Town of Black Mountain
Building, Planning and Zoning
160 Midland Avenue ♦ Black Mountain ♦ North Carolina ♦ 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-2962

STAFF REPORT

Planning Board Meeting Date: January 26, 2026

GENERAL INFORMATION

APPLICANT:	Givens Highland Farms, LLC
REQUEST:	Voluntary Annexation Petition that includes a request to change from R-1 (Residential District - Buncombe County) to OI-6 (Office and Institutional District)
LOCATION AND PARCEL ID NUMBER (PIN):	318 Tabernacle Road (0609-46-7498-00000)
SIZE:	2.502 acres
TOPOGRAPHY:	10.34% slope

SITE DATA

EXISTING USE	one-story modular house with a total finished area of 1,680 square feet (year built: 2000)

SUMMARY OF DISTRICT PURPOSES

R-1 (Residential District - Buncombe County)	Purpose: The R-1 Residential District is primarily intended to provide locations for single-family and two-family residential development and supporting recreational, community service, and educational uses in areas where public water and sewer services are available or will likely be provided in the future. This district is further intended to protect existing subdivisions from encroachment of incompatible land uses, and this district does not allow manufactured home parks.
OI-6 (Office and Institutional District)	Purpose and Intent: The office and institutional district is established to provide transition between residential and commercial districts; to accommodate a mixture of residential, office, and institutional uses in conditions of good health and safety; to accommodate planned developments that are institutional in nature and which may have multiple buildings and uses within one property; and to protect property values of residential, institutional and professional uses within the district in a way that is mutually beneficial.

ZONING DISTRICT STANDARDS

District Summary

	Existing	**Requested**
Zoning District:	R-1	OI-6
Max. Density:	2 units per lot	Residential: 6 units/acre Non-Residential: -
Front Setback:	10’	Residential: 30’ Non-Residential: 40’
Side Setback:	7’	Residential: 10’ Non-Residential: 30’
Rear Setback:	15’	Residential: 20’ Non-Residential: 30’ (40’ if abutting residential district)
Min. Lot Size:	30,000 sf (no public sewer) 12,000 sf (public sewer no public water) 8,000 sf (public water and sewer)	1/6 acre (7,260 sf)
Max. Height:	35’	35’
Min. Width:	N/A	Residential: 60’ Non-Residential: 100’
Min. Depth:	N/A	100’

Permitted Uses:

R-1

- Single-family residential dwelling, including modular
- Two residential dwelling units (attached or detached)
- Community oriented developments
- Subdivisions
- Subdivisions, alternative path hillside development
- Subdivisions, conservation development
- Accessory buildings
- Family care home
- Home occupations
- Places of worship
- Private utility stations and substations, pumping stations, water and sewer plants, water storage tanks (less than 2 acres in total footprint)
- Recreation use, governmental
- Vacation rentals

OI-6

- Shared housing/community living facilities
- Single-family residences
- Two-family residences (duplex)
- Government facilities
- Group home
- Places of worship
- Educational facilities
- Public utilities
- Accessory structures
- Camps, summer
- Breweries/distilleries/ wineries/cideries
- Art studios and galleries
- Bar
- Bed and breakfast homes
- Health and fitness facilities
- Home occupations
- Laundromat
- Medical offices and clinics
- Mobile food vendors
- Mobile food vendor courts
- Professional offices and services
- Restaurant brew pub/tavern
- Restaurants and taverns (walk-up, drive-thru, sit down)
- Retail (up to 2,500 sf)
- Taxi and transportation services

Additional Requirements:

R-1

- HUD-labeled manufactured homes - Residential
- Day nursery and private kindergarten (up to 8 students)

OI-6

- Emergency housing
- Boarding house
- Congregate care facility
- Family care homes
- Nursing care institution
- Agriculture
- Campgrounds
- RV, camper hook-up
- Bed and breakfast inns
- Day care centers
- Garden markets
- Neighborhood fueling facility

Special Uses:

R-1

- Planned unit developments, level I
- Private utility stations and substations, pumping stations, water and sewer plants, water storage tanks (2 acres or greater in total footprint)
- Public utility stations and substations, pumping stations, water and sewer plants, water storage tanks (less than 2 acres in total footprint)
- Public utility stations and substations, pumping stations, water and sewer plants, water storage tanks (2 acres or greater in total footprint)

- Recreation use, non-governmental

Special Use Permit:

