



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 February 24, 2020
Date: February 14, 2020

The **Town of Black Mountain Planning Board** will meet on **Monday, February 24, 2020, 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 January 27, 2020;
3. Initiate rezoning process to rezone the Settings development from CR-1 to TR-4.

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

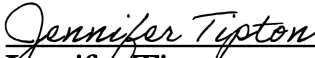
BLACK MOUNTAIN PLANNING BOARD

REGULAR MEETING

Monday, February 24, 2020, at 6:00 p.m.

The Black Mountain Planning Board will meet for their monthly meeting on **Monday, February 24, 2020, at 6:00 p.m.** at Town Hall, 160 Midland Avenue, Black Mountain, N.C. The purpose of this meeting is to start the process for rezoning the Settings development of Black Mountain from CR-1 to TR-4.

The meeting is open to the public.



Jennifer Tipton
Zoning Administrator

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Posted to the Town Bulletin Board 01/31/2020

www.townofblackmountain.org



**Planning Board Regular Meeting
February 24, 2020**

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 January 27, 2020 as written [or as amended]

IV. OLD BUSINESS

V. NEW BUSINESS

- Rezoning of the Settings development from CR-1 to TR-4 (initiate process)

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, January 27, 2020 at 5:00 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
Pam Norton, Vice Chair
Jennifer Willet
Lauronda Teeple
Chris Collins
Michael Raines
Scott Reed

Staff:

Jennifer Tipton, Zoning Administrator
Jessica Trotman, Planning Director

The meeting was called to order at 5:01 p.m. and duly constituted and opened for business with a quorum of seven (7) regular members.

II. ADOPTION OF AGENDA

Jennifer Tipton made one change to the agenda to move Sealy Chipley to the first item of new business. Pam Norton made a motion to adopt the agenda as amended. The motion was seconded by Lauronda Teeple and approved by a vote of 7-0.

III. ADOPTION OF MINUTES

Jennifer Willet made a motion to adopt the minutes of December 16, 2019 as written. The motion was seconded by Lauronda Teeple and approved by a vote of 7-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. Sealy Chipley – Elevate Black Mountain Questions and Kickoff Meeting Details

Sealy Chipley, Chipley Associates, briefly spoke to the board about the kickoff meeting for Elevate Black Mountain and the stations that would be available for the board members to volunteer at. The stations will allow people to show where they live and work, what ideas they have, what their visions are for the future of the town, visual preferences of different development types, modes of transportation and places that are great and places to improve upon.

2. Final Draft of Blue Ridge Road Small Area Plan

The draft was first presented in the fall of 2019 and the board asked for a thirty day comment period. Staff posted the plan and where to submit comments but no comments were received during the comment period. Jessica Trotman also spoke about the concern of descriptive language as opposed to actual zoning terms for the different sections of land use recommended. Ms. Trotman explained that the document is a guiding document for future land use decisions

Planning Board Regular Meeting
January 27, 2020

and that descriptive language is appropriate. Jesse Gardner said that he still had concerns about using the term low density in an area that is already allowing four units an acre. Ms. Trotman asked if the board would prefer the word moderate instead and it was agreed that moderate density would be preferable. The board also expressed concern that there had not be any comments and asked if there could be another comment period and if the people in the study area could be sent a postcard with the information about the comment period. Staff will work on getting this produced and sent out.

3. Training with Town Attorney

Ron Sneed was unavailable to attend so Jessica Trotman spoke briefly about the mandated changes that will be coming from the adoption of 160D from the North Carolina General Assembly. 160D seeks to align county and municipal rules regarding development regulations. Staff and the Town Attorney will be working on getting all of the amendments ready.

VI. COMMUNICATION FROM PLANNING BOARD

None.

VII. COMMUNICATION FROM STAFF

None.

VIII. ADJOURNMENT

Mike Raines made a motion to adjourn at . The motion was seconded by Pam Norton and approved by a vote of 7-0.

