

TOWN OF BLACK MOUNTAIN PLANNING BOARD

The Black Mountain Planning Board held a workshop meeting on Thursday, August 17, 2023, at 6:00 p.m. in the Board Room of Town Hall, 160 Midland Avenue, Black Mountain, NC 28711.

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
Chas Fitzgerald

Absent:

Rick Earley

Staff:

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

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

II. ADOPTION OF AGENDA

Pam Norton made a motion to adopt the agenda as presented. The motion was seconded by Joe Laudenslayer and approved by a vote of 6-0.

III. ADOPTION OF MINUTES

There were no minutes to adopt.

IV. NEW BUSINESS

1. UDO Section Review – STR's, Multi-family, Infill, Duplexes, and Definitions **Short Term Rental Draft Language**

- Restructure sentence in 1a to read clearer. Use Rick Earley's suggestion for sentence.
- Add general statute number to life safety inspection requirement.
- Add that life safety inspection will be through the Fire Marshal's office.
- Move b (d) to c for posting of information.
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- Add that information should be posted in a conspicuous place.
- Add that address should be visible from a driveway or public street.
- Parking requirements – would like to see:
 - 1 space per bedroom
 - No parking in right-of-way
 - Parking should be on an improved surface
- Add containment devices to section about trashcans
- Clarify that only a zoning permit is required
- Add property to section about person being within 60 miles

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Multi-family Dwelling Draft Language

- Delete neighborhood-scale in first sentence
- Change applicability to density
- Add applicability to D
- Separate parking requirements into site standards and include #'s 8, 9, and 10 for site requirements
- Change two dwelling units to one structure with two dwelling units
- Add opaque fence to screening section
- Change required to minimum in 7B

Infill Draft Language

- Under generally, add about lots in subdivisions
- Under applicability – separate residential and commercial
- Add residential in front of infill so it applies to only residential development and redevelopment
- Under generally, add primary in front of structures

Duplex Draft Language

- Make lot plural

Definitions

- Will check with Town Attorney to see if it is necessary to define “adult” and if “rounding” is always rounding down
- Elevated floor – remove “elevated” from in front of word lower
- Cottage housing development – add total floor area and that it excludes covered unheated areas
- Open space – add “or improved with landscape improvements”
- Define commercial vehicle
- Conservation subdivision – add “and natural features and vegetation are preserved in the permanent open space that is provided”
- Yard – change “open space” to “unbuilt portion of a lot”
- Summer camp – change “shall be accredited” to “may be accredited”
- Check if there are different definitions for mobile home versus manufactured home

V. OLD BUSINESS

None.

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

Chas Fitzgerald asked if the Town can require that subdivisions that are partially outside of the Town limits to voluntarily annex that portion of the subdivision. Jennifer Tipton said that she will check with the Town Attorney and see if that is possible.

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VIII. COMMUNICATION FROM STAFF

Jennifer Tipton said that the regular meeting for August will be for the conditional zoning request for Montreat College. Ms. Tipton said she hopes to have a full first draft of the UDO by September 1st.

VX. ADJOURNMENT

With no further business, the meeting was adjourned at 7:37 p.m.

Prepared by:

Chris Collins, Chair

Jennifer Tipton, Senior Admin