

TOWN OF BLACK MOUNTAIN PLANNING BOARD

The Black Mountain Planning Board held its regular meeting on Monday, October 24, 2022, at 6:00 p.m. in the Board Room of Town Hall, 160 Midland Avenue, Black Mountain, N.C. 28711.

I. CALL TO ORDER

The meeting was called to order with the following members present:

Chris Collins, Chair
Chas Fitzgerald
Kathy Phillips
Rick Earley

Absent:

Pam Norton, Chair
Lauronda Teeple
Joe Laudenslayer

Staff:

Jennifer Tipton, Senior Admin
Jessica Trotman, Planning Director
Russell Cate, Planner I/Zoning Administrator
Ron Sneed, Town Attorney

The meeting was called to order at 6:01 p.m. and duly constituted and opened for business with a quorum of four (4) members.

II. ADOPTION OF AGENDA

Chris Collins made a motion to adopt the agenda as presented. The motion was seconded by Chas Fitzgerald and approved by a vote of 4-0.

III. ADOPTION OF MINUTES

Chas Fitzgerald made a motion to adopt the minutes of September 26, 2022, as written. The motion was seconded by Rick Earley and approved by a vote of 4-0.

IV. NEW BUSINESS

None.

V. OLD BUSINESS

1. Table of Permitted Uses

Jennifer Tipton noted that the table reflects all of the changes from the September meeting and the marked-out uses are for the consultant's use.

Kathy Phillips asked about adding medical marijuana dispensaries to the table. Currently this use is not legal in North Carolina so there is not a lot of authority to define the use or add requirements. Town Attorney Ron Sneed said that it would need to be defined but the law will do that when it becomes legal. It could not be included in the definition of a CBD dispensary because they are two separate things.

There is no change in the number of employees allowed for home occupations. It is a regulatory mechanism for staff to fall back on if there are complaints.

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The board asked that there be a retail use for greater than 2500 square feet but don't allow those in the CB district. Square footage is the main way to keep chain stores out of the downtown area. The consultant will draft definitions of the new uses and any uses that are not currently defined.

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

None.

VIII. COMMUNICATION FROM STAFF

Staff has retooled the UDO process with an eleven-page annotated outline that the consultant will then populate.

VX. ADJOURNMENT

With no further business, the meeting was adjourned at 6:35 p.m.

Prepared by:

Chris Collins, Chair

Jennifer Tipton, Senior Admin