

**TOWN OF BLACK MOUNTAIN  
HOUSING COMMISSION  
MINUTES OF REGULAR MEETING  
January 19, 2010**

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The **Black Mountain Housing Commission** held its regular monthly meeting on **Tuesday, January 19 2010 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:

Jeff Hunter  
Dot Jones  
Jessie Sherrill  
Dawn Wilson

Absent:

Joanne Brannon, Chair  
Connie Pruitt, Vice Chair  
Ellen Farrior, Secretary  
Peter Vazquez

Other(s)

Alderman Joan Brown

Staff:

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

In the absence of the Chair, Vice Chair and Secretary, Jeff Hunter called the meeting or order. There was not a quorum present to transact business.

**II. ADOPTION OF AGENDA**

There was not a quorum present to adopt the agenda.

**III. ADOPTION OF MINUTES**

There was not a quorum present to adopt the minutes of November 17, 2009.

Discussion Notes

**IV. NEW BUSINESS**

1. Re-schedule Tour

Ms. Teague said the Commission wanted to visit the Mountain Housing Opportunities projects in December and invited the newly elected Board of Aldermen members but inclement weather prevented the tour. Ms. Teague will contact Aldermen Rayburn and Showers to reschedule.

2. HUD Section 8 Training

Ms. Teague spoke with Mr. Anthony Goodson, Administrator of the local HUD Section 8 Program with the City of Asheville about presenting a workshop about the Section 8 Program.

The Commission discussed how the workshop could be advertized, topics of discussion, date, time and location of the workshop. The consensus was to schedule a tentative date of Friday, February 26, 2010 at 9:00 a.m. in the Town Hall boardroom for Mr. Goodson to present an informational meeting about the Section 8 Program.

## **V. OLD BUSINESS**

### **1. Home-owner Assistance Program**

Ms. Teague said that Warren Wilson College has a program where the students assist with housing repairs and are willing to work with the Housing Commission to schedule a work day in the spring. Dot Jones said that some work tools were donated to the Presbyterian Home and inquired about some help with home repairs from their volunteers. She is meeting with Renae Brame with the Swannanoa Valley Christian Ministry to coordinate information and compile an up to date list of folks in need of assistance.

Jeff Hunter suggested a Community Workday where different groups would coordinate to work with homeowners who need assistance. Another suggestion was to organize a Tool-Loan Library for the volunteers who needed tools for raking, digging, clearing brush, grass cutting, etc. The Commission discussed storage options and consideration of personnel to manage the distribution of tools, liabilities for accidents or damages. Ms. Teague asked the Commission to bring back their ideas for continued discussion at the next meeting.

## **VI. STAFF AND MEMBER REPORTS AND COMMUNICATION**

Dawn Wilson followed up on a complaint about unfair water fees in Mobile Home Parks. The complaint in question was in a Mobile Home Park located in Ridgecrest, not in Black Mountain; however, the Town of Black Mountain supplies water to the residents. The MHP owner said that they use a utility billing company to handle billing and the water rates are the same as what Black Mountain residents are charged; there is no deposit charge but there a \$75 fee incurred if the bill is in arrears. Ms. Teague said the print out from the Black Mountain Water Department shows that all the Mobile Home Parks within the Town limits have individual meters for each unit.

Ms. Teague reported that the Board of Aldermen adopted the Land Use Codes effective March 14, 2010. She said that many of the Housing Commission's recommendations were incorporated in the document; specifically to allow duplexes outright with no additional lot size requirement and treat them the same as a single family home. There is an inclusionary housing bonus; however, the commission will need to revisit how to handle the buy-out option. A large part of Black Mountain will be zoned UR8 from the previous R-10 which means smaller lot sizes. The zoning maps are in the process of being revised to show that the Roberts Farm project has its own zoning district. There will be no ETJ. She said that neighbors voiced their concerns to the Board of Aldermen and the Planning Board about safety issues involved in rezoning Montreat Road to a Mixed Use District. The final consensus was that Montreat Road would remain residential.

Ms. Teague commended the Planning Board members for their time, effort and perseverance in rewriting the Zoning Ordinance.

**VII. PUBLIC COMMENT - none**

**VIII. ADJOURNMENT**

There was not a quorum present for a motion or vote to adjourn the meeting.

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Joanne Brannon, Chair

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Ellen Farrior, Secretary

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Rosa B. Hilbert  
Senior Administrative Assistant