

**TOWN OF BLACK MOUNTAIN
HOUSING COMMISSION
MINUTES OF REGULAR MEETING
AUGUST 19, 2008**

The **Black Mountain Housing Commission** held its regular monthly meeting on **Tuesday, August 19, 2008 at 10:00 a.m.** at the Carver Community Center, 101 Carver Avenue, Black Mountain, North Carolina.

I. CALL TO ORDER

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

Ellen Farris, Vice Chair
Joanne Brannon
Ruth Gleeson
Dot Jones
Connie Pruitt
Jessie Sherrill
Dawn Wilson

Absent:

Ronald Krantz
Dave Bassett

Staff:

Elizabeth Teague, Planning Director
Rosa Hilbert, Senior Administrative Assistant

Other(s):

Alderman Joan Brown

Vice Chair Farris declared a quorum present with seven regular members. The meeting was duly constituted and opened for business.

II. ADOPTION OF AGENDA

Joanne Brannon made a motion to adopt the agenda as written. Connie Pruitt seconded the motion and it passed unanimously.

III. ADOPTION OF MINUTES

Dawn Wilson made a motion to adopt the minutes of July 15, 2008. Ruth Gleeson seconded the motion and it passed unanimously.

IV. OLD BUSINESS - Updates and Next Steps on Action Items from last meeting

a. Ashe Street Property

Vice Chair Farris said that the Ashe Street Property located behind the Mexican Restaurant on US Hwy 70 is where the Black Mountain Fire Department Training Center is located. Fire Chief Steve Jones said that the training center will be relocated to the Clevenger property when funding is available. Ms. Teague reported that at the July meeting Joe Quinlan said that Habitat decided against building on the property because a large portion is in the floodplain and they could not get enough houses on the property for their model to be cost effective. Joe Quinlan said there may be a possibility for Mountain Housing Opportunities to use the property.

b. Alternate properties for Habitat (lots outside town limits)

Dawn Wilson reported looking at the property just outside town limits off of Cragmont Road and a large parcel in Ridgecrest; however, both properties are in Buncombe County. The property off Cragmont is contiguous to the town boundaries and annexation may be an option. Connecting to sewer is also an issue. Ms. Teague reported that the Board of Aldermen will hold a public hearing for an annexation request for 18 acres adjacent to Highland Farms; however, no development plans have been submitted.

c. Housing Trust Fund

Ms. Teague reported that the Community Foundation is experiencing some transition with the retirement of the executive director. The Town has corresponded with the staff and is awaiting feedback to see if a meeting can be scheduled for more discussion of organizing and operating a Housing Trust Fund. The Commission asked Ms. Teague to also contact the State Housing Trust Fund for information.

d. Planning Board actions on Zoning Recommendations

Connie Pruitt reported that revisions to the proposed cottage developments were discussed at the July 28, 2008 Planning Board meeting. She said that a local builder, Charlie Sparks, addressed the Board expressing interest in creating low-cost smaller scale housing in Black Mountain. He presented some sketches and said the typical footage would be about 850 to 1,200 square feet. Elizabeth Teague reported that the Planning Board noted that the Town does not have minimum square footage requirements for homes and cottages are allowed under the existing ordinance. Some of the discussion topics and recommendations were:

- Use of cottages as part of zero lot line developments.
- Allow property owners to construct cottages on non-conforming lots, provided that the setbacks were met and the character of the neighborhood preserved.
- Possibility of reducing the minimum lot size requirement or increasing density allowances in some districts. The Board discussed that the
- Minimum lot size in the MR-8 district is 5,400 square feet, which is only 400 square feet above the area of most of the originally platted lots within the Methodist Colony Company and other areas of town.
- Planning Board was not in favor of defining or identifying “cottages” separately.
- All manufactured housing be allowed, as long as certain design guidelines are met, such as the pitch of the roof, foundation, etc.
- The minimum lot size for the MR-8 district be reduced to 5,000 square feet. (The current minimum lot size is 7,500 square feet for the R-10 district; minimum lot size in the R-20 district is 10,500 square feet.)
- Several areas around Lake Tomahawk, along Montreat Road and some of the side streets extending off of Montreat Road to be changed from TR-4 to MR-8 on the proposed zoning map.
- Minimum residential lot size for the Mixed-Use district along Montreat Road also to be lowered to 5,000 square feet.

Ms. Teague presented the proposed zoning map. The emphasis is in designating some neighborhoods as higher density, and smaller lots with more flexibility allowing a variety of housing options.

Outline of proposed changes:

- Increasing the residential districts from two to four districts
 - Conservation oriented
 - Allow building on small non-conforming lots (Charlie Sparks)
 - Reduce minimum lot size to eliminate non-conforming lots
 - Create areas of less density: SR2 (Suburban Residential – 2 units per lot on half acre lots) TR4- Traditional Residential – 4 units per acre on quarter acre lots, CR – Conservation Residential – one unit on an acre lot
 - Allow any type of manufactured housing within the town limits provided there are architectural guidelines (not sure how this could be regulated or enforced)
 - Allow cottage development to permit small stand alone structures with shared common areas, and parking as a conditional use
- e. Coordination of volunteer groups

Dot Jones reported that most of the volunteer youth groups were available in the early spring but there are still requests for assistance with housing repairs. The Commission discussed several options to investigate with some local churches, council on aging, colleges, and recovery groups.

V. NEW BUSINESS

Election of Officers

Dawn Wilson made a motion to nominate Joanne Brannon as Chair, Ellen Farrior as Vice Chair and Ruth Gleeson as Secretary. There were no other nominations. The Commission unanimously approved the nominations with a vote of 7 to 0.

VI. STAFF AND MEMBER REPORTS AND COMMUNICATION

Dawn Wilson reported that Andy Grabel with Black Mountain News wrote a story recently about the Mountain Housing Opportunities project. He agreed to do a follow up story when the project is nearing completion and include photos. Elizabeth Teague said that Joe Quinlan made a presentation to the Board of Aldermen about the Mountain Housing Opportunities on Central Avenue and it was well received.

VII. PUBLIC COMMENT - none

VIII. ADJOURNMENT

Dawn Wilson made a motion to adjourn the meeting at 11:15 a.m. The motion passed unanimously.

Ellen Farrior, Vice Chair

Rosa B. Hilbert
Senior Administrative Assistant