



TOWN OF BLACK MOUNTAIN PLANNING BOARD

February 2, 2026

REGULAR MEETING AGENDA

Time: 6:00 PM

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

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 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 November 17, 2025, as written [or as amended]**
 4. **OLD BUSINESS**
 5. **NEW BUSINESS**
 - 5.A. **Annexation and Rezoning Request - Givens Highland Farms**

6. COMMUNICATION FROM PLANNING BOARD
7. COMMUNICATION FROM STAFF
8. ADJOURNMENT



**Town of Black Mountain
Planning Board**

January 26, 2026 Regular Session Agenda Time: 6:00 pm
Town Hall Council Chambers | 160 Midland Avenue, Black Mountain, NC 28711

I. CALL TO ORDER

- Welcome
- Determination of Quorum

II. ADOPTION OF AGENDA

- **Motion:** To adopt the agenda as presented [or as amended]

III. ADOPTION OF MINUTES

- **Motion:** To adopt the minutes of November 17, 2025, as written [or as amended]

IV. OLD BUSINESS

V. NEW BUSINESS

- Annexation and Rezoning Request – Givens Highland Farms

VI. COMMUNICATION FROM PLANNING BOARD

VII. COMMUNICATION FROM STAFF

VIII. ADJOURNMENT

**TOWN OF BLACK MOUNTAIN
PLANNING BOARD**

The Black Mountain Planning Board held its regular meeting on Monday, November 17, 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:

Chris Collins, Chair
Pam Norton, Vice Chair
Rick Earley
Lauronda Teeple
Kathy Phillips
Michael Churchman

Absent:

Joe Laudenslayer

Staff:

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

The meeting was called to order at 6:10 p.m. and duly constituted and opened for business with a quorum of six (6) members.

II. ADOPTION OF AGENDA

Pam Norton made a motion to adopt the agenda as presented. The motion was seconded by Kathy Phillips and approved by a vote of 6-0.

III. ADOPTION OF MINUTES

Lauronda Teeple made a motion to adopt the minutes of October 27, 2025, as written. The motion was seconded by Pam Norton and approved by a vote of 6-0.

IV. NEW BUSINESS

1. 37 Old Lakey Gap Road Preliminary Plat Review

Russell Cate briefly went over the staff report, noting that there were no changes from the sketch plan to the preliminary plat. Staff have found that the subdivision complies with the requirements of Chapter 3. The board went through the major subdivision checklist and found that there were a few items missing but felt that staff could confirm those items on the final plat. Chris Collins made a motion to approve the preliminary plat for 37 Old Lakey Gap Road with the following items to be verified on the final plat:

- Dimensions of sidewalk
- Dimensions of row on Hightop Colony Road
- If natural gas is available, show lines
- Add a legend for utilities
- Add bearings and distances on lot lines
- Correct zoning on adjacent town lots

Planning Board Regular Meeting
November 17, 2025

- Add square footage of lots

The motion was seconded by Lauronda and approved by a vote of 6-0.

2. 334 North Fork Road Preliminary Plat Review

Russell Cate briefly went over the staff report, noting that there were no changes from the sketch plan to the preliminary plat. Staff have found that the subdivision complies with the requirements of Chapter 3. The board went through the major subdivision checklist and found that there were a few items missing that staff could confirm those items on the final plat. Lauronda Teeple made a motion to approve the preliminary plat for 334 North Fork Road with the following items to be verified on the final plat:

- Call out the open space area with the acreage
- Add a vicinity map
- Label Lot 1

The motion was seconded by Chris Collins and approved by a vote of 6-0.

V. OLD BUSINESS

None.

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

Kathy Phillips asked if a requirement can be added to the UDO that new subdivisions must put in a sidewalk on the main road in addition to the internal pedestrian circulation.

VIII. COMMUNICATION FROM STAFF

Jennifer Tipton said that staff will be holding another workshop with Craig Justus on the UDO, with a third one to be scheduled in December. Staff is hoping to have a draft by January or February and to still be finished before the end of the fiscal year.

There will not be a December meeting.

Russell Cate announced that we would be hosting Water on Wednesday at Town Hall where citizens can come out and ask questions and get information from Anne Phillip about stormwater and floodplain.