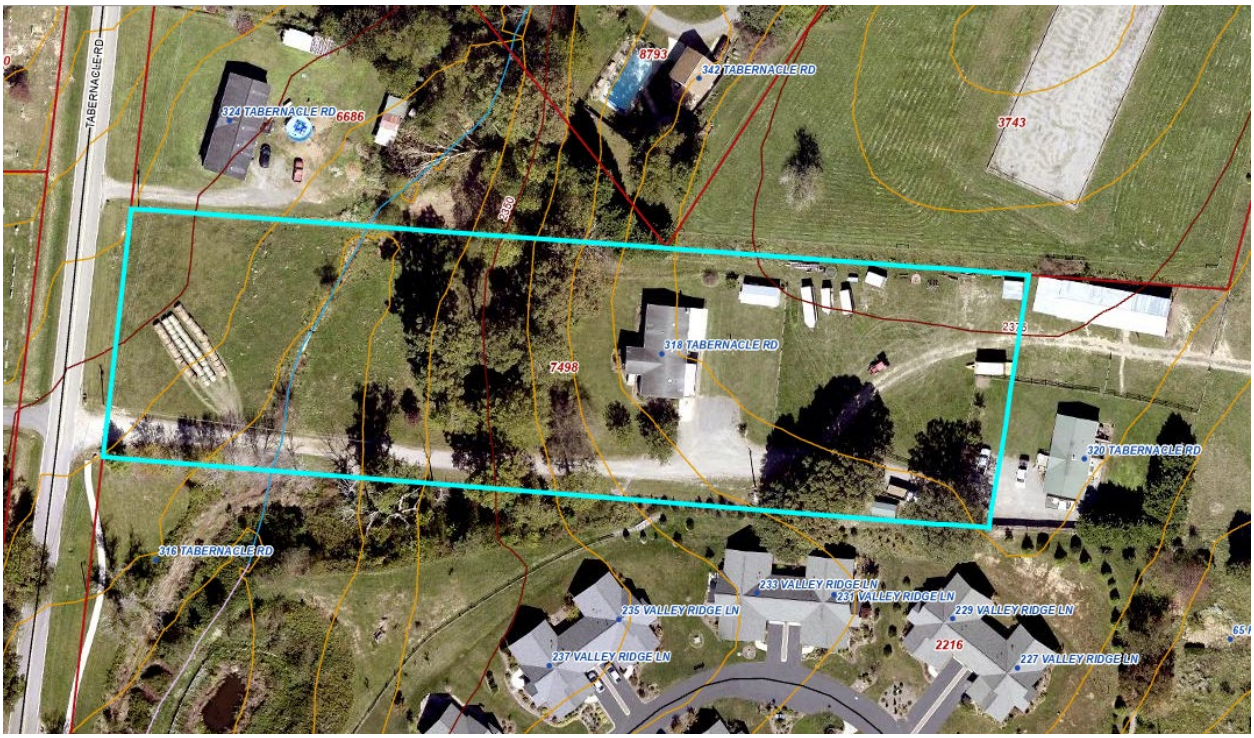
OI-6

- Conservation subdivision
- Cottage housing development
- Planned unit development - residential
- Planned unit development - commercial
- Multi-family residential – all levels

SPECIAL INFORMATION

Overlay Districts	
Historic District Overlay	N/A
Flood Damage Prevention Overlay	N/A
US 70 Corridor Overlay	N/A
Fire District Overlay	N/A
Pedestrian Master Plan Overlay	N/A
Wellhead Protection Overlay	N/A
Environmental	
Floodplain	No
Floodway	No
Watercourse shown on USGS topo map that is also surface water classified by NC DEQ	No
Utilities	
Sewer	The Metropolitan Sewerage District of Buncombe County (MSD) shows the nearest MSD line about 1,100 feet away. MSD GIS Viewer: https://geo.msdbc.org/msdgisviewer/
Transportation	
Street Classification	Tabernacle Road is a state roadway.

This is a clip from Buncombe County GIS (*Post Helene 2024 Imagery*) with the ***5-Foot Contours***, ***2020 - DFIRM Flood Data***, and ***Stream & River*** layers on:



The parcel is not in the 100-year flood zone.

The ***Stream & River*** layer depicts a USGS watercourse ('blue line stream') from the USGS 7.5-minute topo map. The 'blue line stream' is not also surface water classified by NC DEQ, and so is not impacted by the *Stream Buffer Protection Standards*.

