

TOWN OF BLACK MOUNTAIN PLANNING BOARD

The Black Mountain Planning Board held its regular meeting on Monday, January 27, 2023, 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
Pam Norton, Vice Chair
Kathy Phillips
Lauronda Teeple
Joe Laudenslayer
Rick Earley
Chas Fitzgerald

Staff:

Jessica Trotman, Planning Director
Russel 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 seven (7) members.

II. ADOPTION OF AGENDA

The agenda was adopted by consensus.

III. ADOPTION OF MINUTES

Pam Norton said that Vice-Chair needed to be added next to her name. Chas Fitzgerald made a motion to adopt the minutes of October 24, 2022, as amended. The motion was approved by consensus.

IV. NEW BUSINESS

1. UDO Presentation – Kelli McCormick, Kendig Keast Collaborative

Kellie McCormick reviewed the deliverables schedule, which goes through April. Ms.

McCormick stressed the importance of the annotated outline and said an updated version would be sent out tomorrow. Ms. McCormick then went over the UDO sections.

Chapter 1: Pam Norton noted that Table 2.01.03-1 has typos in the names of zoning districts. Ms. McCormick said that she will correct the typos. Chas Fitzgerald noted the redundancy of some of the text. Ms. McCormick said that she has received this comment from staff as well and will make the corrections.

Chapter 2: Zoning Districts: Ms. McCormick noted that the Future Land Use category will be deleted.

Section 2.04.08: Ms. McCormick said she will bring more on accessory uses to the next meeting.

Section 2.04.09: Chas Fitzgerald noted that water/sewer wouldn't be required for uses such as POD's. Jessica Trotman suggested adding something like "where applicable/relevant" and the

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board members concurred. Ron Sneed noted that POD's versus temporary onsite storage is confusing and Ms. McCormick said that she will clarify those uses.

Chapter 3: Section 3.01.01: Chris Collins said that he would like to see the outdoor storage section be more quantitative. Pam Norton asked how compliance is explained. Jessica Trotman explained that staff uses the approved site plan to ensure compliance. Chas Fitzgerald asked if the Town has a dark sky ordinance. Ms. Trotman explained that the town does have a dark sky ordinance but only in the sense that the lighting regulations that cover commercial properties serve to prevent glare and excessive lighting.

Section 3.02.02: Chris Collins asked if North Carolina allows window visibility standards for single-family homes. Jessica Trotman said that they do not.

Section 3.02.03: Pam Norton asked how we can make it easy for manufactured home temporary use renewals be easy in the context of a disaster. Jessica Trotman suggested case-by-case consideration by staff and board members concurred.

Use of manufactured homes for temporary use versus permanent use: Chas Fitzgerald suggested that items B through H should be "only required if the structure is for permanent" and board members agreed.

Chapter 9: Ms. McCormick did a quick overview of nonconforming uses.

Lauronda Teeple asked about the fence language and after discussion, board members agreed that they want the UDO to state fence height maximums of four feet for the front and eight feet for the rear, with clarification that at corner lots, both sides facing a street are limited to four feet.

Chas Fitzgerald said that he likes the idea of Joe Laudenslayer's idea of a work session for board members to hammer out their comments on the next draft of the UDO. Board members agreed and Ms. Trotman noted the gathering will be have to be notices. Staff will send out a poll to find a date that works for everyone.

V. OLD BUSINESS

None.

VI. PUBLIC COMMENT

Theresa Fuller, 207 Rhododendron Avenue, expressed her concerns about the process being transparent and knowing fully what's being proposed.

Philip Bisesi, 15 Hi View Drive, expressed his concerns about large vehicles obstructing traffic and visibility on Broadway Street. Board members concurred and noted that Town Council might be approving a parking study for Broadway Street soon, which might address the issue of oversized vehicles.

VII. COMMUNICATION FROM PLANNING BOARD

None.

VIII. COMMUNICATION FROM STAFF

None.

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VX. ADJOURNMENT

Chris Collins made a motion to adjourn the meeting at 7:45 p.m. The motion was approved by consensus.

Prepared by:

Chris Collins, Chair

Jennifer Tipton, Senior Admin