

**TOWN OF BLACK MOUNTAIN
PLANNING BOARD**

The Black Mountain Planning Board held its regular meeting on Monday, September 23, 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:

Jesse Gardner, Chair
Jennifer Willet
Chris Collins
Michael Raines
Scott Reed

Absent:

Pam Norton, Vice Chair
Lauronda Teeple

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 Jennifer Willet arrived late.

II. ADOPTION OF AGENDA

Mike Raines made a motion to adopt the agenda as presented. The motion was seconded by Scott Reed and approved by a vote of 4-0.

III. ADOPTION OF MINUTES

Mike Raines made a motion to adopt the minutes of August 26, 2019 as written. The motion was seconded by Scott Reed and approved by a vote of 4-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. Community Input Meeting on Potential Rezoning for Portions of Flat Creek Road and Montreat Road

Jessica Trotman stated that the purpose of this meeting is to gather input on potentially rezoning portions of Flat Creek Road and Montreat Road from SR-2 to TR-4. Staff provided information including a map of the study area, the differences between SR-2 and TR-4, a comment sheet, and an address list of parcels in the study area. There were also address lists where property owners can check if they support the rezoning or not as well as a comment board for property owners to write down any comments that they might have. All of the information will then be collated and put on the website and will be available at the October Planning Board Meeting.

Ms. Trotman explained that many of the lots in this area are nonconforming in that they do not meet the minimum lot size for SR-2 and that TR-4 better describes what is already there. Increased density was not a factor in looking at the study area. Most people do not want to go

Planning Board Regular Meeting
September 23, 2019

any denser than TR-4. Most of the properties are encumbered, whether by floodway, floodplain, stream or sewer line, so the number of new potential lots would not be considerable. The potential rezoning would be an up zoning and would not add any additional restrictions or constraints. Taxes on the parcels would not change unless someone were to subdivide their property. Hearing support for the TR-4 district, staff will report back at the October meeting at which time the Planning Board may take action and direct staff to begin the rezoning process.

VI. COMMUNICATION FROM PLANNING BOARD

Mike Raines asked if staff could look into the new fence that has been put up along Blue Ridge Road for the Sweet Birch subdivision. Mr. Raines said that the glare that reflects off of the fence from headlights and sunlight is blinding.

VII. COMMUNICATION FROM STAFF

None.

VIII. ADJOURNMENT

Mike Raines made a motion to adjourn at 6:43 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