

**TOWN OF BLACK MOUNTAIN
PLANNING BOARD**

The Black Mountain Planning Board held its regular meeting on Monday, August 22, 2022, at 6:00 p.m. in the Board Room of Town Hall, 160 Midland Avenue.

I. CALL TO ORDER

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

Pam Norton, Vice Chair
Kathy Phillips
Lauronda Teeple
Joe Laudenslayer
Chas Fitzgerald

Absent:

Chris Collins, Chair
Rick Earley

Staff:

Jennifer Tipton, Senior Admin
Jessica Trotman, Planning Director
Russell Cate, Planner I
Ron Sneed, Town Attorney

The meeting was called to order at 6:00 p.m. and duly constituted and opened for business with a quorum of five (5) members.

II. ADOPTION OF AGENDA

Pam Norton made a motion to adopt the agenda as presented. The motion was seconded by Lauronda Teeple and approved by a vote of 5-0.

III. ADOPTION OF MINUTES

Joe Laudenslayer made a motion to adopt the minutes of July 25, 2022, as written. The motion was seconded by Lauronda Teeple and approved by a vote of 5-0.

IV. NEW BUSINESS

1. Table of Permitted Uses

Jessica Trotman presented the current table of uses and told to board to think about what uses could be added or what uses might need to be changed. She also said to think about the zoning districts and if any uses might need to change from the district that they are currently in. She also reminded the board that we have adopted conditional zoning and to be thinking about uses for that as well. Ms. Trotman then went through the next steps as we move forward in the UDO process. Board members will be given a draft of the module and will have ten to fourteen days to make any comments and send those to staff. Staff will then bring the draft with all comments to the next regular meeting and the comments will be voted on by consensus. If there is a module that might take a little more time, a special meeting can be scheduled. Ms. Trotman reminded the board that the UDO is a tweak and revision of our current regulations and not an overhaul. Ms. Trotman spoke about modernizing the regulations and that if any text has been changed, there needs to be a summary of why to

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provide some context. There has to be a place for everything, but you can make it difficult to achieve.

2. Tree Ordinance Discussion

Ms. Trotman said the goal is to go through the document and review all of the comments. Board members will express whether to keep the comments, revise the comments, or remove the comments. The board will then vote to recommend the chapter or not. All of the accompanying comments and documents will travel with the draft chapter and be kept in a notebook. Ms. Trotman will update the Council during her monthly reports on the progress that is being made. The Council will then adopt the entire document when there is a final draft.

The board went through the comments for the tree ordinance and made a few revisions. Chas Fitzgerald made a motion to recommend the Trees, Landscaping, and Buffering chapter as amended. The motion was seconded by Kathy Phillips and approved by a vote of 5-0.

Ms. Trotman then spoke about project management and that this project is budget driven so it is important to stay on schedule and deliver a draft that is supported and actionable.

V. OLD BUSINESS

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

Chas Fitzgerald spoke about the recommendation that the board had made at the last meeting that would remove one- and two-family dwellings from the Central Business district. Mr. Fitzgerald suggested teasing out the existing residential on Vance Avenue and S. Ridgeway Avenue as residential pockets that could continue their residential use and not be considered non-conforming. Ms. Trotman said that she would add a comment to the staff report that existing residential uses would be allowed to remain unless they were converted to a commercial use.

VIII. COMMUNICATION FROM STAFF

Jessica Trotman introduced Russell Cate, our new Planner 1. Ms. Trotman also spoke about some new safety measures and that will be locking the front door after everyone has arrived and placing a sign on the front of the door with a note and phone number if someone needs to get in for the meeting.

VX. ADJOURNMENT

Lauronda Teeple made a motion to adjourn the meeting at 8:40 p.m. The motion was seconded by Kathy Phillips and approved by a vote of 5-0.

Prepared by:

Chris Collins, Chair

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Jennifer Tipton, Senior Admin