200 NC 9 HIGHWAY LANDSCAPE PRESENTATION

CIRCLE K PROJECT

AUGUST 11, 2025

PLANNING DEPARTMENT, TOWN OF BLACK MOUNTAIN

PROJECT TIMELINE

AUGUST 25, 2023: PRE- APPLICATION MEETING

OCTOBER 6, 2023: TECHNICAL REVIEW MEETING

(staff included Fire Marshall, Zoning Administrator, Stormwater Technician, Building Inspector, Public Works staff)

OCTOBER 25, 2024: COMMERCIAL PERMIT APPLICATION SUBMITTED

JULY 18, 2025: PERMIT APPROVAL ISSUED

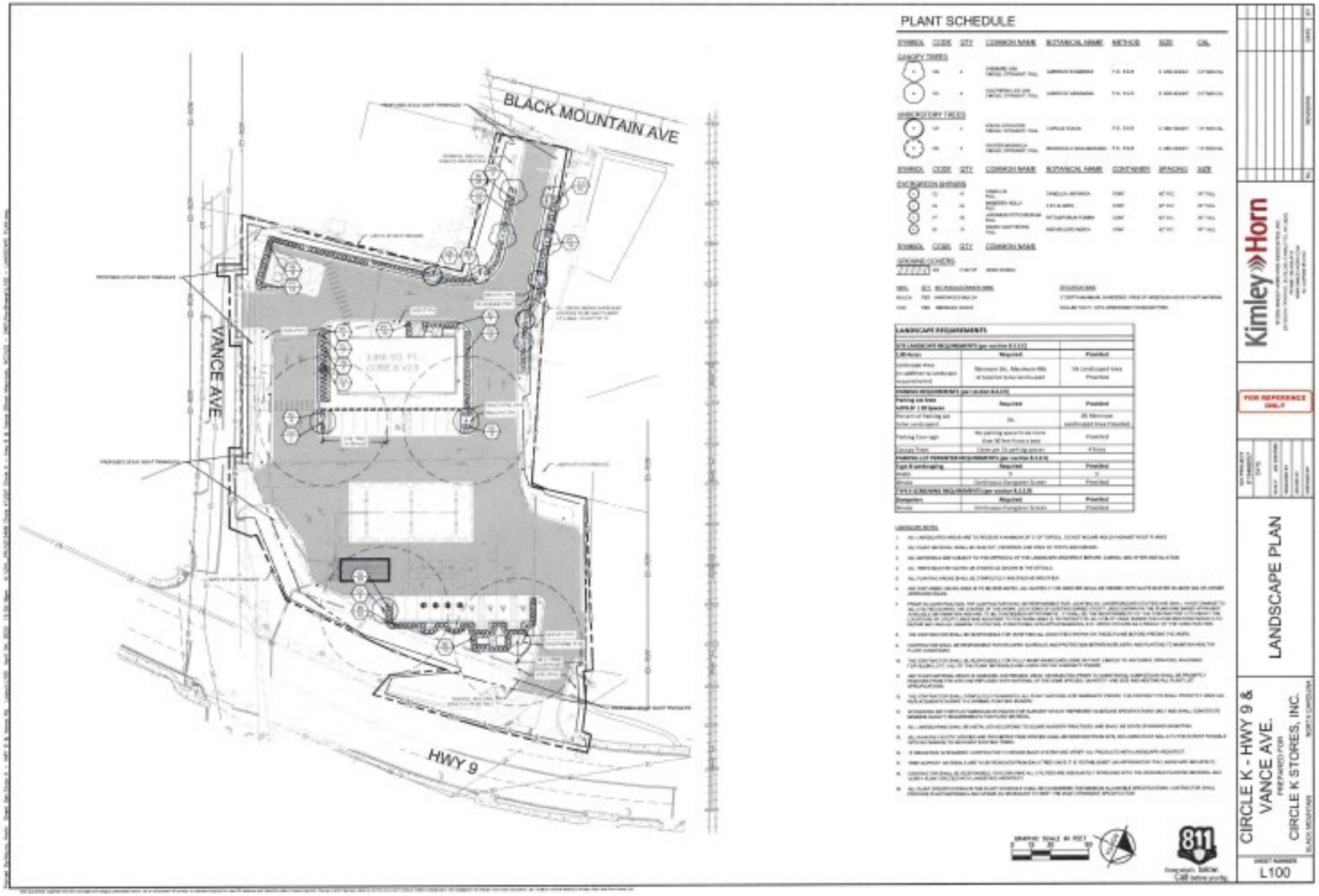
JULY 29, 2025: CIRCLE K DEVELOPMENT TEAM AGREES TO WORK WITH LOCAL RESIDENTS TO SALVAGE BASE OF TREE FOR PUBLIC ART AND/OR EXPLORE RELOCATION OF TREE

USE BY RIGHT

A 'use by right' is a use permitted in a zoning district and is therefore not subject to special review and approval by a local government.

HB8 (Highway Business) is the zoning district for this parcel. Gas stations are allowed uses in the HB8 zoning district.

APPROVED LANDSCAPE PLAN



TREES AND OTHER VEGETATION IN APPROVED PLAN

TREES (13 TOTAL)

2.5-inch minimum caliper and 8-foot minimum height:

- 4 shumard oak
- 4 southern live oak

1.5-inch minimum caliper and 6-foot minimum height:

- 2 kousa dogwood
- 3 saucer magnolia

EVERGREEN SHRUBS (237 TOTAL)

47 camellia

62 inkberry holly

53 japanese pittosporum

75 indian hawthorne

WATERCOURSE

There is a small segment of USGS watercourse on the property. An onsite engineering study did not locate any stream on the property.

On November 21, 2024 , the Board of Adjustment granted applicant's variance request to remove the stream buffer and transitional area requirements for this project.

The buildout plan for this property, including storm water management and planting of trees addresses the relevant water issues stated in town ordinance.

LANDSCAPING REQUIREMENTS

Section 8.3 of the Land Use Code is Landscaping Requirements. A tree-specific requirement for parking lots 2,500 square feet or larger is: "One tree of at least 1½ inch caliper and an initial height of at least four feet shall be provided for each 15 parking spaces. The expected height at maturity of these trees shall be at least eight feet." (reference: items *(E) (3)* in Sec. 8.3.2).

This landscaping plan for this project goes well beyond those minimum requirements.

History of Existing Tree

The maple tree currently on the property was installed as a landscape tree during the development of the bank property in 1990.

QUESTIONS?