

**TOWN OF BLACK MOUNTAIN
PLANNING BOARD**

The Black Mountain Planning Board held its regular meeting on Monday, February 26, 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
Peter Vazquez
Jesse Gardner
Michael Raines
Scott Reed

Absent:

Lynn Telford

Staff:

Jennifer Tipton, Zoning Administrator
Jessica Trotman, Planning Director

The meeting was called to order at 6:01 p.m. and duly constituted and opened for business with a quorum of six (6) regular members.

II. ADOPTION OF AGENDA

Peter Vazquez made a motion to adopt the agenda as presented. The motion was seconded by Michael Raines and approved by a vote of 6-0.

III. ADOPTION OF MINUTES

John Schaff made a motion to adopt the minutes of January 22, 2018 as written. The motion was approved by a vote of 6-0.

IV. OLD BUSINESS

There was no old business to report.

V. NEW BUSINESS

1. Agenda/Meeting Format Discussion

Jessica Trotman help keep a cleaner record and explained that the new format for the agenda and the meetings is to make it more specific for the business of the board. Ms. Trotman went over the differences between public comments and public hearings and when to allow people to speak. Ms. Trotman also spoke about the differences between administrative hearings and legislative hearings and that public comment would not be allowed at an administrative hearing because it is objective and it either meets the requirements or doesn't. Legislative hearings would allow public comment but it has to be advertised. If the board wants to have public comment on an administrative hearing then it would have to be advertised that the board would be taking public comment. The purpose is to keep the board on track and have relevant feedback on the items that are on the agenda. Jesse Gardner said he would like to have public comments for major subdivisions. Ms. Trotman said that for public comment on items that are not on the agenda, she

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has some other outreach ideas that would allow for these comments where there can be some dialogue and discussion before it comes to the Planning Board.

2. Text Amendment Application Initiation

Ms. Trotman explained that for all text amendments we will be using the text amendment application as a cover sheet to help track where the text amendments are coming from, whether it be a citizen, staff or the Planning Board. This will make the process consistent across the board and track the process from conversation to an actionable item.

VI. COMMUNICATION FROM PARTNERING AGENCY

1. Update from NCDOT on Blue Ridge Road Interchange Project – Kristina Solberg

Kristina Solberg, NCDOT, presented a PowerPoint on STIP No. I-4409, which is the I-40 Blue Ridge Road Interchange project. The project has been funded and is currently slated for right-of-way acquisition in 2019 and construction to start in 2021. Ms. Solberg said that there are issues with the area that have to be looked at when designing the interchange such as floodplain, historic resources, the railroad crossing, Veteran's Park, the greenway and the Black Mountain Commerce Park. Ms. Solberg said that the project team is starting from scratch so the plan that was developed in 2000 is null and void. The project team is still collecting data and will be conducting environmental and hydraulic studies this summer. The schedule of meetings is that the first public meeting would be in the summer of 2018 and an additional public meeting would be held in the spring of 2019. All meetings will be advertised in local media and post card mailings will be sent out a couple of weeks prior to the meetings. It was noted that the design would be done before the public meeting and the first design would be the worst case scenario. Conversations for right-of-way acquisitions will begin in 2019 and NCDOT has scheduled two years for that process. The Town will post all meeting dates on the website and will continue to keep the community informed of any updates from NCDOT on this project.

VII. COMMUNICATION FROM PLANNING BOARD

Lisa Milton spoke about the crosswalks on W. State Street and the crosswalk at Cherry Street where someone has to walk out into the road to be able to see to cross the road. Ms. Milton is asking about moving the cross walk so that it is better aligned and can be better utilized so that someone doesn't have to step out into traffic. Ms. Trotman will ask DOT at the next MPO meeting to see what their paving schedule is and gather some more information about what might can be done.

VIII. COMMUNICATION FROM STAFF

1. Researching Information

Ms. Trotman said that she would like for any board member who is wanting to contact an agency for information send their questions to her so that she may reach out to the agency and get the answer and then disseminate that information to all board members at the same time so that everyone comes to the meeting with the same information.

2. Calendar of Public Meeting Times with Planning Director

Ms. Trotman said that she will have one day a month through the summer where she will not schedule anything and anyone can come in and talk about anything and it will be first come, first serve. The dates will be posted on the website. The department will also be doing quarterly open

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houses that will be drop-ins and will have updates on projects and various other things about the department and what is going on. The open houses will allow the community to be more in the loop of what is happening in the community and the department. Planning staff will be available to converse and answer questions.

3. Funding Opportunities for Small Area Plan for Blue Ridge Road

Ms. Trotman said that she has been working with the MPO and this fall will make an application for funding to bring in experts on interstate development who can come in and do a lot of the heavy lifting. The dollars would be available July 1st of 2019 and then we can get started on the plan. In the interim, the board can begin having conversations and community meetings to be able to have information when the time comes to start the plan. The scope of the plan will be depend on the guidance from MPO.

4. Planning Board Workshop in Asheville on May 10, 2018

Ms. Trotman reminded the board of the upcoming Planning Board workshop at the NC Arboretum on May 10th. Registration will be paid for by the town. Please contact either Jennifer Tipton or Jessica Trotman by Friday, March 2, 2018 if you would like to attend.

IX. ADJOURNMENT

Jesse Gardner made a motion to adjourn at 7:13 p.m. The motion was approved by a vote of 6-0.

Prepared by:

Lisa Milton, Chair

Jennifer Tipton, Zoning Administrator