TOWN OF BLACK MOUNTAIN
PLANNING BOARD

November 23, 2026 | **REGULAR MEETING AGENDA** | **Time: 6:00 PM**

Town Hall Council Chambers | 160 Midland Avenue, Black Mountain, NC 28711

Agendas and agenda packets may be accessed electronically from your laptop or smartphone. Visit the Town's website at www.townofblackmountain.org. **Click** on **Government** and select **Town Council** to access agenda materials for Town Council meetings. You can also scan this QR code with your smartphone to access agenda materials.

Conserve Resources; print only when necessary.

The Town of Black Mountain is committed to providing accessible facilities, programs, and services for all people in compliance with the American with Disabilities Act (ADA). Hearing assistive devices are available at the door. Should you need other assistance or accommodation for this meeting, please contact Town Clerk Wesley Barker at: town.clerk@tobm.org, or **(828) 419-9300 / TDD (800) 735-2962**

1. CALL TO ORDER

1.A. Welcome

1.B. Determination of Quorum

2. ADOPTION OF AGENDA

2.A. Motion: To adopt the agenda as presented [or as amended]

3. ADOPTION OF MINUTES

3.A. Motion: To adopt the minutes of September 28, 2026, and October 6, 2026, as written [or as amended]

4. OLD BUSINESS

5. NEW BUSINESS

5.A. UDO Discussion

6. **COMMUNICATION FROM PLANNING BOARD**

7. **COMMUNICATION FROM STAFF**

8. **ADJOURNMENT**

TOWN OF BLACK MOUNTAIN
PLANNING BOARD

The Black Mountain Planning Board held its regular meeting on Monday, September 28, 2026, at 5:00 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
Joe Laudenslayer
Angela Levine
Kathy Phillips
Michael Churchman

Absent:

Lauronda Teeple

Staff:

Jennifer Tipton, Senior Admin
Russell Cate, Planner I/Zoning Administrator
Craig Justus, Town Attorney

The meeting was called to order at 5:07 p.m. and duly constituted and opened for business with a quorum of six (6) members.

II. ADOPTION OF AGENDA

Michael Churchman made a motion to adopt the agenda as presented. The motion was seconded by Joe Laudenslayer and approved by a vote of 6-0.

III. ADOPTION OF MINUTES

Michael Churchman made a motion to adopt the minutes of August 21, 2026, as written. The motion was seconded by Kathy Phillips and approved by a vote of 6-0.

IV. NEW BUSINESS

1. UDO Draft Chapters

Craig Justus provided six draft chapters (1, 4, 9, 10, 11, and 12). There are currently eleven chapters in the Land Use Code and the UDO will have twelve chapters. The goal is to have a viable draft to Town Council in November for a public hearing. Jennifer Tipton will make a shared document or Google document so that everyone can add their comments. Chapters 2, 3, and 5 will be presented at the October 6, 2026, workshop. The remaining chapters (6, 7, and 8) will be presented at the October 22, 2026, workshop. Mr. Justus briefly went through the first six chapters and questions and comments will be addressed at the October 6, 2026, workshop. The items discussed included:

- Adding billboard language to the sign ordinance
- Removing “should” and “encourage” throughout

- Consider removing building element requirements for special use permits for single-family up to quadraplexes or have a sentence that they are subject to – 160D-702

2. **Proposed Text Amendment – Lot Access**
   Russell Cate went over the staff report for the proposed text amendments for lot access. There has been confusion about who builds a road when the language states that lots must be accessible to a public road. Mr. Cate said that lots have to be accessible regardless of ownership and that the proposed amendments would not bind the Town or DOT to build any roads. The proposed amendments would not take away the right of the owner to petition the Town to take over the road at a later date. Chris Collins made a motion to recommend the proposed amendments as presented and that the proposed amendments are consistent with the comprehensive plan and are reasonable and in the public interest because zoning regulations do not indicate that either the Town or State is committed to the construction of roadways and consistently referring to all types of roadways. The motion was seconded by Pam Norton and approved by a vote of 6-0.

V. OLD BUSINESS

None.

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

None.

VIII. COMMUNICATION FROM STAFF

None.

VX. ADJOURNMENT

With no further business, the meeting was adjourned at 7:08 p.m.

Prepared by:

_____
Chris Collins, Chair

_____
Jennifer Tipton, Senior Admin

TOWN OF BLACK MOUNTAIN
PLANNING BOARD

The Black Mountain Planning Board held a UDO workshop on Tuesday, October 6, 2026, at 1:00 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:

Joe Laudenslayer
Angela Levine
Lauronda Teeple
Kathy Phillips
Michael Churchman

Staff:

Jennifer Tipton, Senior Admin
Russell Cate, Planner I/Zoning Administrator
Craig Justus, Town Attorney

The meeting was called to order at 1:00 p.m. and duly constituted and opened for business with a quorum of five (5) members.

Craig Justus asked to go over any comments that are substantive. Russell Cate brought up flutter flags and Mr. Justus said he will check to see if the General Assembly has defined flags. Kathy Phillips asked about lighting in Chapter 4 for campgrounds. There is a discrepancy with the height limit of wall signs allowing the height to be 54'. Mr. Justus will correct that measurement. Staff will look at any text amendments and definitions that have been in the last year or so and make sure that those are included.

The next chapter presented was Chapter 8 and the main takeaway is that minimum housing needs to be for all occupied dwellings.

Due to scheduling conflicts, the workshop for October 22nd will be canceled and the next workshop will be November 5th at 9:00 a.m. with a plan to have the public hearing before the December Council meeting.

Prepared by:

_____
Chris Collins, Chair

_____
Jennifer Tipton, Senior Admin