Prepared by:

Jesse Gardner, Chair

Jennifer Tipton, Zoning Administrator

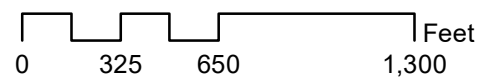
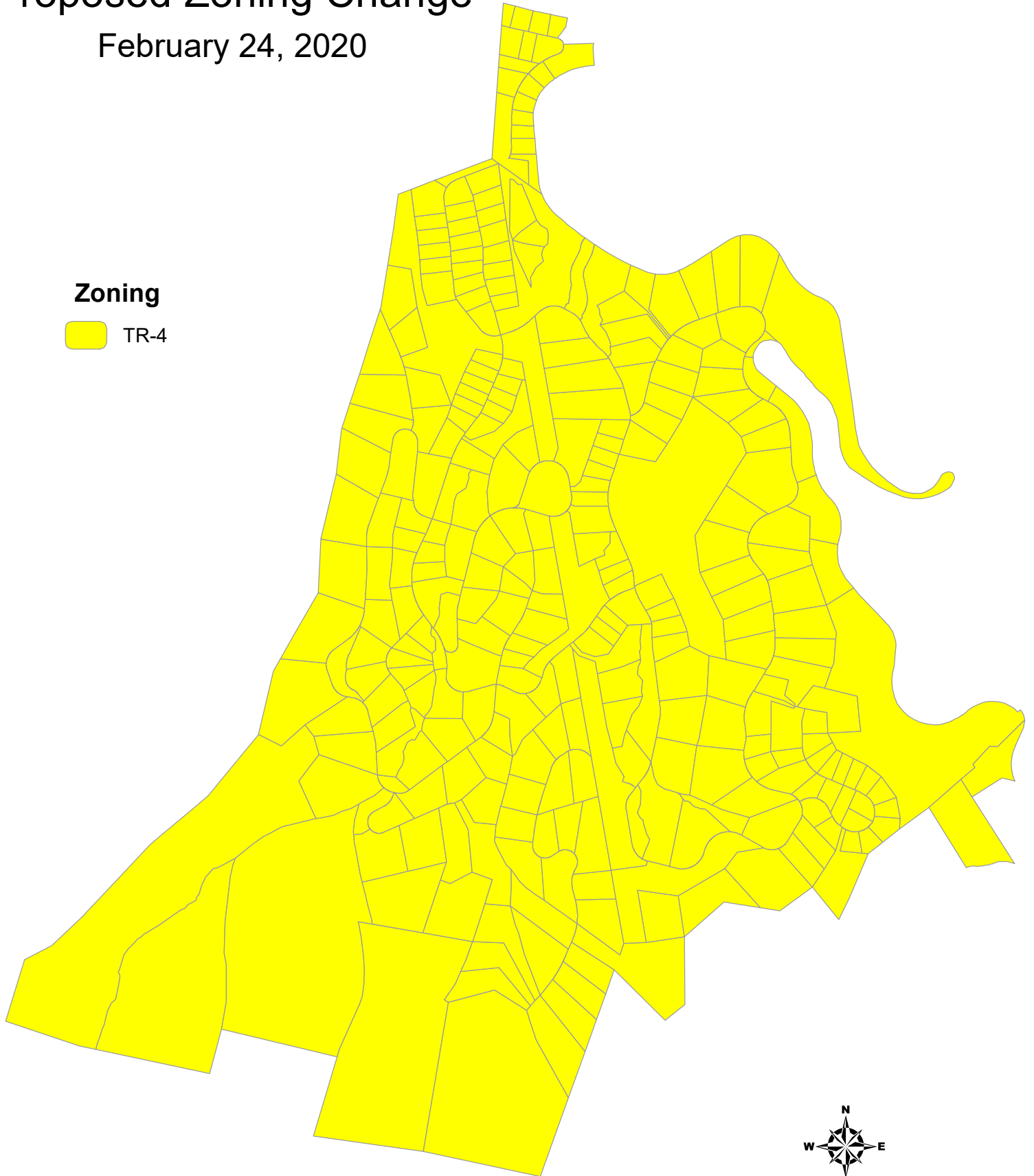
The Settings

Proposed Zoning Change

February 24, 2020

Zoning

 TR-4



The Settings

Proposed Zoning Change 2

February 24, 2020

Zoning

- TR-4
- CR-1

