

**TOWN OF BLACK MOUNTAIN
PLANNING BOARD**

The Black Mountain Planning Board held its regular meeting on Monday, July 27, 2020 at 6:00 p.m. virtually via Zoom.

I. CALL TO ORDER

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

Jesse Gardner, Chair
Pam Norton, Vice Chair
Lauronda Teeple
Chris Collins
Rick Earley
Chas Fitzgerald

Absent:

Scott Reed

Staff:

Jennifer Tipton, Senior Admin
Jessica Trotman, Planning Director
Jake Hair, Planner

The meeting was called to order at 6:02 p.m. and duly constituted and opened for business with a quorum of five (5) regular members. Pam Norton arrived later in the meeting. Jesse welcome new members Rick Earley and Chas Fitzgerald.

II. ADOPTION OF AGENDA

Lauronda Teeple made a motion to adopt the agenda as presented. The motion was approved by consensus with a vote of 5-0.

III. ADOPTION OF MINUTES

Chris Collins made a motion to adopt the minutes of June 29, 2020 as written. The motion was approved by consensus with a vote of 5-0.

IV. OLD BUSINESS

1. Blue Ridge Road Small Area Plan Final Report – Drew Draper, Wetherill Engineering

Drew Draper, Wetherill Engineering, began his report by highlighting the steps that were taken in completing this project. Mr. Draper went through the public meetings and the data that was collected and how that was compiled to make the final conclusions for the report. The plan highlights both transportation and land use recommendations. Mr. Draper said that another good thing to come of out this project is the Blue Ridge Road modernization plan, which is going through the scoring process with DOT.

Chas Fitzgerald noted some typos in the document. Mr. Fitzgerald asked if the plan could be a bit more instructional since it will be used as a guiding document for the future. Mr. Fitzgerald asked about having the flood layers added to the map. Mr. Fitzgerald asked about the extension of the mixed-use concentric circle expanding into part of the residential area and it was explained that the Board of Aldermen had requested the extension of the mixed-use area after the second public meeting. Mr. Fitzgerald also asked if there could be road names added so that there would be context for the boundaries as shown in the plan. Mr. Fitzgerald talked about not having gas

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stations and Jessica Trotman spoke about conditional zoning and how that would allow conditions to be placed on uses to make them more compatible. While staff is working on amendments required by the statute changes of 160D, conditional zoning will be approached after those updates have been made. There was discussion about the multiuse trails and the roundabouts.

Jesse Gardner spoke about the low and medium density categories and said he still disagreed with the suggestion of low density. Mr. Draper explained that the categories were derived from what the people at the public meetings wanted but would gladly change it if the board wanted to provide direction to term it something else. Ms. Trotman explained that the terms do not mean that there would be any downzoning of properties. Mr. Trotman also said that while the terms are based on the expressed desire of the public, they are not written in stone and the conditions along Blue Ridge Road will reflect the changes organically.

Pam Norton said that the results were based on what the people wanted and should not be based on what the Planning Board wants. The board asked if instead of low and medium density, if it could be based on reference points. The board also asked that Mr. Draper strike out defining the densities back to zoning districts. Mr. Gardner also asked the contact information for the board members and staff be updated.

Chris Collins made a motion to recommend the Blue Ridge Road Small Area Plan to the Board of Aldermen with the following amendments:

- Change medium density to 6 units or less
- Change low density to 4 units or less
- Fix all typos
- Add floodplain layer
- Add street names
- Add sentence about protecting and preserving right-of-way
- Encourage exclusion of gas stations

The motion passed by consensus with a vote of 6-0.

V. NEW BUSINESS

1. Introduction of Jake Hair, Planner

Jessica Trotman introduced Jake Hair, who started on July 2nd. Jake joins us from Currituck County and while still new, is excited to be here. Jake said that he enjoys being in Black Mountain and is excited to work with the Planning Board.

VI. COMMUNICATION FROM PLANNING BOARD

None.

VII. COMMUNICATION FROM STAFF

Jessica Trotman said she will have a scheduled and next steps for the Comprehensive Plan Update soon and will share those once she has them.

VIII. ADJOURNMENT

Chas Fitzgerald made a motion to adjourn at 7:30 p.m. The motion was approved by consensus and passed by a vote of 6-0.

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Prepared by:

Jesse Gardner
Jesse Gardner, Chair

Jennifer Tipton
Jennifer Tipton, Zoning Administrator