

TOWN OF BLACK MOUNTAIN PLANNING BOARD

The Black Mountain Planning Board held its regular meeting on Monday, February 27, 2023, at 6:00 p.m. in the Board Room of Town Hall.

I. CALL TO ORDER

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

Pam Norton, Vice Chair
Kathy Phillips
Joe Laudenslayer
Rick Earley
Chas Fitzgerald

Absent:

Chris Collins, Chair
Lauronda Teeple

Staff:

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

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

II. ADOPTION OF AGENDA

The agenda was adopted as presented by consensus.

III. ADOPTION OF MINUTES

Chas Fitzgerald made a motion to approve the minutes of January 27, 2023, as written. The motion was approved by consensus.

IV. NEW BUSINESS

1. Voluntary Annexation Request – Chinquapin Hill

The owner of 99999 Chinquapin Hill is seeking to voluntarily annex a portion of the property into the town limits and create three new lots. A portion of Chinquapin Hill is already inside the town limits. The owner is requesting a zoning designation of UR-8. The Planning Board said that they would like to see a zoning designation of SR-2 because of the slope and residual lot size. Town Attorney Ron Sneed said that the situation would appear to meet the higher standard for Council to zone to something other than UR-8, since this would be a spot zone as the area surrounding the parcel is zoned UR-8. Chas Fitzgerald made a motion that the annexation seems favorable and to recommend a zoning classification of SR-2. The motion passed by consensus.

2. UDO Sections for Review and Comment

Kelli McCormick went through the comments provided by staff from the Planning Boards workshop. The board had some questions about Cottage Housing Developments and Jessica Trotman said that she will bring some conceptual developments to help the board visualize how a Cottage Housing Development could be utilized, especially in regards to theoretical maximum

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density. Chas Fitzgerald made a motion to recommend staff's feedback be added to the comments provided from the workshop and put into the draft. The motion passed by consensus.

V. OLD BUSINESS

None.

VI. PUBLIC COMMENT

Kiersten Hall, 100 Portmanvilla Road, asked how the planning for the Hemphill and Black Mountain Ventures properties will occur and expressed her hope that the public will have ample opportunity for input.

VII. COMMUNICATION FROM PLANNING BOARD

None.

VIII. COMMUNICATION FROM STAFF

Jessica Trotman read a Facebook post stating that the Planning Board is changing development regulations without appropriate public participation. Ms. Trotman explained that this was false information and all of the Planning Board meetings and agendas are public and posted. There will be public participation when the draft is ready and that will be noticed at that time.

VX. ADJOURNMENT

With no further discussion, the meeting was adjourned at 7:35 p.m.

Prepared by:

Chris Collins, Chair

Jennifer Tipton, Senior Admin