

**TOWN OF BLACK MOUNTAIN
HOUSING COMMISSION
MINUTES OF REGULAR MEETING
January 18, 2011**

The **Black Mountain Housing Commission** held its regular monthly meeting on **Tuesday, January 18, 2011 at 10:00 a.m.** in the Town Hall at 160 Midland Avenue, Black Mountain, N.C.

I. CALL TO ORDER

The meeting was called to order with the follow members present:

Connie Pruitt, Chair
Ruth Norton, Vice Chair
Levon Lindsey, Secretary
Philip Bisesi
Carolyn Copeland

Absent:

Joanne Brannon
Jeff Hunter
Chad Knight

Staff:

Elizabeth Teague, AICP, Planning Director
Rosa B. Hilbert, Senior Administrative Assistant

Chair Pruitt called the meeting to order with five regular members. The meeting was duly constituted and opened for business.

II. ADOPTION OF AGENDA

Carolyn Copeland made a motion to adopt the agenda as written. Vice Chair Norton seconded the motion and it passed unanimously.

III. ADOPTION OF MINUTES

Vice Chair Norton made a motion to adopt the minutes of November 16, 2010. Phillip Bisesi seconded the motion and it passed unanimously.

IV. BUSINESS

1. Presentation and Discussion on Transportation and Housing (including update on Asheville Transit and Mountain Mobility Schedule and the Pedestrian Master Plan)

Ms. Teague reviewed a power point presentation on Transportation Planning in Black Mountain particularly as it is related to non-motorized transportation. The topics included:

- Transportation Effects Personal and Community budgets
- The Town's methodology regarding Mountain Mobility, Asheville Transit Authority, Zoning, Sidewalks and Greenways planning

➤ The Town's planning initiatives since the visioning process of 2001 Ms. Teague discussed the enormous costs of ownership and maintaining vehicles for individuals who falls within the median income. Vehicle repair costs often takes away money needed for housing; although, transportation is essential to get to a job. The expenditures also affects community budgets because it costs money to maintain roads. She discussed zoning and land availability and said that the relationship of the location of land to the road will affect its value.

Parking-can take up a lot of room. Room that takes away from the road, sidewalk or someone's front yard yet it is necessary. Sidewalk improvements can take up parking spaces as well as other space and so in all new development and redevelopment we have to balance cost and space allocation.

Distance traveled – residential communities that are spread out will increase the need to drive and lessen the incentive to build sidewalks or greenways because distance makes people want to drive. Black Mountain is fortunate in that we do not have a lot of sprawl and so there is opportunity for people to be able to walk between residential areas and shopping areas. Constructing new residential areas on the out skirts of town, and thus increasing sprawl also costs more money in terms of infrastructure and the cost for providing services (such as police, fire, garbage pick-up).

The Town's methodology has been to increase accessibility to transit and to pedestrian facilities. The Housing Commission made recommendation to the planning board as part of the Land Use Code revision process to allow smaller sized lots and to better accommodate duplex housing by treating it the same under zoning as other types of houses in order to create more infill and housing opportunity within walking distance of downtown. Smaller existing lots are now in compliance new LUC because of the efforts of the HSG and Planning Board to create more housing opportunities in the center of town. Creating density gets away from sprawl and allows housing where there are already sidewalks and infrastructure.

Additionally, we created a density bonus along the US70 major corridor to allow more units per acre as a way of trying to get more multifamily units along the US70 corridor where the transit service runs.

The trade off in this approach is that we became more restrictive in the outer areas of town jurisdiction where there are slopes and more sensitive environmental concerns. In essence the new Land Use Code makes it easier to build within the central areas of Black Mountain which are flat and along our major corridors, but makes it harder to build in the steeper more mountainous areas.

This Housing Commission helped to initiate more density allowances in the LUC to slow down sprawl and create more housing opportunities in the middle of town where there are already roads, infrastructure, and sidewalks.

At the same time, the Town is continually working to expand our sidewalk system as budget and rights-of-way allow. In 2008, the Town completed the Comprehensive Pedestrian Master Plan to

indicate where sidewalks are and should be. This plan is a guide for future development and requires sidewalk construction as part of development in certain designated corridors.

Along the US70 corridor the Town constructed a new sidewalk with NCDOT over the course of 4 years and built bus shelters. Montreat Road also remains a priority and the Town has incrementally been constructing sidewalk as we can. We have also constructed sidewalk along Broadway linking Bi-Lo and downtown, the Village Way Greenway, and are working on the Flat Creek Greenway.

Ms. Teague also explained the efforts made by the Town of Black Mountain and the Asheville Transit Authority (ATA) and Mountain Mobility to improve and maintain transit services. Through a federal grant, these services have been continued for another 2 years.

2. The Board then discussed other business items including scheduling a training to develop a local “Ramp construction crew” with Mountain Housing Opportunities. Ms. Teague will get in touch with MHO to see if we can schedule something in the next couple of months.
3. Ms. Teague also reported that a local group is working to find a transitional home for women coming out of the Prison system as part of a mentor and training program that has been going on for many years.

V. STAFF AND MEMBER REPORTS AND COMMUNICATIONS

VI. PUBLIC COMMENT – none

VII. ADJOURNMENT

Connie Pruitt, Chair

Levon Lindsey, Secretary

Rosa B. Hilbert, Senior Admin. Assistant