

TOWN OF BLACK MOUNTAIN PLANNING BOARD

The Black Mountain Planning Board held its regular meeting on Monday, October 26, 2020 at 6:00 p.m. in Town Hall electronically via Zoom.

I. CALL TO ORDER

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

Chris Collins, Chair
Lauronda Teeple
Chas Fitzgerald
Rick Earley
Jesse Gardner

Absent:

Pam Norton, Vice Chair
Scott Reed

Staff:

Jennifer Tipton, Senior Admin
Jessica Trotman, Planning Director
Jake Hair, Planner

The meeting was called to order at 6:03 p.m. and duly constituted and opened for business with a quorum of five (5) regular members.

II. ADOPTION OF AGENDA

There was one amendment to the agenda and that was to move the road closure from old business to new business, which was just a typo. Lauronda Teeple made a motion to adopt the agenda as amended. The motion was seconded by Chas Fitzgerald and approved by a roll call vote of 5-0.

III. ADOPTION OF MINUTES

There were several amendments to the minutes from September 28, 2020 from Chas Fitzgerald. The amendments were mainly word choice and sentence structure. Chas Fitzgerald made a motion to adopt the minutes of September 28, 2020 as amended. The motion was seconded by Rick Earley and approved by a roll call vote of 5-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. Road Closure Request – Goldmont and W. College Street Alley

Jennifer Tipton presented the staff report to the board. David and Emily Carmona and Michael and Gretchen Glass submitted a petition to the town to close a fifty foot by fifteen foot portion of a platted alleyway between W. College Street and Goldmont Street. Ms. Tipton said that the petitioners followed the correct procedure to submit the petition and had paid the appropriate fee. Letters of the requested closure were sent to all property owners along the alleyway, which runs from Goldmont Street to US 70 Hwy. Ms. Tipton said that staff had received some phone calls from other property owners who abut the alleyway who would be interested in having the section

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behind their houses closed as well. Ms. Tipton explained to the board that they do have the option to recommend further closures of the alleyway and it would be a complimentary application to the petitioner's request and would run about a month behind the petitioner's request. Ms. Tipton went through the criteria for road closures and stated that the alleyway is not identified in any of the adopted town plans, is not a danger to the public, is not part of a drainage system or stormwater system, does not have current or planned future utilities, and is not identified to be a part of a greenway or road. Ms. Tipton did note that further south in the alleyway, there are some utilities, but the town will put in the resolution about reserving the right for maintenance of those utilities. Ms. Tipton also noted that the entire alleyway is encumbered by sheds, satellite dishes, fences, trees, and other objects.

David Carmona, 218 W. College Street, said that he is requesting the closure because he is wanting to build a home office on his property and the additional land would allow him to build without having to do major changes to his driveway.

Brenda Reeves, 88 Goldmont Street, said that she is not in support of the closure and is concerned about encroachment from the neighbor onto her fence line.

Jesse Gardner asked about water lines and that the town is in the process of taking over some of the Asheville water lines and questioned if this area might be needed in the future for water lines. Mr. Gardner said he would like to talk to Public Works Director Jamey Matthews about the water lines. Mr. Gardner also said he was not in support of closing just a small portion and is not a fan of closing rights-of-way in general.

Jesse Gardner made a motion to open up public comment. The motion was seconded by Chris Collins and approved by a roll call vote of 5-0.

Gretchen Glass, 74 Goldmont Street, said that she is in support of her neighbor, Mr. Carmona, expanding his business and that she is also wanting to an addition to her house and the additional land from the closure would make up for the land that would be lost to the addition. Ms. Glass also said that most people along the alleyway had already adopted the space as theirs without going through the process.

Levon Lindsey, 400 S. Oconeechee Avenue, said he was not in support of the closure to help keep the confusion down.

Jesse Gardner made a motion to close public comment. The motion was seconded by Rick Earley and approved by a roll call vote of 5-0.

Chris Collins said he would like to look at the possibility of closing a larger section of the alleyway and was also not in support of closing just a small portion. Ms. Tipton reminded the board that they would have to take action on the submitted petition, but the board has the option to bring the issue back up at their next meeting if they would like to.

Jesse Gardner made a motion to not recommend the road closure to the Board of Aldermen. The motion was seconded by Rick Earley and approved by a roll call vote of 5-0.

VI. COMMUNICATION FROM PLANNING BOARD

Chris Collins asked how the Planning Board's recommendations are given to the Board of Aldermen and it was explained that the Aldermen receive the recommendations in both the cover sheet and the staff report for the particular agenda item.

VII. COMMUNICATION FROM STAFF

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Jennifer Tipton just asked all board members to be considering options for the December meeting. The date of the meeting is the Monday after Christmas. Ms. Tipton said the board could go ahead and cancel the meeting or leave the meeting date as it is scheduled.

VIII. ADJOURNMENT

Jesse Gardner made a motion to adjourn at 7:08 p.m. The motion was seconded by Chas Fitzgerald and approved by a roll call vote of 5-0.

Prepared by:

Chris Collins, Chair

Jennifer Tipton, Zoning Administrator