ORDINANCE #

AN ORDINANCE TO AMEND CHAPTER 9, SECTION 9.10, GUIDELINES FOR ADMINISTRATIVE ADJUSTMENT OF SIGNAGE REGULATIONS, OF THE TOWN OF BLACK MOUNTAIN LAND USE CODE TO ADD ADDITIONAL ADMINISTRATIVE ADJUSTMENTS FOR GROUND SIGNS, CANTILEVERED GROUND SIGNS, AND DEVELOPMENT IDENTIFICATION SIGNS

WHEREAS, The Town of Black Mountain Planning Board is charged with reviewing and updating land use planning, zoning and subdivision regulations; and

WHEREAS, the Planning Board made a commitment to the Town Council to review the text of the Land Use Code in the years since its adoption to address any residual inconsistencies in the text and to look for opportunities to clarify or improve text; and

WHEREAS, upon recommendation of the Planning Board, the following text amendment is consistent with the comprehensive plan and reasonable in the public interest because it accommodates the business community and allows more flexibility; and

WHEREAS, the Town of Black Mountain has the authority, pursuant to Article 7 of Chapter 160D of the North Carolina General Statutes, to adopt land development regulations, clarify such regulations, and may amend regulations from time to time in the interest of public health, safety and welfare; and

WHEREAS, the Town Council finds that the land use code text amendments are consistent with the comprehensive plan and are reasonable and in the public interest because of the following findings:

- Accommodates the business community and allows more flexibility

WHEREAS, after notice duly given, a public hearing was held on April 13, 2026, as part of the regularly scheduled Town Council meeting at 6:00 p.m. in the Council Room of Town Hall, 160 Midland Avenue.

NOW, THEREFORE BE IT RESOLVED that Chapter 9, Section 9.10, Guidelines for administrative adjustment of signage regulations, of the Town of Black Mountain Land Use Code, be amended with the following (additions are underlined in bold and deletions are shown in red struck text):

Chapter 9

Section 9.10 Guidelines for administrative adjustment of signage regulations.

Allowable Administrative Adjustments

(Up to the limits set forth in the tape for the type of standard). If the modification exceeds these standards, the applicant may seek a variance from the board of adjustment.

	Standard	Standard Sign Type	Allowable Max. Administrative Adjustment (up to)
A	Distance from building facade	Wall, Projecting, Shingle, Crown	10%
B	Sign, height, display, area or dimensions	All	10%
C	Sign display area for building greater than 4 stories	Wall	10%
D	Height above sidewalk	Wall, Awning, Canopy, Projecting, Shingle	5%
E	Raceway - % of letter height	Wall, Canopy, Crown	5%
F	Sign depth	Awning, Canopy, Projecting, Shingle	10%
G	Distance from façade, entrances	Projecting, Shingle	20%
H	Distance between signs	Projecting, Shingle, Ground	20%
I	**Distance from abutting right-of-way**	**Ground, Cantilevered Ground**	**30%**
J	**Distance from a property line**	**Development Identification, Ground, Cantilevered Ground**	**30%**

READ, APPROVED AND ADOPTED, by a vote of _____ to _____ on this the 13th day of April 2026.

_____
C. Michael Sobol, Mayor

ATTEST:

_____
Wesley M. Barker, Town Clerk