TOWN OF BLACK MOUNTAIN
PLANNING BOARD

The Black Mountain Planning Board held its regular meeting on Monday, September 23, 2024, at 6:00 p.m. in the Board Room of Town Hall, 160 Midland Avenue, Black Mountain, NC 28711.

I. CALL TO ORDER

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

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

Absent:

Chas Fitzgerald

Staff:

Jennifer Tipton, Senior Admin
Russell Cate, Planner I/Zoning Administrator

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

II. ADOPTION OF AGENDA

Pam Norton made a motion to adopt the agenda as presented. The motion was seconded by Lauronda Teeple. The motion passed by a vote of 6-0.

III. ADOPTION OF MINUTES

Pam Norton made a motion to adopt the minutes of July 22, 2024, as written. The motion was seconded by Joe Laudenslayer and approved by a vote of 4-2 (Rick Earley and Lauronda Teeple voting in abstention).

IV. NEW BUSINESS

1. Mobile Retail Vendor Definition
   Town Council asked the Planning Board to come up with a definition for mobile retail vendor. Staff provided some examples from other jurisdictions. After discussion, the board decided to exclude firearms, ammunition, tobacco, and vaping products. The board then discussed having a second definition specifically for artisan vendors and included beauty and body products. Lauronda Teeple made a motion to recommend the two definitions below. The motion was seconded by Chris Collins and approved by a vote of 6-0.

   Mobile retail vendor: a motor vehicle, or trailer towed by another vehicle, designed and equipped to sell goods directly to consumers, excluding firearms, ammunition, tobacco and vaping products.

Mobile retail vendor, artisan: artists or craftspersons who produce originally designed unique hand-crafted products and of high-quality, including crafts, artwork, inedible products, beauty and body products, excluding firearms, ammunition, tobacco and vaping products, and sell using a motor vehicle, or trailer towed by another vehicle.

2. Mobile Retail Vendor Cap Per District
   Town Council asked the Planning Board to consider placing a cap on the number of vendors per zoning district. The board discussed and came up with the following caps per zoning districts.

   NMU-8 and CB: 5 per district
   HB-8 and TND: 10 per district
   HI-0 and LI-8: 5 per district

   Lauronda Teeple made a motion to recommend the cap limits above. The motion was seconded by Chris Collins and approved by a vote of 6-0.

V. OLD BUSINESS

None.

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

Pam Norton spoke about attending the last Board of Adjustment meeting and being concerned about the lack of some definitions and regulations for rights-of-way and wants the board to consider looking at definitions of fences and building materials and who owns a right-of-way and regulations of what can and can't be done in a right-of-way.

VIII. COMMUNICATION FROM STAFF

None.

VX. ADJOURNMENT

With no further business, the meeting was adjourned at 7:03 p.m.

Prepared by:

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Chris Collins, Chair

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Jennifer Tipton, Senior Admin