

TOWN OF BLACK MOUNTAIN PLANNING BOARD

The Black Mountain Planning Board held its regular meeting on Monday, December 16, 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
Mike Raines

Absent:

Chris Collins
Scott Reed

Staff:

Jennifer Tipton, Zoning Administrator
Jessica Trotman, Planning Director
Ron Sneed, Town Attorney

The meeting was called to order at 5:59 p.m. and duly constituted and opened for business with a quorum of five (5) regular members.

II. ADOPTION OF AGENDA

Mike Raines made a motion to adopt the agenda as presented. The motion was seconded by Lauronda Teeple and approved by a vote of 5-0.

III. ADOPTION OF MINUTES

Lauronda Teeple made a motion to adopt the minutes of November 18, 2019 as written. The motion was seconded by Pam Norton and approved by a vote of 5-0.

IV. OLD BUSINESS

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

Jennifer Tipton reminded the board that this item had been tabled at the November meeting because there was neighboring property owner who said that they had not gotten notice and were not in favor of the rezoning. Staff was able to talk to that individual and they were okay with the rezoning. Nothing about the request has changed and the proposed area remains the same.

V. NEW BUSINESS

1. Parking and Circulation Study Presentation – Colin Kinton, TPD

Colin Kinton, Traffic, Planning & Design (TPD), presented the parking and circulation study to the board. Mr. Kinton went over the data that was collected, the action items that considered and the action items that are being recommended.

2. Rezoning Request for 1068 Old US 70 Hwy from OI-6 to HB-8

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Jennifer Tipton went over the application from Walker Ferguson to rezone 1068 Old US 70 Hwy from OI-6 to HB-8. Ms. Tipton went over the district differences including size, setbacks, and uses.

Christina Dixon, Tabernacle Road, said she is worried about the possibility of an industrial park being built beside and having more parking. It was explained that there are buffering requirements for parking lots and that there would be a thirty foot setback from the rear if the building were to face Old US 70 Hwy. It was also mentioned that the lot is rather small for a big commercial use and will most likely be used for residential purposes.

Matt Tokay, 100 Tabernacle Road, said that he was worried about additional traffic and congestion at the intersection of Old US 70 Hwy and Tabernacle Road as it is already hard to see to the left pulling out of Tabernacle Road. Mr. Tokay talked about if Parameter Generation Control were to purchase the property and extend their industrial use. It was explained that they could purchase the property and ask for the same rezoning. Mr. Tokay asked what the property owner would gain in going to HB-8 and would HB-8 continue down if other property owner's wanted that zoning as well. It was explained that the HB-8 could possibly give the property owner more density if it were to be used for residential purposes. Mr. Tokay said he feels that it does not fit the character of the neighborhood to extend the HB-8 district into what is mainly a neighborhood. Mike Raines made a motion that the rezoning request is consistent with the Town's comprehensive plan and reasonable and in the public interest because the property borders the HB-8 district, they are maximizing existing infrastructure, it is a transition area and the roads are equipped to handle additional traffic. The motion passed by a vote of 4-1 with Pam Norton voting against. Mike Raines made a motion to recommend the rezoning request for 1068 Old US 70 Hwy to go from OI-6 to HB-8. The motion passed by a vote of 4-1 with Pam Norton voting against.

3. Rezoning Request for 1114 Montreat Road from SR-2 to UR-8

Jennifer Tipton went over the rezoning application from John Pomeroy to rezone 1114 Montreat Road from SR-2 to UR-8. Ms. Tipton went over the district differences including size, setbacks, and uses. The property is in both a floodplain and floodway and does have a stream on a portion of it and has two sewer lines running through the property.

Charlie Henley, 1134 Montreat Road, spoke about traffic and that it seems that Montreat has a lot of traffic and asked if the Town had talked about what an appropriate traffic count would be for a narrow road. It was explained that Montreat is a DOT road and the capacity of the road is determined by DOT.

Jennifer Willet made a motion that the rezoning request is consistent with the Town's comprehensive plan and reasonable and in the public interest because is consistent with the existing neighborhood, it is maximizing the land usage and is a residential district and not a commercial district. The motion passed with a vote of 5-0. Jennifer Willet made a motion to recommend the rezoning request for 1114 Montreat Road from SR-2 to UR-8. The motion was seconded by Mike Raines and passed with a vote of 5-0.

VI. COMMUNICATION FROM PLANNING BOARD

None.

VII. COMMUNICATION FROM STAFF

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Jennifer Tipton told the board that the kickoff meeting for the Comprehensive Plan Update will be held on Monday, January 27th at 6:00 p.m. so the board needs to move their meeting to 5:00 p.m. Lauronda Teeple made a motion to move the time of the January 27th Planning Board Meeting to 5:00 p.m. The motion passed by a vote of 5-0.

Ms. Tipton also announced that the consultants will be conducting interviews for the Comprehensive Plan Update on January 6th and 7th if anyone would like to sign-up.

Ms. Trotman said that at the kickoff meeting there will be nine stations set up and asked that Planning Board members consider manning one of the stations.

VIII. ADJOURNMENT

Pam Norton made a motion to adjourn at 7:23 p.m. The motion was seconded by Jennifer Willet and approved by a vote of 5-0.

Prepared by:

Jesse Gardner, Chair

Jennifer Tipton, Zoning Administrator