

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION**

The Black Mountain Historic Preservation Commission held a special call meeting on Wednesday, February 20, 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:

Elaine Loutzenheiser, Chair
Frank Cappelli
Shannon-Heather Wall

Absent:

Lauronda Teeple, Vice Chair

Staff:

Jennifer Tipton, Zoning Administrator

Others Present:

Lisa Milton

The meeting was called to order at 6:02 p.m. and duly constituted and opened for business with a quorum of three (2) regular members.

II. ADOPTION OF AGENDA

Shannon-Heather Wall made a motion to adopt the agenda as presented. The motion was seconded by Frank Cappelli and approved by a vote of 3-0.

III. ADOPTION OF MINUTES

Shannon-Heather Wall made a motion to adopt the minutes of October 17, 2018 as written. The motion was seconded by Frank Cappelli and approved by a vote of 3-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. Proposed Text Amendments for Section 4.7.3 Historic District Overlay

Ms. Tipton went over the proposed text amendments and explained that staff is looking to clean up some of the language. Ms. Tipton went over what was to be deleted first and that included changing some of the wording from conservation to historic and taking out the mandatory review requirement for the Conservation District. Ms. Tipton explained that statute does not empower the commission to have any regulatory authority over the Conservation District and staff feels that by making the Conservation District strictly voluntary there would be more response from the public. The goal is to offer advice and information to the entire community and not just to the Conservation District. Ms. Tipton then went on to explain that the additions were adding a couple of words where sentence structure didn't make sense and making the noticing requirements the same as all other procedures. The Commission discussed having a story in the newspaper to inform people of the districts and the requirements and it was suggested that once the amendments are finalized by the Board of Aldermen that notices go out to all the owners in the Historic and Conservation Districts, including the residential districts. There was some discussion on if there was a compelling reason to omit the mandatory review requirement for the

Historic Preservation Commission Special Call Meeting
February 20, 2019

Conservation District and there were arguments from both sides including that the process is confusing and that if the requirements is left as mandatory then the Commission is able to review everything without having to worry that someone won't come for advice. Ms. Tipton made a recommendation to take two versions of amendments to the Planning Board; one that leaves the process with the mandatory review requirement and one that just suggests review. Ms. Tipton also explained that with the new website and Facebook, lots of advertising could be done to get the word out if the ordinance section is amended.

2. New Schedule of Meetings

Chair Loutzenheiser proposed going back to monthly meetings because that is what was advertised when everyone signed up. Similar to the Zoning Board of Adjustment, the commission can cancel a meeting if there is no business but would always have a meeting scheduled if a business item were to come up to be heard. Chair Loutzenheiser made a motion to go back to monthly meetings beginning in March. The motion was passed by consensus.

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

Elaine Loutzenheiser requested that page numbers be put on the agenda packets.

VII. COMMUNICATION FROM STAFF

Ms. Tipton informed the commission that Andrea McNair would be presenting her project for Seven Sisters Gallery in March. Ms. McNair has to represent her project due to the expiration of her last Certificate of Appropriateness.

Ms. Tipton suggested contacting the State Historic Preservation Office to inquire about workshop opportunities.

VII. ADJOURNMENT

Frank Cappelli made a motion to adjourn at 6:54 p.m. The motion was seconded by Shannon-Heather Wall and approved by a vote of 3-0.

Prepared by:

Elaine Loutzenheiser, Chair

Jennifer Tipton, Zoning Administrator

Historic Preservation Commission Special Call Meeting
February 20, 2019