

TOWN OF BLACK MOUNTAIN PLANNING BOARD

The Black Mountain Planning Board held its regular meeting on Monday, October 28, 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:

Jennifer Willet
Lauronda Teeple
Chris Collins
Michael Raines

Absent:

Jesse Gardner, Chair
Pam Norton, Vice Chair
Scott Reed

Staff:

Jennifer Tipton, Zoning Administrator
Jessica Trotman, Planning Director

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.

II. ADOPTION OF AGENDA

Chris Collins made a motion to adopt the agenda as presented. The motion was seconded by Mike Raines and approved by a vote of 4-0.

III. ADOPTION OF MINUTES

Mike Raines made a motion to adopt the minutes of September 23, 2019 as written. The motion was seconded by Lauronda Teeple and approved by a vote of 4-0.

IV. OLD BUSINESS

1. Potential Rezoning of Portions of Montreat Road and Flat Creek Road

Jennifer Tipton recapped the potential rezoning of portions of Montreat Road and Flat Creek Road. Ms. Tipton stated that the community input from both the September Planning Board meeting and from phone calls were that the property owners were supportive of the TR-4 classification but not UR-8. Ms. Tipton said that one property owner on Flat Creek Road has expressed interest in being rezoned to UR-8 and provided a letter to the Board members. Jessica Trotman said that the Board had several options: leave the parcel in the study area to be rezoned to TR-4 and the property owner could seek a separate rezoning of UR-8; remove the parcel from the study area and the property would remain SR-2; or expand the study area and include more in the UR-8 classification. Mike Raines said that he has walked the property in question and it is very steep on the upper portion and down towards Flat Creek is not much better.

John Joyner, 127 Cragmont Road, is one of the owners of the parcel seeking the UR-8 rezoning. Mr. Joyner said that they are looking for more room to play with lot layout and maximizing the use of the land.

Ms. Trotman stated that they could do duplexes or PUD development. Chris Collins said that it appears that a more site specific development would be more sufficient than a rezoning to a

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higher density. Mike Raines made a motion to start the application process to rezoning the study area from SR-2 to TR-4. The motion was seconded by Jennifer Willet and approved by a vote of 4-0.

2. Proposed Text Amendment for Traffic Impact Analysis

Ms. Trotman said that the new amendment takes out the specifications for the study and focuses on one number for both residential and commercial. The number originally discussed was 75 lots but Ms. Trotman said that she prefers number of trips because that would cover everyone. Drew Draper, of Wetherill Engineering, provided that data and 75 lots equal 798 trips per day. The Board felt comfortable using that number. Jennifer Willet made a motion to recommend the proposed amendment with the addition of 798 trips per day. The motion was seconded by Lauronda Teeple and approved by a vote of 4-0.

V. NEW BUSINESS

1. Holiday Meeting Schedule

Jennifer Tipton said that the regularly scheduled November Planning Board meeting is November 25th, which is the week of Thanksgiving. Ms. Tipton asked the Board if they would like to move the meeting to avoid any issues with the Thanksgiving holiday week. Lauronda Teeple made a motion to move the November meeting date to Monday, November 18th. The motion was seconded by Mike Raines and approved by a vote of 4-0.

Ms. Tipton said that the regularly scheduled December Planning Board meeting is December 23rd and Town offices will be closed that day for the Christmas holiday. It was suggested that another day be selected and then the Board will revisit at the November meeting of whether or not to cancel the December meeting. Mike Raines made a motion to move the December meeting date to Monday, December 16th. The motion was seconded by Jennifer Willet and approved by a vote of 4-0.

VI. COMMUNICATION FROM PLANNING BOARD

Mike Raines asked about the fence at the Sweet Birch development on Blue Ridge Road. Mr. Raines said that the exterior of the fence is shiny and causes a glare when the sunlight or headlights reflect off of it. Ms. Trotman said that she has contacted DOT regarding this fence but has not yet heard back. Ms. Trotman said that she will also reach out to the developer.

VII. COMMUNICATION FROM STAFF

Jessica Trotman said that the Blue Ridge Road Small Area Plan is posted on the website for thirty days for comments. Depending on the amount of comments and if there are any map changes to be made, a final draft may be ready by the end of the year but may be after the first of the year.

Jessica Trotman announced that we have selected a firm for the Comprehensive Plan update and the Board of Aldermen will be awarding the contract at the November 4th meeting. The project will get started by the end of the year and then go full force after the first of the year.

VIII. ADJOURNMENT

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Mike Raines made a motion to adjourn at 6:28 p.m. The motion was seconded by Chris Collins and approved by a vote of 4-0.

Prepared by:

, Chair

Jennifer Tipton, Zoning Administrator