



TOWN OF BLACK MOUNTAIN
160 Midland Avenue ♦ Black Mountain ♦ N.C. ♦ 28711
Phone: (828) 419-9300 ♦ Fax: (828) 669-2030

MEMORANDUM

To: Town of Black Mountain Planning Board
From: Jennifer Tipton, Zoning Administrator
Re: Agenda Packet for October 28, 2019
Date: October 18, 2019

The **Town of Black Mountain Planning Board** will meet on **Monday, October 28, 2019, at 6:00 p.m.** in Town Hall at 160 Midland Avenue.

Please find the following items for your information and use at the meeting:

1. The proposed agenda;
2. Draft minutes from September 23, 2019;
3. Discussion of Potential Rezoning of Portions of Flat Creek Road and Montreat Road;
4. Proposed Text Amendment for Traffic Impact Analysis; and
5. Holiday Meeting Schedule.

Please let Jennifer Tipton know if you are **unable** to attend this meeting.
jennifer.tipton@townofblackmountain.org or (828) 419-9373.

The Town of Black Mountain is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act. Should you need assistance or a particular accommodation for this meeting, please inform Jennifer Tipton at (828) 419-9373 or by email at jennifer.tipton@townofblackmountain.org.

CC: Jessica Trotman, Planning Director
Ron Sneed, Town Attorney
Josh Harrold, Town Manager



PUBLIC NOTICE

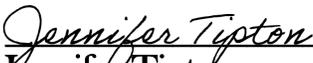
BLACK MOUNTAIN PLANNING BOARD

REGULAR MEETING

Monday, October 28, 2019, at 6:00 p.m.

The Black Mountain Planning Board will meet for their monthly meeting on **Monday, October 28, 2019, at 6:00 p.m.** at Town Hall, 160 Midland Avenue, Black Mountain, N.C. The purpose of this meeting is to discuss potential rezoning of portions of Flat Creek Road and Montreat Road and to consider proposed text amendments to traffic impact analysis.

The meeting is open to the public.



Jennifer Tipton
Zoning Administrator

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Posted to the Town Bulletin Board 10/14/19

www.townofblackmountain.org



**Planning Board Regular Meeting
October 28, 2019**

PROPOSED AGENDA

I. CALL TO ORDER

- **Welcome**
- **Determination of Quorum**

II. ADOPTION OF AGENDA

- **Motion:** To adopt the agenda as presented [or as amended]

III. ADOPTION OF MINUTES

- **Motion:** To adopt the minutes of September 23, 2019 as written [or as amended]

IV. OLD BUSINESS

- Discussion of Potential Rezoning of Portions of Flat Creek Road and Montreat Road
- Proposed Amendment to Traffic Impact Analysis

V. NEW BUSINESS

- Holiday Meeting Schedule

VI. COMMUNICATION FROM PLANNING BOARD

VII. COMMUNICATION FROM STAFF

VIII. ADJOURNMENT

**TOWN OF BLACK MOUNTAIN
PLANNING BOARD**

The Black Mountain Planning Board held its regular meeting on Monday, September 23, 2019, at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

I. CALL TO ORDER

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

Jesse Gardner, Chair
Jennifer Willet
Chris Collins
Michael Raines
Scott Reed

Absent:

Pam Norton, Vice Chair
Lauronda Teeple

Staff:

Jennifer Tipton, Zoning Administrator
Jessica Trotman, Planning Director

The meeting was called to order at 6:00 p.m. and duly constituted and opened for business with a quorum of four (4) regular members. Member Jennifer Willet arrived late.

II. ADOPTION OF AGENDA

Mike Raines made a motion to adopt the agenda as presented. The motion was seconded by Scott Reed and approved by a vote of 4-0.

III. ADOPTION OF MINUTES

Mike Raines made a motion to adopt the minutes of August 26, 2019 as written. The motion was seconded by Scott Reed and approved by a vote of 4-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. Community Input Meeting on Potential Rezoning for Portions of Flat Creek Road and Montreat Road

Jessica Trotman stated that the purpose of this meeting is to gather input on potentially rezoning portions of Flat Creek Road and Montreat Road from SR-2 to TR-4. Staff provided information including a map of the study area, the differences between SR-2 and TR-4, a comment sheet, and an address list of parcels in the study area. There were also address lists where property owners can check if they support the rezoning or not as well as a comment board for property owners to write down any comments that they might have. All of the information will then be collated and put on the website and will be available at the October Planning Board Meeting.

Ms. Trotman explained that many of the lots in this area are nonconforming in that they do not meet the minimum lot size for SR-2 and that TR-4 better describes what is already there. Increased density was not a factor in looking at the study area. Most people do not want to go

Planning Board Regular Meeting
September 23, 2019

any denser than TR-4. Most of the properties are encumbered, whether by floodway, floodplain, stream or sewer line, so the number of new potential lots would not be considerable. The potential rezoning would be an up zoning and would not add any additional restrictions or constraints. Taxes on the parcels would not change unless someone were to subdivide their property. Hearing support for the TR-4 district, staff will report back at the October meeting at which time the Planning Board may take action and direct staff to begin the rezoning process.

VI. COMMUNICATION FROM PLANNING BOARD

Mike Raines asked if staff could look into the new fence that has been put up along Blue Ridge Road for the Sweet Birch subdivision. Mr. Raines said that the glare that reflects off of the fence from headlights and sunlight is blinding.

VII. COMMUNICATION FROM STAFF

None.

VIII. ADJOURNMENT

Mike Raines made a motion to adjourn at 6:43 p.m. The motion was seconded by Scott Reed and approved by a vote of 5-0.

Prepared by:

Jesse Gardner, Chair

Jennifer Tipton, Zoning Administrator

Traffic Impact Analysis Ordinance

Purpose

The purpose of this section is to ensure that applicants for new development and redevelopment consider and mitigate the impact of the development on the existing and/or proposed roadway system. While the town acknowledges responsibility to build and maintain a public transportation system, the project applicants may need to assist in improving transportation facilities in order to maintain the existing level of service by accommodating additional traffic generated by the development. These transportation facilities involve pedestrian, non-motorized vehicular traffic and motorized vehicular traffic.

Applicability

Traffic impact analysis required. All proposals for new construction, additions and/or expansions to existing structures, and/or changes of use located on town roads, which will result in total peak hour trips equal to or greater than ## daily trips, using trip generation rates from the most recent edition of the Trip Generation Manual published by the Institute of Transportation Engineers.

Improvements required.

The Town of Black Mountain will review submitted traffic impact analysis, and will finalize the improvements required. In those cases where the Town of Black Mountain requires certain improvements to be constructed in order to accommodate additional traffic generated by the proposed developments, the improvements shall be funded and/or constructed by the project developer in accordance with the standards and direction provided by the Town of Black Mountain. The improvements shall be in place or under construction prior to issuance of any certificate of occupancy or certificate of completion required for any phase or portion of the project.