

**TOWN OF BLACK MOUNTAIN
PLANNING BOARD**

The Black Mountain Planning Board held a special called meeting on Thursday, January 15, 2021, at 6:00 p.m. electronically via Zoom.

I. CALL TO ORDER

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

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

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.

II. ADOPTION OF AGENDA

Jesse Gardner made a motion to adopt the agenda as presented. The motion was seconded by Lauronda Teeple and approved by vote of 7-0.

III. ADOPTION OF MINUTES

None to adopt at this time.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. Planning Board Comments for Elevate Black Mountain

Chris Collins opened the meeting by stating that the board would go through the Elevate Black Mountain plan chapter by chapter. Any typos or grammatical errors need to be emailed to staff and comments need to be substantive. As a disclaimer, not all of the comments made by Chas Fitzgerald and Chris Collins are in the minutes as they submitted comments before the meeting and those were submitted to the consultant. Those comments are hereby attached to and made a part of these minutes.

Chapter 1 Comments:

Chas Fitzgerald asked if this plan is replacing or amending the 2014 Comprehensive Plan and Jessica Trotman said that it will be replacing the 2014 Comprehensive Plan. The new plan will have updated metrics and will be a modern plan but does build on the previous iterations of the plan. Mr. Fitzgerald noted that on page twelve, the paragraph describing what a comprehensive plan is does not match up to the scope of the of the 2014 Comprehensive Plan in that the newest

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plan does not have specific chapters or categories for utilities, parks, etc. Ms. Trotman stated that most of the comments that have been received up to this point have been planning heavy, focusing on land use and the environment. There were hardly any comments on any other items. Ms. Trotman did say the town has been very proactive with water infrastructure, public safety, and recreation. Planning has not grown at the same pace as other departments but there are administrative tasks in the plan that are specified for all departments. Mr. Fitzgerald recommended removing utilities but add health, economic, and historic. Mr. Fitzgerald asked that the Planning Board be added to the policies section on page fourteen. There was a question about the Future Land Use Map (FLUM) has a planning area that is outside of the city limits and it was explained that those areas were mapped and coded based on collaboration with Buncombe County. The town is not proactive with annexation, as it is a voluntary process. The west side is looked at more for economic development and mixed-use. The FLUM is currently shown as the blob method rather than parcel by parcel, however, the blob method could be applied to our current parcel data that the board could use and the data will also be on the town's GIS map as well. Jesse Gardner stated that Blue Ridge Road is shown as Valley Residential on the FLUM but in the description of Valley Residential, it is listed as low density. Mr. Gardner spoke about the Blue Ridge Road Small Area Plan (BRRSAP) and that it shows Blue Ridge Road as mostly medium density and asked that Valley Residential be changed from low density to medium density. Mr. Gardner also said that the BRRSAP needs to be reflected and aligned with the FLUM. Mr. Gardner said that the Avadim property off of Blue Ridge Road should be changed to industrial and the parcels below could remain Core Neighborhood. It was suggested that the planning area be explained before the plan is sent out for public comment. Mr. Fitzgerald asked about adding tree preservation on page twenty-six and Ms. Trotman explained that the idea is to be more high-level instead of being down in the weeds and that the plan is not a to-do list but that tree conservation is something that can be looked at separately. Mr. Fitzgerald asked that home based businesses be added to page twenty-eight. Mr. Fitzgerald asked about adding stormwater systems protection to page thirty-one and Ms. Trotman explained that the items listed are mainly related to permitted uses. There was discussion about the building heights that are listed in the district descriptions and why some of the heights are limited and it was explained that the tolerance for taller buildings was not in the community and there are also concerns with fire safety. There was some development principles in Chapter 1 versus goals in the rest of the chapters and Ms. Trotman explained that the development principles were influenced by the Winston-Salem and Forsyth documents and are meant to guide the implementation matrix and are meant to be more academic than just a vision statement.

Chapter 2 Comments:

It was noted that goals 2.2 and 2.3 were the same so it was recommended that the goals be consolidated and brought together. It was recommended not to add 2.3.4 regarding secondary dwellings. Mr. Fitzgerald asked that the greenway master plan be referenced somewhere in the plan, either by his comment for this section or in the implementation matrix.

