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:

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Chris Collins, Chair

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Jennifer Tipton, Senior Admin