VX. ADJOURNMENT

With no further business, the meeting was adjourned at 7:54 p.m.

Prepared by:

Jennifer Tipton, Senior Admin

Chris Collins, Chair



**Town of Black Mountain
Building, Planning and Zoning**

160 Midland Avenue ♦ Black Mountain ♦ North Carolina ♦ 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-2962

STAFF REPORT

Planning Board Meeting Date: January 26, 2026

GENERAL INFORMATION

APPLICANT: Givens Highland Farms, LLC

REQUEST: Voluntary Annexation Petition that includes a request to change from R-1 (Residential District - Buncombe County) to OI-6 (Office and Institutional District)

LOCATION AND PARCEL ID NUMBER (PIN): 318 Tabernacle Road (0609-46-7498-00000)

SIZE: 2.502 acres

TOPOGRAPHY: 10.34% slope

SITE DATA

EXISTING USE one-story modular house with a total finished area of 1,680 square feet (year built: 2000)

SUMMARY OF DISTRICT PURPOSES

R-1 (Residential District - Buncombe County)	<u>Purpose:</u> The R-1 Residential District is primarily intended to provide locations for single-family and two-family residential development and supporting recreational, community service, and educational uses in areas where public water and sewer services are available or will likely be provided in the future. This district is further intended to protect existing subdivisions from encroachment of incompatible land uses, and this district does not allow manufactured home parks.
OI-6 (Office and Institutional District)	<u>Purpose and Intent:</u> The office and institutional district is established to provide transition between residential and commercial districts; to accommodate a mixture of residential, office, and institutional uses in conditions of good health and safety; to accommodate planned developments that are institutional in nature and which may have multiple buildings and uses within one property; and to protect property values of residential, institutional and professional uses within the district in a way that is mutually beneficial.

ZONING DISTRICT STANDARDS

District Summary

	Existing	Requested
Zoning District:	R-1	OI-6
Max. Density:	2 units per lot	Residential: 6 units/acre Non-Residential: -
Front Setback:	10'	Residential: 30' Non-Residential: 40'
Side Setback:	7'	Residential: 10' Non-Residential: 30'
Rear Setback:	15'	Residential: 20' Non-Residential: 30' (40' if abutting residential district)
Min. Lot Size:	30,000 sf (no public sewer) 12,000 sf (public sewer no public water) 8,000 sf (public water and sewer)	1/6 acre (7,260 sf)
Max. Height:	35'	35'
Min. Width:	N/A	Residential: 60' Non-Residential: 100'
Min. Depth:	N/A	100'

Permitted Uses:

R-1

- Single-family residential dwelling, including modular
- Two residential dwelling units (attached or detached)
- Community oriented developments
- Subdivisions
- Subdivisions, alternative path hillside development
- Subdivisions, conservation development
- Accessory buildings
- Family care home
- Home occupations
- Places of worship
- Private utility stations and substations, pumping stations, water and sewer plants, water storage tanks (less than 2 acres in total footprint)
- Recreation use, governmental
- Vacation rentals

OI-6

- Shared housing/community living facilities
- Single-family residences
- Two-family residences (duplex)
- Government facilities
- Group home
- Places of worship
- Educational facilities
- Public utilities
- Accessory structures
- Camps, summer
- Breweries/distilleries/wineries/cideries
- Art studios and galleries
- Bar
- Bed and breakfast homes
- Health and fitness facilities
- Home occupations
- Laundromat
- Medical offices and clinics
- Mobile food vendors
- Mobile food vendor courts
- Professional offices and services
- Restaurant brew pub/tavern
- Restaurants and taverns (walk-up, drive-thru, sit down)
- Retail (up to 2,500 sf)
- Taxi and transportation services

Additional Requirements:

R-1

- HUD-labeled manufactured homes - Residential
- Day nursery and private kindergarten (up to 8 students)

OI-6

- Emergency housing
- Boarding house
- Congregate care facility
- Family care homes
- Nursing care institution
- Agriculture
- Campgrounds
- RV, camper hook-up
- Bed and breakfast inns
- Day care centers
- Garden markets
- Neighborhood fueling facility

Special Uses:

