

**TOWN OF BLACK MOUNTAIN
PLANNING BOARD**

The Black Mountain Planning Board held its regular meeting on Monday, August 25, 2025, 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:

Pam Norton, Vice Chair
Joe Laudenslayer
Lauronda Teeple
Kathy Phillips
Michael Churchman

Absent:

Chris Collins, Chair
Rick Earley

Staff:

Jennifer Tipton, Senior Admin
Michelle Kennedy, Planning Director
Russell Cate, Planner I/Zoning Administrator

The meeting was called to order at 6:01 p.m. and duly constituted and opened for business with a quorum of five (5) 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 5-0.

III. ADOPTION OF MINUTES

Kathy Phillips made a motion to adopt the minutes of June 23, 2025, as written. The motion was seconded by Joe Laudenslayer and approved by a vote of 5-0.

IV. NEW BUSINESS

1. Cheshire Master Plan Revision

Russell Cate briefly explained that in the TND district, major revisions to a master plan require Planning Board review and a public hearing by the Town Council. Sikes Ragan, the developer of Cheshire, is looking to divide one large parcel into several smaller parcels creating the need for the master plan revision.

Sikes Ragan introduced Jesse Gardner, engineer for the project, and Bill Harris, architect for the project. Cheshire was created in 1998 along with the TND zoning district. The master plan includes single-family, duplexes, tennis center, fitness center, medical center, retail, restaurants, trails, and walking paths. The remaining parcel is all that Mr. Ragan still owns. The property is in a 100-year floodplain, but fill has already been placed and the site has been elevated. Any further earthwork would be minimal. The affordability component has been met through a variety of housing types. Mr. Ragan and Mr. Gardner asked to be able to keep the existing pins and text on the master plan revision.

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The board and staff agreed but also requested that the labels be fixed to read easier, that a north arrow be added, and that the outlier pieces are included.

Kathy Phillips made a motion to recommend the master plan revision to Town Council with the amendments of allowing the existing pins and text to remain, the labels be fixed to read easier, a north arrow be added, and that the outlier pieces are included. The motion was seconded by Joe Laudenslayer and approved by a vote of 5-0.

V. OLD BUSINESS

1. Text Amendment – Mobile Retail Vendor

Jennifer Tipton reminded the board that this amendment is from discussion at the June meeting. Cassie LaCourse had approached the board about an amendment to the setback requirements as they were going to be very hard to meet and her trolley was considered a building. The board agreed to make an amendment to remove the setback requirements in all districts where mobile retail vendors are allowed. Ms. Tipton explained that the mobile retain vendor would still have to meet fire code. It was explained multiple times that the Planning Department does not enforce fire code, and the Planning Board cannot make amendments to the fire code. Michelle Kennedy, Planning Director, said she would reach out to the Fire Marshal for some clarification, but it will not be included in any of the text amendments. Ms. Tipton read a comment from member Rick Earley, who did not support the removing of all setback requirements. The final proposed text amendment was to strike item B(3). Kathy Phillips made a motion to recommend the text amendment as presented to the Town Council. The motion was seconded by Lauronda Teeple and approved by a vote of 5-0.

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

None.

VIII. COMMUNICATION FROM STAFF

Jennifer Tipton reminded everyone of the UDO workshop to be held on September 30th from 10:00 a.m. to 4:00 p.m.

Barring any agenda items, there will be a joint meeting with the Planning Board and the Board of Adjustment on September 22nd.

Michelle Kennedy addressed the fence at the RailYard property and the blocking off of the railroad right-of-way. The RailYard fencing was put up by the town in response to the failure of the property owner to secure the property after a notice of violation. Once we know of a violation, we are obligated to abate the violation to prevent liability and to bring the property into compliance. The railroad chose to block off their right-of-way due to illegal parking. The town did not have anything to do with their decision to block that area off.

VX. ADJOURNMENT

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With no further business, the meeting was adjourned at 8:19 p.m.

Prepared by:

Chris Collins, Chair

Jennifer Tipton, Senior Admin