



**TOWN OF BLACK MOUNTAIN**  
**Planning and Development Services Department**  
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**PLANNING BOARD REPORT TO THE BOARD OF ALDERMEN**  
**ITEM 4A**

**To:** Town of Black Mountain Board of Aldermen  
**From:** Ames Tryon, Planning Board Chair  
**Date:** November 8, 2010  
**Re:** Annual Report (July 1, 2009 – current)

The purpose of the Planning Board (Ord. 0-88-2, passed 1-18-88) is to:

- Make studies of the area within Town jurisdiction and surrounding areas and to prepare plans for achieving Town objectives.
- Develop and recommend policies, ordinances, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner.
- Advise the Aldermen concerning the use and amendment of means for carrying out plans.
- Exercise administrative and enforcement functions such as reviewing subdivision plats, advising the Zoning Board of Adjustment on Conditional Use Permits and advising the Aldermen on right-of-way closures and zoning map and text amendments.
- Perform any other related duties that the Aldermen may direct.

In practice, the Planning Board strives to carry out the vision statements and adopted policies of the 2004 Comprehensive Plan and other Aldermen adopted plans through land use regulations, public education, and community involvement. Within the past year the Planning Board has:

- Provided the framework and recommendations for the Robert's Farm Development Agreement;
- Studied in depth issues of steep slopes and density, dumpster screening, wood and yard waste processing, animal control, and signage;
- Processed two major subdivision plans and preliminary plats (Lindwood Landing which was not approved; and Mountain Housing Opportunities' Byrd Road Subdivision which was); and
- Completed work to comprehensively re-write local building, subdivision and zoning regulations in the Land Use Code which was adopted in March, 2010;

The Planning Board is now reviewing the Land Use Code for any needed text amendments and will bring you our recommendations in March of 2011. We have also considered and brought forward text amendments related to off-premise signage (per tonight's hearing) and yard and wood waste processing facilities. We will continue to serve at your direction and hope that you will all feel free to attend our meetings and provide your input. All Planning Board minutes are available on the Town website and the public is invited to get on the Planning Director's email list to receive notices of Planning Board activities.