> DEQ classification webpage:
> https://www.deq.nc.gov/about/divisions/water-resources/water-planning/classification-standards/classifications

Photo taken on 1/14/2026:

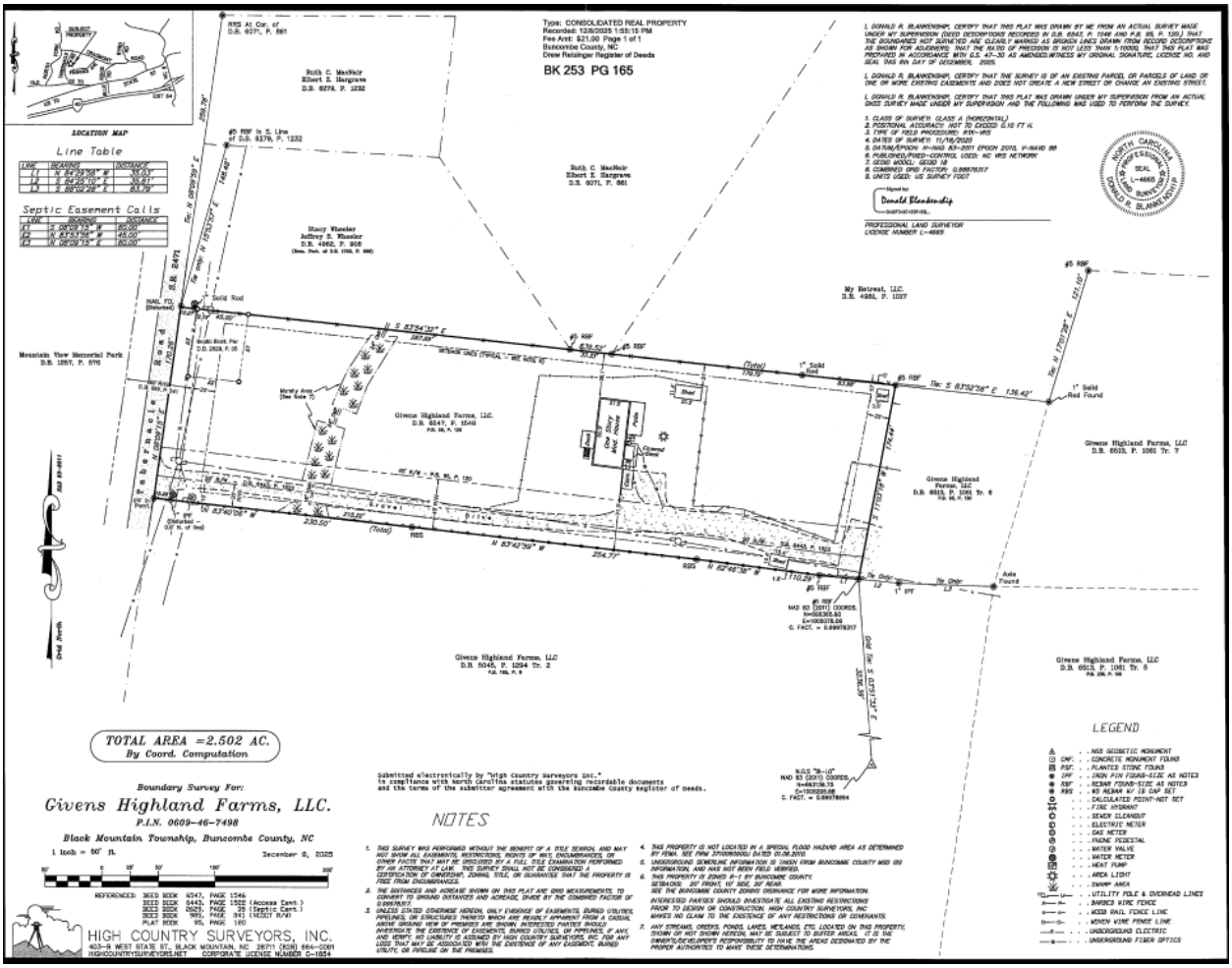


DISCUSSION

The applicant is requesting the OI-6 zoning district. The parcel borders OI-6 – zoned land to the south and east.

The parcel is currently zoned Residential District (R-1), which has a similar purpose to the Town's Office and Institutional (OI-6) district in that it supports single-family, two-family, recreational, community service, and educational uses. OI-6 has a broader use allowance in that it also supports planned developments that are institutional in nature and may have multiple buildings and uses within one property.

Annexation plat submitted by applicant:



Annexation layout submitted by applicant:

