TOWN OF BLACK MOUNTAIN
PLANNING BOARD

The Black Mountain Planning Board held its regular meeting on Monday, February 23, 2026, 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:

Lauronda Teeple
Kathy Phillips
Michael Churchman
Joe Laudenslayer

Absent:

Chris Collins, Chair
Pam Norton, Vice Chair
Rick Earley

Staff:

Russell Cate, Planner I/Zoning Administrator

The meeting was called to order at 6: 00 p.m. and duly constituted and opened for business with a quorum of members. Due to the absence of the Chair and Vice Chair, Michael Churchman made a motion for Lauronda Teeple to act as Chair for this meeting. The motion was seconded by Joe Laudenslayer and approved by a vote of 4-0.

II. ADOPTION OF AGENDA

Russell Cate requested that two text amendments for review be added as the second item under new business on the agenda. Chair Lauronda Teeple made a motion to adopt the agenda as amended. 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 approve the minutes of November 11, 2026, as written. The motion was approved by consensus by a vote of 4-0.

IV. NEW BUSINESS

1. Givens Highland Farms Annexation and Rezoning Request

Givens Highland Farms has purchased a 2.502-acre parcel addressed as 318 Tabernacle Road. The property is currently in the jurisdiction of Buncombe County with a zoning designation of R-1. Givens Highland Farms is seeking voluntary annexation of this parcel into the Town of Black Mountain so that they may add it to their existing 87.16-acre parcel for future development. Along with the annexation request, they are also seeking a rezoning to OI-6, which is the zoning designation for the 87.16-acre parcel. The property does have a one-story modular house that will be demolished. There are already utilities on the existing 87.16-acre parcel that will be extended to this new parcel. The parcel is not within the floodplain or floodway. The property is contiguous to the 87.16-acre parcel. Access will be through

Tabernacle Road. The Board found no reason that the annexation would be harmful or egregious and has no comments for Town Council on the annexation. Chair Teeple made a motion to recommend that the parcel be rezoned from R-1 to OI-6 upon successful annexation and that the overall size of the property is reasonable compared to the size of the zoning district in which the property is located, is consistent with the comprehensive plan, that the impact to adjacent property owners and the surrounding community is reasonable and the benefits of the rezoning outweigh any potential inconveniences or harm to the community, and that the allowed uses within the proposed zoning district are similar compared to the permitted uses as currently zoned. The motion was seconded by Joe Laudenslayer and approved by a vote of 4-0.

2. Proposed Text Amendments – Signage
   There is very little flexibility in Chapter 9 for any variances to the requirements. Also, in Chapter 1 under the variance section, it specifically says that variances to the sign ordinance only apply to properties in the Central Business District. The proposed text amendment would remove that section from Chapter 1 and would then allow for potential variances for signs within any zoning district. Staff feels that the requirement was unintentional but overly restrictive language. In the sign ordinance, there are allowable administrative adjustments, however, not all signs are privy to the administrative adjustments. The proposed text amendment would allow for three additional sign types to be privy to allowable administrative adjustments. These signs would be ground signs, cantilevered ground signs and development identification signs. Chair Teeple made a motion to recommend the amendment to section 1.7.3 as presented and that the amendment is consistent with the comprehensive plan and is reasonable and in the public interest because it removes ambiguous language and is limiting to businesses. The motion was seconded by Joe Laudenslayer and approved by a vote of 4-0. Chair Teeple made a motion to recommend the amendment to section 9.10 as presented and that the amendment is consistent with the comprehensive plan and is reasonable and in the public interest because it is beneficial to the business community and helps them be successful.

V. OLD BUSINESS

None.

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

The Board asked if staff could consult with the Town Attorney on if gas stations can be limited in number.

VIII. COMMUNICATION FROM STAFF

Russell Cate said that the UDO project is on hold at this time.

VX. ADJOURNMENT

With no further business, the meeting was adjourned at 7:10 p.m.

Prepared by:

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Lauronda Teeple, Chair

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Jennifer Tipton, Senior Admin