R-1

- Planned unit developments, level I
- Private utility stations and substations, pumping stations, water and sewer plants, water storage tanks (2 acres or greater in total footprint)
- Public utility stations and substations, pumping stations, water and sewer plants, water storage tanks (less than 2 acres in total footprint)
- Public utility stations and substations, pumping stations, water and sewer plants, water storage tanks (2 acres or greater in total footprint)

- Recreation use, non-governmental

Special Use Permit:

OI-6

- Conservation subdivision
- Cottage housing development
- Planned unit development - residential
- Planned unit development - commercial
- Multi-family residential – all levels

SPECIAL INFORMATION

Overlay Districts

Historic District Overlay	N/A
Flood Damage Prevention Overlay	N/A
US 70 Corridor Overlay	N/A
Fire District Overlay	N/A
Pedestrian Master Plan Overlay	N/A
Wellhead Protection Overlay	N/A

Environmental

Floodplain	No
Floodway	No
Watercourse shown on USGS topo map that is also surface water classified by NC DEQ	No

Utilities

Sewer	The Metropolitan Sewerage District of Buncombe County (MSD) shows the nearest MSD line about 1,100 feet away.
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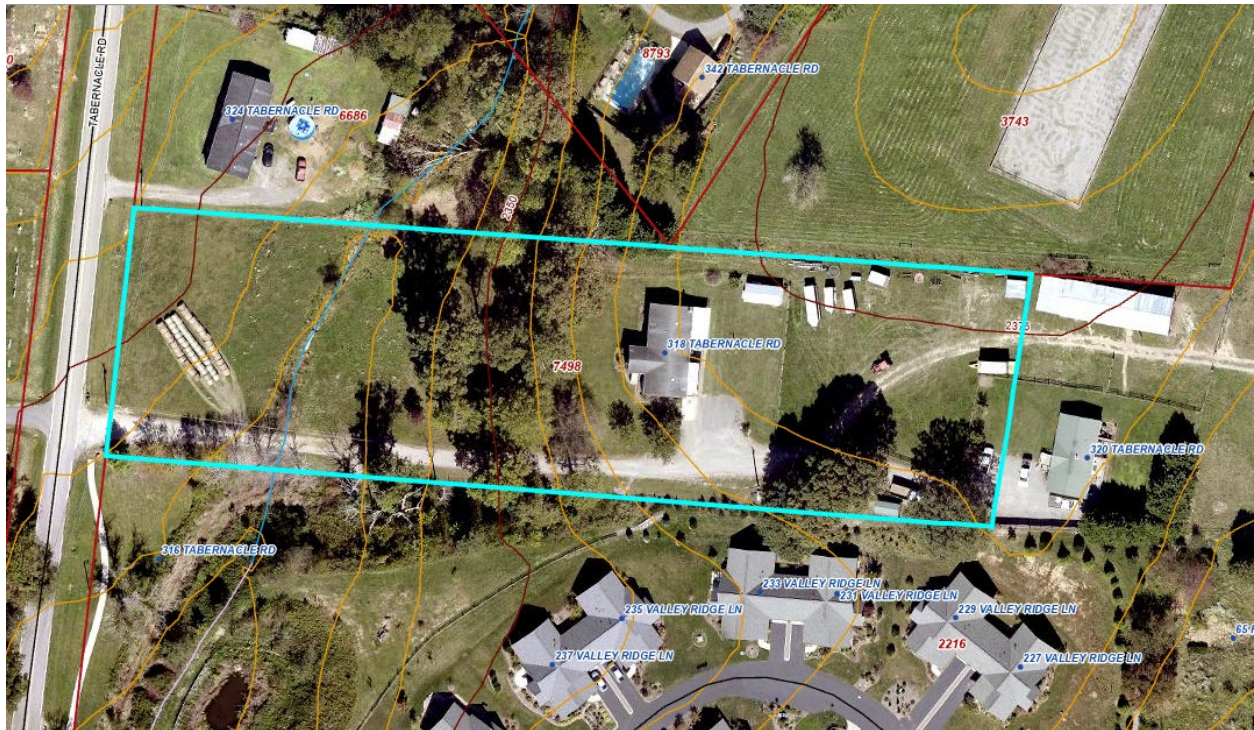
MSD GIS Viewer:

<https://geo.msdbc.org/msdgisviewer/>

Transportation

Street Classification	Tabernacle Road is a state roadway.
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This is a clip from Buncombe County GIS (*Post Helene 2024 Imagery*) with the **5-Foot Contours, 2020 - DFIRM Flood Data**, and **Stream & River** layers on:



The parcel is not in the 100-year flood zone.

