

TOWN OF BLACK MOUNTAIN PLANNING BOARD

The Black Mountain Planning Board held its regular meeting on Monday, January 22, 2018 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:

Lisa Milton, Chair
John Schaff, Vice Chair
Lynn Telford
Peter Vazquez
Jesse Gardner
Scott Reed

Absent:

Michael Raines

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 six (6) regular members.

II. ADOPTION OF AGENDA

Jennifer Tipton noted one change to the agenda and that was to remove the discussion of building heights as the requested had been withdrawn. Jesse Gardner made a motion to adopt the agenda as amended. The motion was approved by a vote of 6-0.

III. ADOPTION OF MINUTES – October 23, 2017 and November 27, 2017

John Schaff made a motion to adopt the October 23, 2017 minutes as written. The motion passed with a vote of 6-0. Peter Vazquez made a motion to adopt the minutes of November 27, 2017 as written. The motion passed with a vote of 6-0.

IV. BUSINESS

1. Chapman's Cove Preliminary Plat Review

Jennifer Tipton updated the board on the changes that had been made to the preliminary plat. The developer has corrected the lot sizes, has provided a grading plan and a road profile plan and will be working with both the City of Asheville and the Town of Black Mountain for water access to the site. Lisa Milton spoke of her concerns regarding the future connection to the larger parcel located in Buncombe County and said that she had spoken to D.O.T. who said that in most cases when the development is ready to be looked at then the two municipalities will get together and discuss connectivity.

Dana Bobilya, 79 Maney Lane, said that he put the future connection on the plat to be upfront with the fact that they want to reserve that right as well as to balance out the property on the plat. Mr. Bobilya said that civil engineering will have to be done to use this connection but that he would not remove it from the plat.

Planning Board Regular Meeting
January 22, 2018

Nel Ruffin, 24 Greenbriar Road, presented a powerpoint regarding her concerns with traffic.

Brian Newman, McGill Associates, said that the topography would make the road have a 400' vertical drop coming into the town which would preclude commercial traffic. Mr. Newman said the road would be used for some residential overflow. Mr. Newman also said that the development in the county would happen with or without the connection. Jesse Gardner made a motion to approve the preliminary plat as presented. The motion was seconded by John Schaff and approved by a vote of 5-1 with Lisa Milton voting against.

2. Discussion of Grazing Animals

Jessica Trotman gave some clarifications on grazing animals by saying that grazing animals are allowed in the TR-4 and the CR-1 districts. Ms. Trotman said that grazing animals and preserving open space are two different items and that allowing horses in the UR-8 district will be a more straight-forward conversation while maintaining greenspace will be a more complex conversation. Currently there are 18 parcels that have been identified in UR-8 that are two acres or larger and out of those about 35 acres is vacant or undeveloped. The Planning Department has not had any calls from anyone other than Doug Brock inquiring about horses in the UR-8 district. Ms. Trotman said that allowing grazing animals in UR-8 could be done under a conditional use permit where each case could be evaluated separately but also the permit could be revoked if in violation. The board decided they would only take this matter up if the Board of Aldermen request them to do so or if a formal application is brought to them. Ms. Trotman did say that the open space/green space conversations will continue to come up.

V. PLANNING BOARD/STAFF COMMENTS – Reports, Communications and Announcements

Lisa Milton asked that Black Mountain Avenue be looked at now that the hotel is under construction and now that the town has purchased property on Black Mountain Avenue. Ms. Milton said that people park on both sides of the street and it is a cut-through for many people.

Jessica Trotman said that the parking and traffic study has been funded and will begin this summer.

The board welcomed new member Scott Reed, who moved to Black Mountain from Maryland.

VI. PUBLIC COMMENT

None at this time.

VII. ADJOURNMENT

Jesse Gardner made a motion to adjourn at 7:21 p.m. The motion was approved by a vote of 6-0.

Prepared by:

Lisa Milton, Chair

Jennifer Tipton, Zoning Administrator