

TOWN OF BLACK MOUNTAIN PLANNING BOARD

The Black Mountain Planning Board held its regular meeting on Monday, March 27, 2023, at 6:00 p.m. in the Board Room of Town Hall, 160 Midland Avenue.

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:

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 6:09 p.m. and duly constituted and opened for business with a quorum of six (6) members. Pam Norton arrived late.

II. ADOPTION OF AGENDA

Lauronda Teeple made a motion to adopt the agenda as presented. The motion was seconded by Chas Fitzgerald and approved by a vote of 6-0.

III. ADOPTION OF MINUTES

Joe Laudenslayer made a motion to adopt the minutes of February 23, 2023, as written. The motion was seconded by Chas Fitzgerald and approved by a vote of 6-0 (Chris Collins abstained from voting).

Chas Fitzgerald noted a change under new business in the February 27, 2023, minutes. Lauronda Teeple made a motion to adopt the minutes of February 27, 2023, as amended. The motion was seconded by Chas Fitzgerald and approved by a vote of 6-0 (Chris Collins abstained from voting).

IV. NEW BUSINESS

1. Rezoning Request for 99999 Chinquapin Hill

The rezoning request for 99999 Chinquapin Hill is to go along with the voluntary annexation request. Russell Cate went through the staff report and noted that the original request was for the zoning designation of UR-8. Mr. Cate noted that the UR-8 zoning district is not compatible with the zoning designation of R-LD from Buncombe County, which is what the property is currently zoned. The Planning Board discussed the zoning designation at the February meeting with the annexation request and felt that SR-2 was a better option due to the topography and lot sizes. Mr. Cate noted that the SR-2 zoning designation is more in line with the R-LD County zoning district. Chas Fitzgerald made a motion to recommend the zoning designation of SR-2 to the

Planning Board Regular Meeting
March 27, 2023

property known as 99999 Chinquapin Hill because it is consistent the Comprehensive Plan because it provides for larger lot sizes and works better with the slope and environmental challenges. The motion was seconded by Chris Collins and approved by a vote of 7-0.

2. UDO Sections for Review

Kelli McCormick went through the notes made by Planning Board, staff, and Ron Sneed. During the conversation, it was decided to add some additional criteria for incentives and to come back with some additional language about commercial vehicles. Due to this additional information, these sections will come back to the board for consensus at the next meeting.

V. OLD BUSINESS

None.

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

Chris Collins had a few notes for the rest of the UDO process. He asked the consultant review the comments before the meeting, suggested that staff and the consultant have a meeting to talk about minor comments (i.e., typos, grammatical errors, word choice, etc.), and share the Zoom link with all board members. It was also suggested that the next sections highlight what language is existing and what language is new and Jessica Trotman said that the annotated outline provides that information. Staff will send out the annotated outline with the next sections.

VIII. COMMUNICATION FROM STAFF

Jessica Trotman said that she expects some lulls in the near future as we start nearing the point of public input. Ms. Trotman also noted that FEMA will have to review our floodplain sections before they can be adopted by Council, so she is going to try and send those sections as soon as possible to FEMA so that we can hopefully adopt the ordinance in its entirety rather than without those sections. Ms. Trotman said that the outline is that with draft one, we will accept public comments and hold two listening sessions. Those comments will be compiled and brought back to Planning Board. Illegal and mean-spirited comments will be noted but put aside. Planning Board will decide which comments will go into the second draft. The second draft will be for the joint session with Planning Board and Town Council, which will then lead to the third draft. The third draft will be for the public hearing. We will have a better timeline after we receive the first draft and we hope to get that in late spring or early summer.

VX. ADJOURNMENT

With no further business, the meeting was adjourned at 8:24 p.m.

Prepared by:

Chris Collins, Chair

Planning Board Regular Meeting
March 27, 2023

Jennifer Tipton, Senior Admin