Town of Black Mountain

160 Midland Avenue ♦ Black Mountain, North Carolina 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-5962

NOTICE OF EVIDENTIARY HEARING FOR APPEAL OF ZONING ADMINISTRATOR DECISION

Date: February 3, 2026

To: Property Owners within 200 feet of the subject property located at:
1114 Montreat Road

RE: Evidentiary Hearing for Appeal of Zoning Administrator Decision #**ZA-26-0001**

Dear Property Owner,

Please be advised that an application for an Appeal of a Zoning Administrator Decision has been filed with the Black Mountain Planning and Development Office and Town Clerk concerning the property at 1114 Montreat Road. This notice is being sent to you because your property is adjacent to or within two hundred feet (200') of the subject property as required by the Town of Black Mountain Land Use Code Section 1.7.1 (D)(3).

Appellant Information:

- Appellant Name: Frank Cappelli

Property Information:

- Property Address: 1114 Montreat Road
- Parcel Identification Number: 0710-41-7795.00000
- Current Zoning: UR-8

This is an Appeal from a Decision of the Zoning Administrator, to wit:
The Zoning Administrator's May 14, 2025, zoning determination that the proposed use of 1114 Montreat Road qualifies as "Emergency Housing".

Brief Statement of Grounds for Appeal:
Appelllant owns three properties that directly abut 1114 Montreat Road and because of the current and proposed use of 1114 Montreat Road the Appellant and his tenants are experiencing, and reasonably expect to continue experiencing, specific, direct harm that goes well beyond any general impact on the public.

Evidentiary Hearing Details:

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An evidentiary hearing will be held to consider this application. All interested parties are encouraged to attend.

- Date: February 19, 2026
- Time: 6:00 p.m.
- Location: Council Room, Town Hall, 160 Midland Avenue, Black Mountain, NC 28711

How to Learn More:

- Review the Application: https://blackmountainnc.portal.civicclerk.com/event/836/files
- Contact the Planner: Russell Cate ♦ 828-419-9373 ♦ russell.cate@tobm.org

The meeting is open to the public.

Sincerely,

Jennifer Tipton
Senior Admin/Clerk to Board of Adjustment
Town of Black Mountain Planning and Development Department