The **Stream & River** layer depicts a USGS watercourse ('blue line stream') from the USGS 7.5-minute topo map. The 'blue line stream' is not also surface water classified by NC DEQ, and so is not impacted by the *Stream Buffer Protection Standards*.

DEQ classification webpage:

<https://www.deq.nc.gov/about/divisions/water-resources/water-planning/classification-standards/classifications>

Photo taken on 1/14/2026:



DISCUSSION

The applicant is requesting the OI-6 zoning district. The parcel borders OI-6 – zoned land to the south and east.

The parcel is currently zoned Residential District (R-1), which has a similar purpose to the Town’s Office and Institutional (OI-6) district in that it supports single-family, two-family, recreational, community service, and educational uses. OI-6 has a broader use allowance in that it also supports planned developments that are institutional in nature and may have multiple buildings and uses within one property.

LOCATOR MAP

Line Table

LINE	BEARING	DISTANCE	AREA
1	S 87° 24' 10" W	254.77	1.00
2	S 87° 24' 10" W	254.77	1.00
3	S 87° 24' 10" W	254.77	1.00
4	S 87° 24' 10" W	254.77	1.00
5	S 87° 24' 10" W	254.77	1.00
6	S 87° 24' 10" W	254.77	1.00
7	S 87° 24' 10" W	254.77	1.00
8	S 87° 24' 10" W	254.77	1.00
9	S 87° 24' 10" W	254.77	1.00
10	S 87° 24' 10" W	254.77	1.00
11	S 87° 24' 10" W	254.77	1.00
12	S 87° 24' 10" W	254.77	1.00
13	S 87° 24' 10" W	254.77	1.00
14	S 87° 24' 10" W	254.77	1.00
15	S 87° 24' 10" W	254.77	1.00
16	S 87° 24' 10" W	254.77	1.00
17	S 87° 24' 10" W	254.77	1.00
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23	S 87° 24' 10" W	254.77	1.00
24	S 87° 24' 10" W	254.77	1.00
25	S 87° 24' 10" W	254.77	1.00
26	S 87° 24' 10" W	254.77	1.00
27	S 87° 24' 10" W	254.77	1.00
28	S 87° 24' 10" W	254.77	1.00
29	S 87° 24' 10" W	254.77	1.00
30	S 87° 24' 10" W	254.77	1.00
31	S 87° 24' 10" W	254.77	1.00
32	S 87° 24' 10" W	254.77	1.00
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35	S 87° 24' 10" W	254.77	1.00
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41	S 87° 24' 10" W	254.77	1.00
42	S 87° 24' 10" W	254.77	1.00
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45	S 87° 24' 10" W	254.77	1.00
46	S 87° 24' 10" W	254.77	1.00
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53	S 87° 24' 10" W	254.77	1.00
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55	S 87° 24' 10" W	254.77	1.00
56	S 87° 24' 10" W	254.77	1.00
57	S 87° 24' 10" W	254.77	1.00
58	S 87° 24' 10" W	254.77	1.00
59	S 87° 24' 10" W	254.77	1.00
60	S 87° 24' 10" W	254.77	1.00
61	S 87° 24' 10" W	254.77	1.00
62	S 87° 24' 10" W	254.77	1.00
63	S 87° 24' 10" W	254.77	1.00
64	S 87° 24' 10" W	254.77	1.00
65	S 87° 24' 10" W	254.77	1.00
66	S 87° 24' 10" W	254.77	1.00
67	S 87° 24' 10" W	254.77	1.00
68	S 87° 24' 10" W	254.77	1.00
69	S 87° 24' 10" W	254.77	1.00
70	S 87° 24' 10" W	254.77	1.00
71	S 87° 24' 10" W	254.77	1.00
72	S 87° 24' 10" W		

Annexation layout submitted by applicant:



VOLUNTARY ANNEXATION PETITION FORM

To: The Town of Black Mountain Town Council

Date: November 24, 2025

We, the undersigned, being all of the owners of the real property described herein, per the requirements of Town of Black Mountain Code of Ordinances Chapter 48, Section 48-164 (d) (2), petition that the area described herein be annexed to the Town of Black Mountain pursuant to the provisions of G.S. 160A-31.

