



**TOWN OF BLACK MOUNTAIN TOWN COUNCIL
SPECIAL CALL MEETING MINUTES
May 27, 2021**

THE BLACK MOUNTAIN BOARD OF ALDERMEN, held a special called meeting on Thursday, May 20, 2021 at 8:30 a.m. in the board room of Town Hall, 160 Midland Avenue, Black Mountain NC. The purpose of this meeting is for the Town Council is to discuss Chapter 160D - A New Land Use Law for North Carolina.

1. CALL TO ORDER

Mayor Larry B. Harris called the special meeting to order at 8:30 a.m. with the following members present:

Mayor Larry B. Harris
Vice Mayor Ryan Stone – **absent**
Council Member Archie Pertiller
Council Member Doug Hay
Council Member Pam King
Council Member Tim Raines

The following staff members were present:

Josh Harrold, Town Manager
Savannah Parrish, Assistant to Manager/Town Clerk
Anna Stearns, Attorney
Jessica Trotman, Planning Director

Mayor Larry B. Harris opened the meeting and introduced attorney Anna Stearns, who presented to the Council.

Attorney Stearns gave a brief history of the changes. The new Chapter 160D of the North Carolina General Statutes consolidates current city- and county-enabling statutes for development regulations into a single, unified chapter. Chapter 160D is effective now, but local governments have until July 1, 2021 for the development, consideration, and adoption of necessary amendments to conform local ordinances to this new law. All city and county zoning, subdivision, and other development regulations, including unified-development ordinances, will need to be updated by that date to conform to the new law. Cities and counties that have zoning ordinances must have an up-to-date comprehensive plan or land use plan by July 1, 2022.

The proposed ordinance for the Town would include changes that are not mandated by the State of North Carolina, but that are recommended by the attorneys. These changes include

additional definitions of uses added to Chapter 1, and to clarify regulation of lots, uses, structures.

The presentation made by Attorney Stearns is included and made part of these minutes.

There was some discussion concerning how the new ordinance would impact annexation and rezoning requests.

The Town of Black Mountain Town Council will vote of the adoption of **Ordinance #O-21-05** for amendments to the Land Use Code to comply with Chapter 160D in a public hearing held during the regular session meeting on June 14, 2021.

Manager Josh Harrold reminded the public that that there would be a budget workshop on Thursday, June 3, 2021 at 8:30 a.m.

Manager Harrold announced to the Council and to the public that Council Member Tim Raines will be resigning from the council after the June 14, 2021. Council Member Raines stated that it had been an honor and a privilege to serve. Mayor Harris thanked him for his service to the Town.

Mayor Harris brought to the attention of the Council two infrastructure projects that he would like for Council to consider funding with monies received through the American Rescue Plan Act.

There being no further discussion Mayor Larry B. Harris adjourned the meeting at 9:31 a.m.

ATTEST:

Savannah Parrish, Assistant to Manger/Town Clerk

Larry B. Harris, Mayor

Josh Harrold, Town Manager