TOWN OF BLACK MOUNTAIN
PLANNING BOARD

The Black Mountain Planning Board held its regular meeting on Monday, November 17, 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:

Chris Collins, Chair
Pam Norton, Vice Chair
Rick Earley
Lauronda Teeple
Kathy Phillips
Michael Churchman

Absent:

Joe Laudenslayer

Staff:

Jennifer Tipton, Senior Admin
Russell Cate, Planner I/Zoning Administrator

The meeting was called to order at 6:10 p.m. and duly constituted and opened for business with a quorum of six (6) members.

II. ADOPTION OF AGENDA

Pam Norton made a motion to adopt the agenda as presented. The motion was seconded by Kathy Phillips and approved by a vote of 6-0.

III. ADOPTION OF MINUTES

Lauronda Teeple made a motion to adopt the minutes of October 27, 2025, as written. The motion was seconded by Pam Norton and approved by a vote of 6-0.

IV. NEW BUSINESS

1. 37 Old Lakey Gap Road Preliminary Plat Review

Russell Cate briefly went over the staff report, noting that there were no changes from the sketch plan to the preliminary plat. Staff have found that the subdivision complies with the requirements of Chapter 3. The board went through the major subdivision checklist and found that there were a few items missing but felt that staff could confirm those items on the final plat. Chris Collins made a motion to approve the preliminary plat for 37 Old Lakey Gap Road with the following items to be verified on the final plat:

- Dimensions of sidewalk
- Dimensions of row on Hightop Colony Road
- If natural gas is available, show lines
- Add a legend for utilities
- Add bearings and distances on lot lines
- Correct zoning on adjacent town lots

- Add square footage of lots

The motion was seconded by Lauronda and approved by a vote of 6-0.

2. <u>334 North Fork Road Preliminary Plat Review</u>

Russell Cate briefly went over the staff report, noting that were no changes from the sketch plan to the preliminary plat. Staff have found that the subdivision complies with the requirements of Chapter 3. The board went through the major subdivision checklist and found that there were a few items missing that staff could confirm those items on the final plat. Lauronda Teeple made a motion to approve the preliminary plat for 334 North Fork Road with the following items to be verified on the final plat:

- Call out the open space area with the acreage
- Add a vicinity map
- Label Lot 1

The motion was seconded by Chris Collins and approved by a vote of 6-0.

V. OLD BUSINESS

None.

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

Kathy Phillips asked if a requirement can be added to the UDO that new subdivisions must put in a sidewalk on the main road in addition to the internal pedestrian circulation.

VIII. COMMUNICATION FROM STAFF

Jennifer Tipton said that staff will be holding another workshop with Craig Justus on the UDO, with a third one to be scheduled in December. Staff is hoping to have a draft by January or February and to still be finished before the end of the fiscal year.

There will not be a December meeting.

Russell Cate announced that we would hosting Water on Wednesday at Town Hall where citizens can come out and ask questions and get information from Anne Phillip about stormwater and floodplain.

VX. ADJOURNMENT

With no further business, the meeting was adjourned at 7:54 p.m.

Prepared by:

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Chris Collins, Chair

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Jennifer Tipton, Senior Admin