

**TOWN OF BLACK MOUNTAIN
PLANNING BOARD**

The Black Mountain Planning Board held its regular meeting on Monday, March 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
Lynn Telford
Jesse Gardner
Mike Raines
Scott Reed

Absent:

Peter Vazquez

Staff:

Jennifer Tipton, Zoning Administrator
Jessica Trotman, Planning Director

The meeting was called to order at 6:07 p.m. and duly constituted and opened for business with a quorum of. Member Jesse Gardner arrived late and did not vote on the agenda or minutes.

II. ADOPTION OF AGENDA

Mike Raines made a motion to adopt the agenda as presented. The motion was approved by consensus with a vote of 5-0.

III. ADOPTION OF MINUTES

Mike Raines made a motion to adopt the minutes of February 26, 2018 as written. The motion was approved by consensus with a vote of 5-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. Table of Permitted Uses

Jessica Trotman explained to the board that she would like for them to begin looking at the table of permitted uses to make it more robust, specific and give it more depth. Ms. Trotman said that this will be a process that will take several working meetings and provided the board with examples of other tables and blog posts from the NC School of Government about land use. Ms. Trotman also suggested tying the uses back to the industry standard codes for the Census as it can help with definitions and can better identify land uses. Ms. Trotman suggested the board think about land uses that we have now that could be expanded or more detailed and also think about land uses that we have that are not listed in the table. The board talked about tiny homes and alternative housing and Ms. Trotman said she will try to find a model ordinance for tiny homes. The conversation then turned to Blue Ridge Road and discussions began about rezoning to commercial to get a higher value before the condemnation procedure by NCDOT. The board talked about what parts would be commercial and if would only be the front part of Blue Ridge

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Road and then where to draw the line between commercial and residential. The board asked Ms. Trotman for an outline calendar of activities with a timeline as well as a handout for the table of uses with staff comments to get started. Ms. Trotman talked about Neighborlands, which is a data management platform, and can get a demo for the board if they would like.

VI. COMMUNICATION FROM PARTNERING AGENCY

None.

VII. COMMUNICATION FROM PLANNING BOARD

None.

VIII. COMMUNICATION FROM STAFF

None.

IX. ADJOURNMENT

Jesse Gardner made a motion to adjourn at 7:19 p.m. The motion was seconded by Mike Raines and approved by a vote of 6-0.

Prepared by:

Lisa Milton, Chair

Jennifer Tipton, Zoning Administrator