The area to be annexed is ☐ **contiguous** ☐ **non-contiguous** to the existing Town Limits and the boundaries of such territory are as indicated on the attached map and description.

Parcel Identification Number(s): **0609-46-7498-00000**

Current County Zoning District: **R-1**

Town Zoning District designation requested: **OI-6**

Buncombe County property tax valuation: **\$0.00**

Do you declare vested rights*? ☐ yes ☒ no

*We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate "yes" and attach proof.)

Are you requesting water service from the Town of Black Mountain? ☒ yes ☐ no

Number of existing residential dwelling units: **1** Number of commercial units: **0**

A legal description of the area, complete copy of the last deed of record for each parcel of property to be annexed, and copies of the draft annexation plat prepared by a registered land surveyor are attached. We have also provided the following for your additional information: Please feel free to attach any additional information you feel may help the Town Council in determining the appropriateness of annexing this parcel into the Town of Black Mountain.

Property Owner(s): Address: Signature: Date:

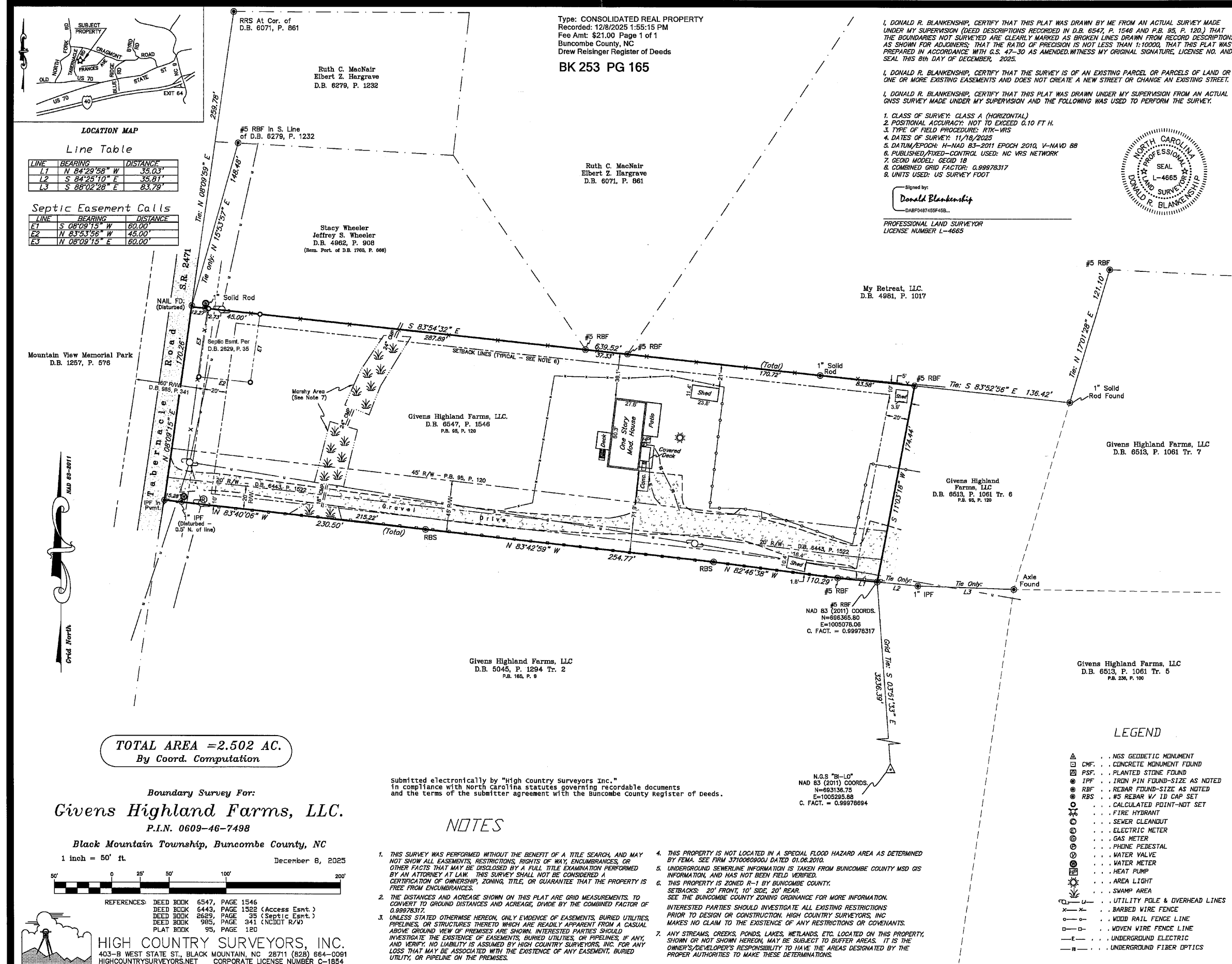
All property owners must sign this petition including husband and wife if jointly owned. Add other sheets as needed.

