TOWN OF BLACK MOUNTAIN
PLANNING BOARD

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

Staff:

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

The meeting was called to order at 6:03 p.m. and duly constituted and opened for business with a quorum of seven (7) members.

II. ADOPTION OF AGENDA

Lauronda Teeple made a motion to adopt the agenda as presented. The motion was seconded by Joe Laudenslayer and approved by a vote of 7-0.

III. ADOPTION OF MINUTES

There were no minutes to adopt at this time.

IV. NEW BUSINESS

1. Proposed Text Amendments – Data Processing Facilities

Data centers have become a hot topic around the state. In order to get ahead of any data centers that might want to come into town, staff felt it prudent to get some form of regulations in place. The amendments include a definition for data processing facilities that includes cryptocurrency mining, allowing it as a use with additional requirements in the heavy industrial district, and providing requirements for height, noise, buffering, signage, etc. One of the requirements would be a distance requirement from schools, churches, and residential areas. Based on the analysis done by staff, there are only two parcels in the heavy industrial district that might work for a data center. One of the concerns noted was the amount of noise a data center might produce. The board decided to have a decibel limit for daytime hours and a decibel limit for nighttime hours.

Chris Collins made a motion to recommend the proposed amendment to Section 1.2.3, to add a definition of data processing facility as presented and that the proposed amendment is consistent with the comprehensive plan and is reasonable and in the public interest because it supports community character and enhances safety and supports manufacturing, small scale. The motion was seconded by Lauronda Teeple and approved by a vote of 7-0.

Chris Collins made a motion to recommend the proposed amendment to Section 4.7.14, to add data processing facility as a use with additional requirements in the heavy industrial district as presented and that the proposed amendment is consistent with the

comprehensive plan and is reasonable and in the public interest because it supports community character and enhances safety and supports manufacturing, small scale. The motion was seconded by Lauronda Teeple and approved by a vote of 7-0.

Chris Collins made a motion to recommend the proposed amendment to Section 5.19, to add a specific requirements for data processing facilities as amended and that the proposed amendment is consistent with the comprehensive plan and is reasonable and in the public interest because it supports community character and enhances safety and supports manufacturing, small scale. The motion was seconded by Lauronda Teeple and approved by a vote of 7-0.

V. OLD BUSINESS

None.

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

Kathy Phillips said that she would like to see a requirement in the UDO or Land Use Code that would require developers to provide sidewalks along the frontage of the development and not just inside the development.

VIII. COMMUNICATION FROM STAFF

Jennifer Tipton said that staff did not have any further information about the status of the UDO. Several Board members have reached to Council to express the importance of finishing this project. Staff will try and get updates for the next meeting.

VX. ADJOURNMENT

With no further business, the meeting was adjourned at 7:35 p.m.

Prepared by:

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Chris Collins, Chair

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Jennifer Tipton, Senior Admin