There were no comments for Chapter 3 and Chapter 4.

Chapter 5 Comments:

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It was recommended that the goals regarding public facilities and services be moved to Chapter 2. Ms. Trotman assured the board that data would be available regarding goal 5.3.2 to determine balanced growth and at a minimum the data would include utility and road capacities.

Chapter 6 Comments:

Lauronda Teeple asked who determines the bus routes and frequencies and mentioned that is hard for people who have to work or have a schedule because of the frequency that the bus runs here and noted that there were a good number of citizens who noted that they were in favor of more transit opportunities. Ms. Trotman explained that there are several agencies that are involved in making those decisions and would talk further with Ms. Teeple on this matter. It was suggested that “connect denser neighborhoods with services” be added to goal 6.2.2. Mr. Fitzgerald asked what the intent of goal 6.1.4 is and Ms. Trotman explained that is to help manage development pressures and using small area plan to help with uses that are not desirable. It was recommended that goal 6.1.4 be expanded to say “higher-quality mixed use”. Ms. Trotman explained that the role of the pop-outs on page fifty-eight is to help inform decision making and allow the boards to be more informed about resources that are available.

Chapter 7 Comments:

Ms. Trotman spoke about A.2.1, which calls for the implementation of a UDO (unified development ordinance) and that it is a big task and will probably take about two budget cycles, and that some leg work has been done and it is important to get the comp plan finished first. Ms. Trotman did say that she is going to go ahead and look at pursuing conditional zoning before the implementation of a new UDO and that the updates from 160D will help push us to conditional zoning. Conditional zoning will also help with some of the current requests that boards and staff have been wrestling with. Ms. Trotman will have examples of different ways that conditional zoning can be achieved in the next few months. There was discussion about standards versus guidelines for developments and Ms. Trotman said that in order to have design standards, a study and an analysis would have to be done and that the designs must be measurable and special attention would have to be given to make sure that nothing is violating any regulatory language and compliance. Ms. Trotman suggested starting with guidelines as citizens and developers are more open to suggestions rather than being told what to do. Ms. Trotman said that she would be interested in considering a hybrid form-based code, which focuses more on size and orientation rather than the actual use. Mr. Fitzgerald said that having ten years for a timeframe is not measurable and would like to see incremental steps of two years. Ms. Trotman explained that ten years is typically needed to be able to allow for sub-plans and strategic plans but would be happy to do updates to the boards on the progress being made on the action items.

Ms. Trotman said that for a long time, the comprehensive plan has been viewed as a planning document rather than a town document. Ms. Trotman also said that for a long time, the Planning Department has been viewed as a permitting office so and did not engage much in land use so a lot of the concerns are planning heavy. Ms. Trotman said that she will be doing most of the policy work and then delegating to other departments for the implementation. Pam Norton said that the new format is easier to read and understand and has a good flow.

Ms. Trotman said that a summary of the comments from the Planning Board will be sent to the consultants and they will spend about a week getting those comments incorporated. Once we

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have a draft back, then it will be posted for public comment for at least two weeks. The plan will be posted on the website, social media, the newspaper, and we can also send out postcards. There will be a short video from the consultants, a survey, open ended comment opportunity, and Planning office hours. Kathy Phillips asked that staff make sure that the search feature can easily find the survey and any other related information to the comp plan. The plan is to have the draft ready for Planning Board recommendation at the February meeting. Since there will a comment period and a comment period at the Board of Aldermen meeting when the plan is presented, it was recommended that public comment not be allowed at the February Planning Board meeting.

Chris Collins made a motion to not allow public comment on Elevate Black Mountain at the February Planning Board meeting. The motion was seconded by Rick Earley and approved by a vote of 6-1 with Jesse Gardner voting against the motion.

VI. COMMUNICATION FROM PLANNING BOARD

None.

VII. COMMUNICATION FROM STAFF

None.

VIII. ADJOURNMENT

Jesse Gardner made a motion to adjourn at 8:10 p.m. The motion was approved by consensus.

Prepared by:

Chris Collins
Chris Collins, Chair

Jennifer Tipton
Jennifer Tipton, Senior Admin