x 

Matt Sharpe, Executive Director

Givens Highland Farms, LLC
200 Tabernacle Rd, Black Mountain, NC 28711

Please Return Completed Applications to the Town of Black Mountain Planning and Development Department, 160 Midland Avenue, Black Mountain, NC 28711, (828) 419-9300.



Type: CONSOLIDATED REAL PROPERTY
 Recorded: 12/3/2025 9:33:45 AM
 Fee Amt: \$826.00 Page 1 of 7
 Revenue Tax: \$800.00
 Buncombe County, NC
 Drew Reisinger Register of Deeds

BK 6547 PG 1546 - 1552

There are no delinquent taxes that are a lien
 the parcel(s) described in the deed which the
 Buncombe County Tax Collector is charged
 with collecting.

12-03-2025
 Date

Michelle Wannen
 Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 800.00

Parcel Identifier No. 0609-46-7498

Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Peter U. Kanipe, PO Box 3180, Asheville, NC 28802

This instrument was prepared by: Peter U. Kanipe, a licensed NC attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. No title examination performed by deed preparer. File:36288.17

Brief description for the Index: _____

THIS DEED made this 2nd day of December, 2025, by and between

GRANTOR

GRANTEE

Vickey B. Wheeler, unmarried; and,

Kenneth Ray Wheeler, unmarried; and,

**Michael Todd Wheeler and Wendy Chea Wheeler,
 married to each other; and**

**Jeffrey Scott Wheeler and Stacy Wheeler, married
 to each other**

318 Tabernacle Road
 Black Mountain, NC 28711

**Givens Highland Farms, LLC, a North
 Carolina limited liability company**

200 Tabernacle Road
 Black Mountain, NC 28711

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Buncombe County, North Carolina and more particularly described as follows:

Submitted electronically by "McGuire, Wood & Bissette"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Buncombe County Register of Deeds.

SEE EXHIBIT A, INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5658, Page 723, Buncombe County Registry

All or a portion of the property herein conveyed does include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

SUBJECT to easements, restrictions, rights of way(s) of record, and ad valorem taxes not yet due and payable.

(Signature Page Follows)

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Vickey B. Wheeler (SEAL)
Vickey B. Wheeler

State of North Carolina - County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Vickey B. Wheeler personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed.

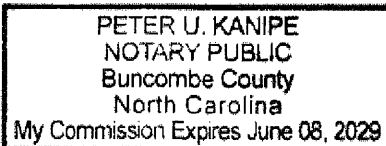
Witness my hand and Notarial stamp or seal this 1st day of December, 2025.

My Commission Expires:

(Affix Seal)

Peter U Kanipe Notary Public

Peter U Kanipe
Notary's Printed or Typed Name



IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Kenneth Ray Wheeler (SEAL)
Kenneth Ray Wheeler

State of North Carolina - County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Kenneth Ray Wheeler personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed.

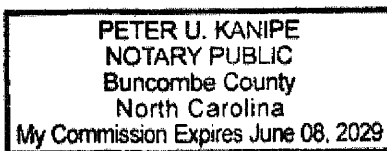
Witness my hand and Notarial stamp or seal this 1st day of December, 2025.

