



TOWN OF BLACK MOUNTAIN

160 Midland Avenue ♦ Black Mountain ♦ N.C. ♦ 28711

Phone: (828) 419-9300 ♦ Fax: (828) 669-2030

MEMORANDUM

To: Town of Black Mountain Planning Board
From: Jennifer Tipton, Zoning Administrator
Re: Agenda Packet for April 23, 2018
Date: April 16, 2018

The **Town of Black Mountain Planning Board** will meet on **Monday, April 23, 2018 at 6:00 p.m.** in Town Hall at 160 Midland Avenue.

Please find the following items for your information and use at the meeting:

1. The proposed agenda;
2. Draft minutes from March 26, 2018 and
3. Table of Permitted Uses.

Please let Jennifer Tipton know if you are **unable** to attend this meeting.
jennifer.tipton@townofblackmountain.org or (828) 419-9373.

The Town of Black Mountain is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act. Should you need assistance or a particular accommodation for this meeting, please inform Jennifer Tipton at (828) 419-9373 or by email at jennifer.tipton@townofblackmountain.org.

CC: Jessica Trotman, Planning Director
Matt Settlemyer, Town Manager



PUBLIC NOTICE

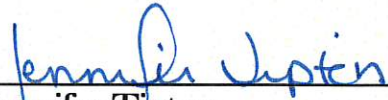
BLACK MOUNTAIN PLANNING BOARD

REGULAR MEETING

Monday, April 23, 2018 at 6:00 p.m.

The Black Mountain Planning Board will meet for their monthly meeting on **Monday, April 23, 2018 at 6:00 p.m.** at Town Hall, 160 Midland Avenue, Black Mountain, N.C.

The meeting is open to the public.



Jennifer Tipton
Zoning Administrator

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Posted to the Town Bulletin Board 04/13/18

www.townofblackmountain.org



**Planning Board Regular Meeting
April 23, 2018**

PROPOSED AGENDA

- I. CALL TO ORDER**
 - Welcome
 - Roll Call
- II. ADOPTION OF AGENDA**
 - **Motion:** To adopt the agenda as presented [or as amended]
- III. ADOPTION OF MINUTES**
 - **Motion:** To adopt the minutes of March 26, 2018 as written [or as amended]
- IV. OLD BUSINESS**
 - Table of Permitted Uses
- V. NEW BUSINESS**
- VI. COMMUNICATION FROM PARTNERING AGENCY**
- VII. COMMUNICATION FROM PLANNING BOARD**
- VIII. COMMUNICATION FROM STAFF**
- IX. ADJOURNMENT**

Table of Uses Work Flow:

April Meeting

Go through special uses, residential, public/institutional, and other categories

Consider the following:

- Are there any of these uses that could be defined or narrowed down further (i.e. Government Facilities could be narrowed down further to Police Department, Fire Department, Government Office)
- Are there any uses that need to be moved to another category or would fit better in another category
- Are there uses that we have in town that are not listed but need to be

Category	Uses	CR-1	SR-2	TR-4	UR-8	NMU-8	OI-6	CBD	HB-8	LI-8	HI-9
Special Uses	Conservation Subdivision	S	S	S	S	S	S	S			HL-9
Special Uses	Cottage Housing Development (CHD)	S	S	S	S	S	S	S	S		
Special Uses	Industrial Park Development								S	S	S
Special Uses	Planned Unit Development – Commercial					S	S	S	S	S	S
Special Uses	Planned Unit Development – Residential	S	S	S	S	S	S	S	S	S	S
Residential	Community living facilities/Shared housing			S	P	P	P	C	P	P	P
Residential	Manufactured Home Parks			S	S				C	C	
Residential	Manufactured Homes on individual lots	A	A	A	A						
Residential	Multi-family residential	C	C	C	A	C	C	A	A	A	
Residential	Park Model Housing										
Residential	Secondary Dwellings	A	A	A	A	A					
Residential	Single-Family Residences	P	P	P	P	P	P	P	P		
Residential	Two-family Residences (duplex)	P	P	P	P	P	P	P	P		
Public/Inst.	Government Facilities	P	P	P	P	P	P	P	P	P	P
Public/Inst.	Group Home					P	P		P	P	P
Public/Inst.	Hospitals								P	P	P
Public/Inst.	Meeting Halls for civic, social & fraternal							P	P	P	P
Public/Inst.	Places of Worship	C	C	P	P	P	P	P	P	P	P
Public/Inst.	Boarding House	A	A	A	A	A	A	A			
Public/Inst.	Conference Centers					A	A	A	A	A	A
Public/Inst.	Cultural, Community Facilities	C	C	C	C	C	C	P	P	P	P
Public/Inst.	Educational Facilities	C	C	C	C	C	C	C	C		
Public/Inst.	Family Care Homes	A	A	A	A	A	A	A	A	A	
Public/Inst.	Public Utilities	P	P	P	P	P	P	P	P	P	P
Other	Accessory Structures	A	A	A	A	A	A	A	A	A	A
Other	Agriculture	A	A	A	A	A	A	A	A	A	A
Other	Automobile Parking (principal use)										P
Other	Campgrounds								C	C	C
Other	Camps, summer	A	A	A	A		A				
Other	Carnival and fair grounds									C	
Other	Communications towers								C	C	C

Commented [JT1]: Remove category column and replace with headers such as "RESIDENTIAL USES", "ACCESSORY USES", "RECREATIONAL USES", etc

Commented [JT2]: Add a column for NAICS Code and add a column for development standards, particularly with uses that have additional requirements

Commented [JT3]: Note that this includes all accessory structures – this could be expanded on to include adult's workshops, garages, carports, etc.

Commented [JT4]: Here is a good place to consider some additional subcategories such as bee keeping, plant nurseries, etc.

EXAMPLE

		Reference	Development		Zoning Districts									
		NAICS	Standards		CR-1	SR-2	TR-4	UR-8	NMU-8	OI-6	CBD	HB-8	LI-8	HI-0
adopted 3/10/2010														
RESIDENTIAL USES														
Single Unit Residential														
Manufactured Home, on Individual Lot		321991	Sec. 5.14		A	A	A	A						
Park Model Housing														
Single-Family Dwelling		2361			P	P	P	P	P	P	P	P		
Multiple Unit Residential														
Community Living Facilities/Shared Housing								P	P	P	C	P	P	P
Manufactured Home Parks		531190	Sec. 7.7				S	S				C	C	
Multifamily Dwelling		2361	Sec. 5.16		C	C	C	A	C	C	A	A	A	
Two-Family Dwelling (duplex)		2361			P	P	P	P	P	P	P	P		
Group Residential														
Boarding House		721310	Sec. 5.6		A	A	A	A	A	A	A			
Family Care Home		623210			A	A	A	A	A	A	A	A	A	
Group Home		623990							P	P		P	P	P
Nontraditional Residential Developments														
Conservation Subdivision		2372	Sec. 7.5		S	S	S	S	S	S	S			
Cottage Housing Subdivision		2372	Sec. 7.6		S	S	S	S	S	S	S	S		
Planned Unit Development - Residential		2372	Sec. 7.8		S	S	S	S	S	S	S	S	S	S

P = Permitted A = Additional Requirements
C = Conditional Use S = Special Use