

**TOWN OF BLACK MOUNTAIN  
PLANNING BOARD**

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The Black Mountain Planning Board held its regular meeting on Monday, February 24, 2020 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:

Jennifer Willet  
Lauronda Teeple  
Chris Collins  
Mike Raines  
Scott Reed

Absent:

Jesse Gardner, Chair  
Pam Norton, Vice Chair

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 Mike Raines arrived at 6:05 p.m.

**II. ADOPTION OF AGENDA**

Lauronda Teeple made a motion to adopt the agenda as presented. The motion was seconded by Jennifer Willet and approved by a vote of 4-0.

**III. ADOPTION OF MINUTES**

Jennifer Willet made a motion to adopt the minutes of January 27, 2020 as written. The motion was seconded by Lauronda Teeple and approved by a vote of 5-0.

**IV. OLD BUSINESS**

None.

**V. NEW BUSINESS**

**1. Rezoning of the Settings Development from CR-1 to TR-4 (initiate process)**

Jessica Trotman explained that the Settings Homeowners Association had approached her and Town Manager Josh Harrold about the possibility of rezoning the Settings Development to help cut down on the amount of variances that are being needed due to the restrictive setbacks of the CR-1 district and the small lot sizes of the Settings. Currently the lots are legally non-conforming because they were created before the zoning district changed. Staff presented two proposals. The first proposal would be to rezone all of the Settings Development to TR-4. The second proposal would be to rezone all but the southernmost five lots, which would remain CR-1. Rezoning to TR-4 would bring a majority of the lots into compliance. The Settings Development Covenants have restrictions against subdividing parcels but also because of the steep slope, most lots, if any, could not be subdivided because they would not meet the criteria for steep slope. The board would like to have a community meeting to ensure that all of the owners of property in the Settings Development have a chance to be heard. Mike Raines made a motion to begin the

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process to rezone the Settings Development from CR-1 to TR-4, with the exception of the southernmost five lots (proposal number two). The motion was seconded by Jennifer Willet and approved by a vote of 5-0.

**VI. COMMUNICATION FROM PLANNING BOARD**

None.

**VII. COMMUNICATION FROM STAFF**

Jessica Trotman said that the Blue Ridge Road Small Area Plan comment period will end on March 4<sup>th</sup> and staff will bring the plan back to the board at the March Meeting. Ms. Trotman also spoke about Elevate Black Mountain and that we have had two public meetings so far and that the consultants will now be processing the data collected and we will announce when the next public meeting will be.

**VIII. PUBLIC COMMENT**

Lisa Milton, 406 W State Street, just wanted to confirm that the end date for public comments for the Blue Ridge Road Small Area Plan was March 4<sup>th</sup>.

Judy Eubanks, 13 Daniel Lane, spoke to the board about tennis courts and asked that the board give their support to allocating the additional money needed to build new courts at Lake Tomahawk and to build a four-court complex at Cragmont Park within one to three years.

**IX. ADJOURNMENT**

Chris Collins made a motion to adjourn at 6:16 p.m. The motion was seconded by Jennifer Willet and approved by a vote of 5-0.

Prepared by:

  
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Jesse Gardner, Chair

  
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Jennifer Tipton, Zoning Administrator