

**TOWN OF BLACK MOUNTAIN
PLANNING BOARD**

The Black Mountain Planning Board held its regular meeting on Monday, July 25, 2022, at 6:00 p.m. in the Board Room of Town Hall.

I. CALL TO ORDER

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

Chris Collins, Chair
Pam Norton, Vice Chair
Kathy Phillips
Lauronda Teeple
Joe Laudenslayer
Rick Earley
Chas Fitzgerald

Staff:

Jennifer Tipton, Senior Admin
Jessica Trotman, Planning Director
Ron Sneed, Town Attorney

The meeting was called to order at 6:05 p.m. and duly constituted and opened for business with a quorum of seven (7) members.

II. ADOPTION OF AGENDA

Jennifer Tipton made two changes to the agenda. One was to remove the new business item of the height limit in the TND district and the other was to add election of officers to new business. Pam Norton made a motion to adopt the agenda as amended. The motion was seconded by Lauronda Teeple and approved by a vote of 7-0.

III. ADOPTION OF MINUTES

Chas Fitzgerald made a motion to adopt the minutes of June 27, 2022, as written. The motion was seconded by Kathy Phillips and approved by a vote of 7-0.

IV. NEW BUSINESS

1. Text Amendment – Residential Uses in Central Business District

Jessica Trotman explained that the Town Council has directed the Planning Board to look at an amendment to remove ground level residential uses from the Central Business District. The proposed amendment is only in the table of permitted uses and removed all residential and multi-family from the ground level and added that they are allowed on the second floor and above. Ms. Trotman said the Planning Board should consider removing one- and two-family dwellings from the district. There have been two applications submitted to convert two commercial buildings in the CB district to residential. The Board decided to have mixed-use above street level and to remove one- and two-family dwellings. Chris Collins made a motion to recommend the text amendment to Town Council as amended as it supports the vibrant economy and the walkable and livable goal and helps further the activities of downtown. The motion was seconded by Chas Fitzgerald and approved by a vote of 7-0.

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Jay Longshore, 103 Cherry Street, thanked the board from taking this issue seriously as he is concerned that other stores might want to do the same thing and convert to Air B&B's or short-term rentals and would detract tourists from visiting.

Sarah Vekasi, 105 Cherry Street, thanked the board and said she was deeply appreciative of the efforts.

Kathy Phillips asked if the board could receive some data and information about short-term rentals to start looking at before the conversation begins in the UDO process. Ms. Trotman will send that information out to the board.

Robert Hope, 111 W. State Street, said he is concerned about parking and Ms. Trotman said that a parking study had been done and it showed that there was not a supply problem, just that people don't like having to walk as far.

2. Election of Officers

Pam Norton nominated Chris Collins for Chairperson. The motion was seconded by Joe Laudenslayer and approved by a vote of 7-0.

Chris Collins nominated Pam Norton for Vice Chairperson. The motion was seconded by Rick Early and approved by a vote of 7-0.

Chris Collins nominated Chas Fitzgerald for Secretary. The motion was seconded by Lauronda Teeple and approved by a vote of 7-0.

V. OLD BUSINESS

None.

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

None.

VIII. COMMUNICATION FROM STAFF

Jessica Trotman said that board would be receiving a partial module to review at the next meeting. She will also get updates on credentials for the online portal for the UDO.

VX. ADJOURNMENT

The meeting was adjourned at 6:40 p.m. by consensus.

Prepared by:

Chris Collins, Chair

Jennifer Tipton, Senior Admin