

**TOWN OF BLACK MOUNTAIN
PLANNING BOARD**

The Black Mountain Planning Board held its regular meeting on Monday, June 29, 2020, at 6:00 p.m. electronically via Zoom.

I. CALL TO ORDER

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

Jesse Gardner, Chair
Pam Norton, Vice Chair
Chris Collins
Michael Raines
Scott Reed

Absent:

Lauronda Teeple

Staff:

Jennifer Tipton, Zoning Administrator
Jessica Trotman, Planning Director

The meeting was called to order at 6:06 p.m. and duly constituted and opened for business with a quorum of four (4) regular members. Member Scott Reed joined later.

II. ADOPTION OF AGENDA

Michael Raines made a motion to adopt the agenda as presented. The motion was approved by consensus with a vote of 4-0.

III. ADOPTION OF MINUTES

Michael Raines made a motion to adopt the minutes of February 24, 2020 and May 26, 2020 as written. The motion was seconded by Chris Collins and approved by a vote of 4-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. Major Subdivision Preliminary Plat Review – Flat Creek Commons, LLC

Jesse Gardner recused himself from the Planning Board to present the major subdivision preliminary plat. Vice Chair Pam Norton presided over the meeting at this point.

Jesse Gardner presented the preliminary plat to the board explaining that is a fairly straightforward subdivision with seven lots total. Mr. Gardner said that they have built the road with an approved turnaround and are providing a nice trail system through the entire development that will run along the creek. The subdivision currently has one duplex that is finished and on the market and two more that are under construction.

Carl Hankins, 5 Llama Vista Court, asked what would be done with the existing house and said that he felt that the road was too small.

Mr. Gardner said that they would probably sell the existing house and that road does meet Town standards.

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Jennifer Tipton went through the staff report. The property is zoned TR-4. Based on the size of the parcel the allowable density is fourteen lots but the proposed density seven lots coming in at a density of two units an acre. All requirements for the sketch plan have been met. Open space is required with a minimum of five percent which would be .175 acres. The development is providing 1.83 acres of open space, well above the five percent minimum. The development is providing a five foot trail system to accommodate pedestrian circulation. All lots meet the minimum lot size of ¼ acre (.25) and all setbacks have been met. The turnaround is in compliance with the NC Fire Code and Appendix D and has been approved by the Fire Inspector. The duplexes are being constructed to the 2018 NC Residential Code and are being inspected. Each duplex unit has a minimum of two parking spaces. The new road, Magnolia Creek Lane, has a thirty-two foot right-of-way and eighteen feet of paved travel surface, meeting the road requirements. The development was given a twenty percent variance from the Public Works Director to reduce the right-of-way from forty feet to thirty-two feet and this still allows Public Works to access water and sewer lines. The subdivision will be connected to Metropolitan Sewerage District (MSD) lines for sewer and has a two inch water line that connects to an existing ten inch water line along Blue Ridge Road. Both MSD and Public Works have confirmed that there is capacity for water and sewer for the seven proposed lots. Common space will be under a homeowner's association and will not be dedicated to the Town.

Ms. Tipton then spoke about concerns from Ron Collins who had sent in comments. Mr. Collins' concerns are with stormwater and drainage and being too close to the river. Ms. Tipton did say that Dan Cordell, Building Inspector, had been out and confirmed that the homes were not close to or encroaching into the floodway or the stream bank buffer.

Michael Raines said that he felt that the development would help with the drainage issues and would help provide protection by keeping the floodwaters at the creek.

Mr. Gardner said that they had removed lots of old storm debris from the river, have elevated the structures and revised the flood maps to help mitigate flood issues. Mr. Gardner said that with the revision of the flood maps, flood insurance would not be required but could be purchased if desired.

Michael Raines made a motion to approve the preliminary plat as submitted. The motion was seconded by Scott Reed and approved by a vote of 4-0.

VI. COMMUNICATION FROM PLANNING BOARD

Jesse Gardner thanked Michael Raines for his years of service to the Planning Board and said that he hoped that Mike would rejoin the Planning Board in the future.

VII. COMMUNICATION FROM STAFF

Jessica Trotman said that the Comprehensive Plan Update is still continuing but in a modified capacity and will have more activities online. Ms. Trotman said she will bring an outline to the board when it is ready.

Jessica Trotman said that staff is busy making required updates to the ordinance that are mandated by 160D and will come to the board when those updates are finished.

Jessica Trotman said that we will have a new Planner starting on July 2nd. His name is Jake Hair and he is coming to us from Currituck County. He is a graduate of Appalachian State University.

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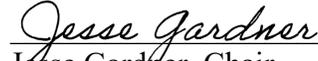
Jennifer Tipton said that she will now be serving the board in more of a clerk capacity and that Jake will be doing the presenting to the board.

Jennifer Tipton and Jessica Trotman thanked Michael Raines for his years of service and contribution to the Planning Board.

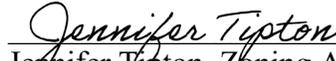
VIII. ADJOURNMENT

Michael Raines made a motion to adjourn at 6:48 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