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: November 2, 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-26-0014

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
- Current Zoning: UR-8

This is an Appeal from a Decision of the Zoning Administrator, to wit:
July 14, 2026 written decision of Zoning Administrator Russell Cate granting Baptists on Mission/North Carolina Baptist Men a one-year extension of the temporary Emergency Housing use at 1114 Montreat Road through September 28, 2027.

Brief Statement of Grounds for Appeal:
The extension was granted without findings or competent evidence that the use satisfies Section 5.18's indpendent sitign, government-operation and unit-count requirements. Collaboration with a governmental agency does not establish that the site is operated by a governmental entity.

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: Thursday, November 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: Agenda Packet
- 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