

TOWN OF BLACK MOUNTAIN PLANNING BOARD

The Black Mountain Planning Board held its regular meeting on Monday, October 23, 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
Joe Laudenslayer
Rick Earley
Lauronda Teeple
Chas Fitzgerald

Absent:

Pam Norton, Vice Chair
Kathy Phillips

Staff:

Jennifer Tipton, Senior Admin
Jessica Trotman, Planning Director

The meeting was called to order at 6:01 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 was one amendment to the August 28th minutes to change the word or to and in condition number four on page four. Chas Fitzgerald made a motion to adopt the minutes of August 28th as amended. The motion was seconded by Lauronda Teeple and approved by a vote of 5-0.

Chas Fitzgerald made a motion to adopt the minutes of September 5, 2023, as written. The motion was seconded by Joe Laudenslayer and approved by a vote of 4-0, with Chris Collins abstaining.

IV. NEW BUSINESS

1. UDO Draft Review and Comments

The full draft of the UDO has been posted online and staff has held four community meetings and online commenting is available until mid-November. Jessica Trotman said that text amendments will be expected as staff tests out new sections and how they work as well as regulations and requirements coming out of Raleigh. The UDO is a living, evolving document and will continue to be drafted to meet the needs of the community. Ms. Trotman said to plan on having some changes come through soon regarding code enforcement procedures. The amendments will be to help straighten out the process for code enforcement. Staff did change the appendices to the standards and details manual. Out of the four community meetings, six people attended and mainly asked questions. No one provided any comments. Ms. Trotman feels that because this is just a polishing up of the development regulations and filling in some of the

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blanks, people are not quite as concerned as if the project were being started from scratch. Ms. Trotman also pointed out that a lot of the touch points were done at the beginning with data gathering and stakeholder interviews.

The tentative schedule for the adoption of the UDO is go through final comments and come to a consensus at the November Planning Board meeting, have a joint session with Town Council in December and make a recommendation, call for the public hearing in January, and hold the public hearing in February. The timeline is subject to change based on the number of comments received and schedules.

V. OLD BUSINESS

None.

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

The board asked about several buildings around Town that have a potential for redevelopment.

VIII. COMMUNICATION FROM STAFF

None.

VX. ADJOURNMENT

With no further business, the meeting was adjourned at 6:34 p.m.

Prepared by:

Chris Collins
Chris Collins, Chair

Jennifer Tipton
Jennifer Tipton, Senior Admin