My Commission Expires:

(Affix Seal)

Peter U. Kanipe Notary Public

Peter U. Kanipe
Notary's Printed or Typed Name



IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Michael Todd Wheeler (SEAL)
Michael Todd Wheeler

Wendy Chea Wheeler (SEAL)
Wendy Chea Wheeler

State of North Carolina - County of Buncombe

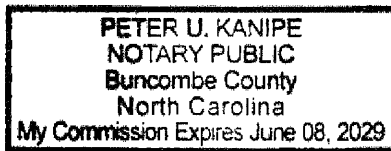
I, the undersigned Notary Public of the County and State aforesaid, certify that Michael Todd Wheeler and Wendy Chea Wheeler personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 1st day of December, 2025.

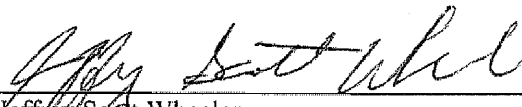
My Commission Expires:

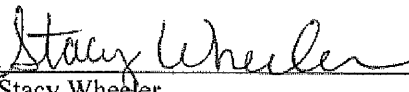
(Affix Seal)

Peter U Kanipe Notary Public
Peter U Kanipe
Notary's Printed or Typed Name



IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
Jeffrey Scott Wheeler

 (SEAL)
Stacy Wheeler

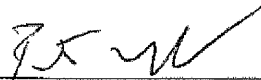
State of North Carolina - County of Buncombe

I, the undersigned Notary Public of the County and State aforesaid, certify that Jeffrey Scott Wheeler and Stacy Wheeler personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 1st day of December, 2025.

My Commission Expires:

(Affix Seal)

 Notary Public
Peter U Kanipe
Notary's Printed or Typed Name

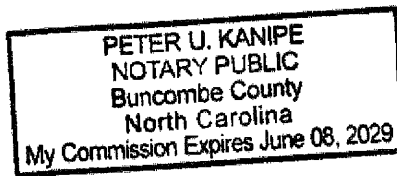


EXHIBIT A

BEING all of that 2.50 acre tract as shown on that plat recorded in Plat Book 95, at Page 120 of the Buncombe County Registry, reference to which is hereby made for a more particular description.

