TOWN OF BLACK MOUNTAIN
PLANNING BOARD

The Black Mountain Planning Board held its regular meeting on Monday, October 27, 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
Lauronda Teeple
Kathy Phillips
Michael Churchman

Absent:

Chris Collins, Chair
Joe Laudenslayer
Rick Earley

Staff:

Jennifer Tipton, Senior Admin
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 four (4) members.

II. ADOPTION OF AGENDA

Lauronda Teeple made a motion to adopt the agenda as presented. The motion was seconded by Kathy Phillips and approved by a vote of 4-0.

III. ADOPTION OF MINUTES

Michael Churchman made a motion to adopt the minutes of September 22, 2025, as written. The motion was seconded by Kathy Phillips and approved by a vote of 4-0.

IV. NEW BUSINESS

1. **Sketch Plan Review – Major Subdivision – 37 Old Lakey Gap Road**

   High Top Colony Road, LLC is proposing a thirteen-lot subdivision on a 7.96-acre parcel at 37 Old Lakey Gap Road. The property is zoned TR-4 with an average slope of 11.97%. The subdivision will have a private road with an emergency turnaround and provide 22.7%, or 1.91 acres, of open space. The subdivision will have two stormwater control measures. The subdivision will connect to town water via an easement from Forest Lane and each lot will have a septic tank and drain field. Scott Roach, Odom Engineering, represented the developer. The Planning Board asked if Mr. Roach would consult the developer about not cutting trees within the open space area, the southern boundary of the parcel, and on lots in excess of clearing for the house seat. Staff confirmed that the sketch plan met all thirteen requirements provided in Chapter 3, Section 3.4.1. The Planning Board did not have any comments for the preliminary plat.

2. **Sketch Plan Review – Major Subdivision – 334 North Fork Road**
   W. David Meyers Builders, Inc is proposing a twelve-lot subdivision on a 4.38-acre parcel at 334 N Fork Road. The property is zoned TR-4 with an average slope of 8.75%. The applicant has provided a stream determination letter for the USGS watercourse on the southern boundary. The subdivision will access N Fork Road and Walker Cove Road and provide 30%, or 1.32 acres, of open space. The subdivision will connect to water and sewer from N Fork Road and Walker Cove Road. The subdivision will have two stormwater control measures. Paul Sexton, Three Notch Group, represented the developer. He confirmed that no fill would be brought in and that there would be some grading and swales between the houses. Mr. Sexton also said that they will be improving the roadside ditch on N Fork Road. Staff confirmed that the sketch plan met all thirteen requirements provided in Chapter 3, Section 3.4.1. The Planning Board did not have any comments for the preliminary plat.

V. OLD BUSINESS

None.

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

Pam Norton noted that the November meeting is the week of Thanksgiving. The December meeting is the week of Christmas. Lauronda Teeple made a motion to move the November meeting to November 17th and tentatively cancel the December meeting unless something urgent comes up. The motion was seconded Kathy Phillips and approved by a vote of 4-0.

VIII. COMMUNICATION FROM STAFF

Jennifer Tipton said that staff has had one UDO workshop with the Town Attorney and is working to schedule another workshop and are hoping to have a draft by the first of the year.

VX. ADJOURNMENT

With no further business, the meeting was adjourned at 7:51 p.m.

Prepared by:

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Chris Collins, Chair

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Jennifer Tipton, Senior Admin