black Mountain	NC	28711	0710-51-3837	
Karen P and James W Fisher	314 Flat Creek Rd	Black Mountain	NC	28711	0710-51-3953	
Karen P and James W Fisher	314 Flat Creek Rd	Black Mountain	NC	28711	0710-51-4858	
Rebecca M Burgess	7 Burgess Branch Rd	Black Mountain	NC	28711	0710-52-4028	
Geo C Joyner 3rd and Olive K Joyner	2132 Viola Dr	Clearwater	FL	33764	0710-52-6344	
Penny Phillips	1204 Montreat Road	Black Mountain	NC	28711	0710-53-8260	
Penny Phillips	1204 Montreat Road	Black Mountain	NC	28711	0710-53-8028	
Claudette P Skidmore & Charlene Williams	1158 Montreat Road	Black Mountain	NC	28711	0710-53-7123	
Joshua C Yeatman	1156 Montreat Road	Black Mountain	NC	28711	0710-53-6085	
Mary Anne Riddle	1154 Montreat Road	Black Mountain	NC	28711	0710-53-6021	
James A and Teresa P Miller	12 Sawmill Dr	Old Fort	NC	28762	0710-52-5956	
Peggy Yoder	1150 Montreat Road	Black Mountain	NC	28711	0710-52-4879	
Josh Wolfe	1148 Montreat Road	Black Mountain	NC	28711	0710-52-3883	
Sybil J Fox Living Trust	24 Reynolda Dr	Asheville	NC	28803	0710-52-6721	
Donald A and Pamela G Lewis	1144 Montreat Road	Black Mountain	NC	28711	0710-52-2768	
Heather McConnell ETAL TE	830 Colonial Ln	Milton	GA	30004	0710-52-1628	c/o Tara Deick
Daniel J Pride and Carrie A Maresch	1136 Montreat Rd	Black Mountain	NC	28711	0710-52-0566	
Charles E and Linda Y Herley	2342 Ainsdale Rd	Charlotte	NC	28226	0710-52-0453	
Inevitable Grace Inc	1141 Montreat Rd	Black Mountain	NC	28711	0710-42-9288	
Cornucopia Cottages LLC	PO Box 996	Black Mountain	NC	28711	0710-42-9124	
Goldston Living Trust	4115 Chattham Church Rd	Sanford	NC	27330	0710-42-9013	
Frank E and Emily S Cappelli, Jr	1120 Montreat Road	Black Mountain	NC	28711	0710-41-7958	
Black Mountain Property Holdings LLC	PO Box 2568	Hickory	NC	28603	0710-41-7795	

Theodore R Long (ETAL)	115 East Street	Black Mountain	NC	28711	0710-51-0195	c/o Kemer Long
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 Dr	Black Mountain	NC	28711	0710-51-0347	
Marick II, LLC	102 Valley Vista Dr	Black Mountain	NC	28711	0710-51-0472	
James Edward and Evelina L Lytle, Sr	12 Carefree Lane	Black Mountain	NC	28711	0710-41-9413	
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	
Clyde Q Fox	20 Cool River Drive	Black Mountain	NC	28711	0710-41-9697	
Frank E and Emily S Cappelli, Jr	1120 Montreat Road	Black Mountain	NC	28711	0710-41-8984	
Carol A Redmond	15 Rushing Brook Ln	Black Mountain	NC	28711	0710-41-9858	
Sherry L Kennison and Ronald W Deese	PO Box 1022	Black Mountain	NC	28711	0710-51-1718	
Richard H Yeatman Jr, Arla H Yeatman, Joshua C Yeatman	313 Flat Creek Road	Black Mountain	NC	28711	0710-51-1985	
Richard H Yeatman Jr, Arla H Yeatman, Joshua C Yeatman	313 Flat Creek Road	Black Mountain	NC	28711	0710-52-0085	
Thomas L Milford	321 Flat Creek Road	Black Mountain	NC	28711	0710-52-2123	

48 Properties