

TOWN OF BLACK MOUNTAIN PLANNING BOARD

The Black Mountain Planning Board held a workshop meeting on Monday, March 20, 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:

Chris Collins, Chair
Pam Norton, Vice Chair
Joe Laudenslayer
Lauronda Teeple
Kathy Phillips

Absent:

Rick Earley
Chas Fitzgerald

Staff:

Jennifer Tipton, Senior Admin
Russell Cate, Planner I/Zoning Administrator

The meeting was called to order at 6:05 p.m. and duly constituted and opened for business with a quorum of five (5) members.

II. ADOPTION OF AGENDA

Chris Collins made a motion to adopt the agenda as presented. The motion was seconded by Lauronda Teeple and approved by a vote of 5-0.

III. ADOPTION OF MINUTES

There were no minutes to adopt.

IV. NEW BUSINESS

1. UDO Section Review

Jennifer Tipton explained that the sections for review would be the remainder of Chapter 3, Chapter 7 and Chapter 8.

The board made the following comments:

Section 3.02.04, Multiplexes and Apartments

- B (1): remove wording about parking and move it to the parking section.
- B (4) (b): subjective – needs to have some standards
- C (3): delete this sentence

Section 3.02.05, Nonresidential and Mixed Use

- A: what is the intent of this section – is it for all nonresidential and mixed use and then there are additional requirements for CB and industrial uses? If not, then the board would like have specific districts listed.
- A (3): delete this sentence
- A (4): delete “be visually attractive by using” and replace with “use”

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- A (5): what is exterior panelized plywood
- B: downtown is too subjective and should be changed to CB
- D (1) and (2): break into smaller paragraphs that are easier to read

Section 3.02.06, Central Business District

- A: what is multi-generational housing and why is that wording used
- D (1) (a): delete
- D (2): remove and reference sign chapter
- D (3) (a): delete this sentence
- D (3) (b): rewrite sentence to read “Parapets should be embellished with brick detailing and be stepped or sloped.”
- D (3) (d): delete this sentence
- D (4) (a): delete this sentence
- D (4) (b): remove “The screening of”
- D (4) (c): delete this sentence
- D (4) (d): delete this sentence
- D (6): delete this section
- D (7): delete this last sentence
- D (8): change should to shall and delete the last sentence
- D (9): move to lighting section
- D (10): remove and reference landscaping chapter

3.02.08, Infill and Redevelopment Sites

- Look at other jurisdictions and redo this entire section

3.02.09, Sustainability and LEED Incentives

- C: does this incentive also apply to remodels?

3.03, Parking, Loading, Stacking, and Access

3.03.01, General Provisions

- D (1): remove this sentence and add CB for exceptions
- H: ask Ron if we can do this
- Parking Table:
 - Delete newspaper publishing plants
 - Break out residential into the following:
 - Single-family and duplexes - 2
 - Secondary dwellings – 1
 - Multiplexes and Apartments – 1.5

Section 3.03.02

- B (1): would like to allow more than one and would also like to verify that people can temporarily stay in one, for example if visiting family
- B (2): what do we mean by commercial vehicles?

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- D (3): rewrite first sentence to the following: “Paved parking in all developments may be in excess of the maximum up to 10% with the use of pervious pavement or pervious pavement systems.”
- Figure 3.03.02: add dimensions
- K (1): refer to tree section and make sure it conforms with that section
- K (2): can we require bicycle parking?

3.03.03, Accessibility Parking

- E: is chapter 4 the lighting chapter?

3.03.06, Access

- E (1): delete this sentence

Chapter 7: Administration

Jennifer Tipton went through this section and just noted that most of staff’s comments were word choice, such as making sure land use code and unified development ordinance are used correctly.

Chapter 8: Development Review Procedures

Ms. Tipton went through this section as well and just noted that most of staff’s comments are changing applications to development applications, making sure procedures and notification times are correct, and adding evidentiary hearings.

Section 8.01.08, Public Meetings and Hearings

- C (2): remove section about consent agenda
- D (3): make attendance required at meetings

V. OLD BUSINESS

None.

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

None.

VIII. COMMUNICATION FROM STAFF

None.

VX. ADJOURNMENT

With no further business, the meeting was adjourned at 8:41 p.m.

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Prepared by:

Chris Collins, Chair

Jennifer Tipton, Senior Admin