TOWN OF BLACK MOUNTAIN
PLANNING BOARD

The Black Mountain Planning Board held a join meeting with the Board of Adjustment on Monday, September 22, 2025, 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:

Pam Norton, Vice Chair
Joe Laudenslayer
Rick Earley
Kathy Phillips
Michael Churchman

Lauren Dodgin
David Barley
Mary Hall
Nicole Stallings
John Hines

Absent:

Chris Collins, Chair
Lauronda Teeple
Linda Brinson
Chloe Riddle

Staff:

Jennifer Tipton, Senior Admin
Michelle Kennedy, Planning Director
Russell Cate, Planner I/Zoning Administrator

The meeting was called to order at 6:02 p.m. and duly constituted and opened for business with a quorum of five (5) members.

II. ADOPTION OF AGENDA

There was no agenda to adopt.

III. ADOPTION OF MINUTES

There were no minutes to adopt.

IV. NEW BUSINESS

The Planning Board and the Board of Adjustment members introduced themselves to each other. Michelle Kennedy, Planning Director, said that the purpose of the meeting is to go over what each board's functions are and to get a better grasp of processes. The Town has purchased the Planning Library from the School of Government, which is videos on different land use matters.

Both boards watched Local Land Use Planning in North Carolina. Ms. Kennedy then spoke about board structures and an option of possibly combining the Planning Board and the Board of Adjustment. Some of the issues staff are seeing is not enough members to have a quorum or conduct an evidentiary hearing and possible conflicts of interest. Staff would also like to promote more resident friendly information on both boards and their functions and want to have proactive communication.

Combining the boards would be more efficient, have more coordination and consistency, have a reduced burden on staff and to applicants, and enhance the knowledge base. A combined board could also include alternates. There could be a standard date and then a hold date if there are too many items to get through in one meeting. The number of municipalities that have combined boards is split across the state but is a common practice.

The boards would like to attend the other's meeting to get a feel for how the meeting operates. Staff will also email out links to the rest of the Planning Library videos.

Staff will try and touch base with everyone the first week of November.

V. OLD BUSINESS

None.

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

None.

VIII. COMMUNICATION FROM STAFF

None.

VX. ADJOURNMENT

With no further business, the meeting was adjourned at 7:44 p.m.

Prepared by:

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Chris Collins, Chair

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Jennifer Tipton, Senior Admin