

TOWN OF BLACK MOUNTAIN PLANNING BOARD

The Black Mountain Planning Board held its regular meeting on Monday, April 23, 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
Peter Vazquez
Jesse Gardner
Mike Raines
Scott Reed

Absent:

John Schaff, Vice Chair
Lynn Telford

Staff:

Jennifer Tipton, Zoning Administrator
Jessica Trotman, Planning Director

The meeting was called to order at 6:02 p.m. and duly constituted and opened for business with a quorum of five (5) regular members.

II. ADOPTION OF AGENDA

Jesse Gardner made a motion to adopt the agenda as presented. The motion was seconded by Mike Raines and approved by a vote of 5-0.

III. ADOPTION OF MINUTES

Jesse Gardner made a motion to adopt the minutes of March 26, 2018 as written. The motion was seconded by Scott Reed and approved by a vote of 5-0.

IV. OLD BUSINESS

1. Table of Permitted Uses

Ms. Tipton began by giving the board a work flow, the first four categories of the table and an example table. Ms. Tipton explained that the board should look at removing the categories and group the uses, look at what uses could be expanded upon and look at what uses might not be in the table but need to be. Ms. Tipton used agriculture as an example and said that the use could be broken out into chickens, bees, roosters, etc. The board feels that the table is fine as it is but just needs to be reformatted into the example that was given with the exception of the census codes. The board then spoke about food trucks and regulations for food trucks and it was explained that most of the regulations come from the Health Department and the Town just regulates where it can go and if it is an allowable use. The board then spoke about definitions and it was determined that there were issues with the uses and the definitions. The board asked staff to reformat the table and then to highlight uses that do not have definitions or weak definitions and the board will review those to determine what needs to have definitions or better definitions. Staff will bring the table formatted and highlighted to the next meeting for review.

V. NEW BUSINESS

Planning Board Regular Meeting
April 23, 2018

None.

VI. COMMUNICATION FROM PARTNERING AGENCY

None.

VII. COMMUNICATION FROM PLANNING BOARD

Chair Milton spoke about Blue Ridge Road and that there is a group of citizens who are concerned about what will be happening and feel that they are not being a part of the process. Chair Milton suggested the possibility of having a meeting with this group to explain to them what the Town knows about the project and information about rezoning portions of Blue Ridge Road. Ms. Trotman responded with her staff report (see below) and thinks that this will address their concerns and allow them to be a part of the process.

VIII. COMMUNICATION FROM STAFF

Ms. Trotman informed the board that the upcoming budget has funds for a small area plan for Blue Ridge Road. Ms. Trotman said she will begin compiling the current conditions and asked the board to start thinking about their priorities so that we can send them to D.O.T. when they start taking comments. Ms. Trotman will send out an RFP (request for proposals) on July 1 for the more technical parts of the small area plan. The board asked if the RFP could be sent out any sooner and Ms. Trotman said she would check. There will be community meetings involved with the small area plan.

Ms. Tipton reminded the board about the Planning Board Workshop on May 10th at the Arboretum and about the Boards and Commissions Reception on May 25th.

IX. ADJOURNMENT

Jesse Gardner made a motion to adjourn at 7:25 p.m. The motion was seconded Mike Raines and approved by a vote of 5-0.

Prepared by:

Lisa Milton, Chair

Jennifer Tipton, Zoning Administrator