4919-2143-1419, v. 1

PIN 0609-46-7498

SHADY HOLLOW LN

HAPPY HILL LN

FRANCES AVE

VIOLET LN

PERIDOT PL

FREEMAN DR

TAYLOR ST

1ST ST

BUTTERFLY GARDEN

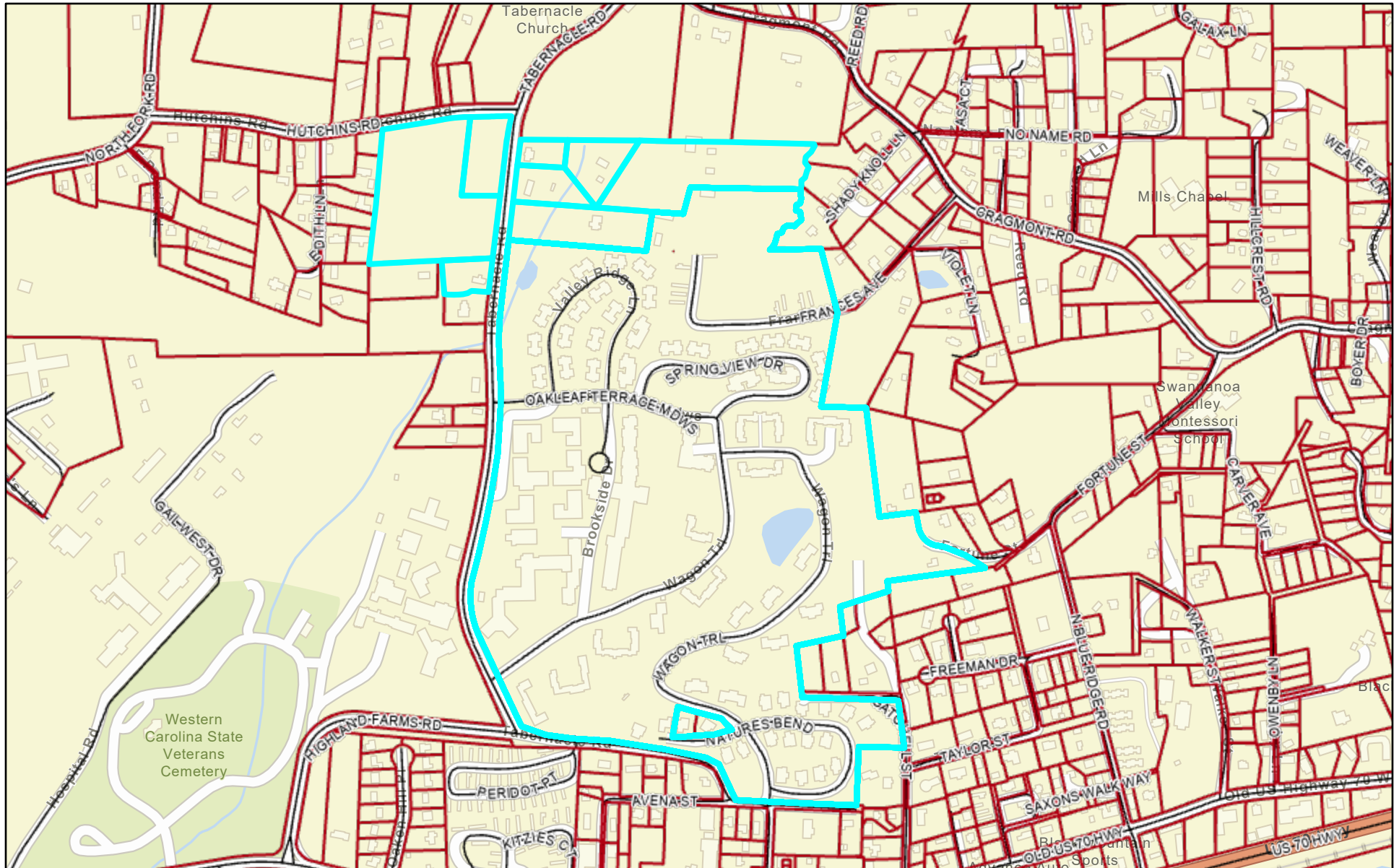
HIGHLAND FARMS LAKE

DOG PARK

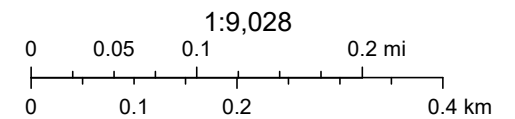
GAZEBO

1145

REZ-26-0001



January 14, 2026



Name	Address	City	State	Zip	PIN #
Mountain View Memorial Park	208 W State St	Black Mountain	NC	28711	60946164500000
Elizabeth Provost; Paul Drummond	126 Church St	Black Mountain	NC	28711	60946228800000
Town of Black Mountain	160 Midland Ave	Black Mountain	NC	28711	60946388000000
Jeffrey Wheeler; Stacy Wheeler	324 Tabernacle Rd	Black Mountain	NC	28711	60946668600000
Elbert Hargrave; Ruth Macnair	PO Box 741	Black Mountain	NC	28711	60946683100000
Givens Highland Farms LLC	200 Tabernacle Rd	Black Mountain	NC	28711	60946749800000
Elbert Hargrave; Ruth Macnair	340 Tabernacle Rd	Black Mountain	NC	28711	60946879300000
Givens Highland Farms LLC	2360 Sweeten Creek Rd	Asheville	NC	28803	60955221600000
Givens Highland Farms Inc	200 Tabernacle Rd	Black Mountain	NC	28711	0609552216C0001
Campbell Cauthen III; Carol Cauthen	6 Wagon Trl	Black Mountain	NC	28711	0609552216C0006
Arthur Fricke Trustee	7 Wagon Trl	Black Mountain	NC	28711	0609552216C0007
Atossa Kramer	11 Wagon Trl	Black Mountain	NC	28711	0609552216C0011
John Walker III; Betty Walker	13 Wagon Trl	Black Mountain	NC	28711	0609552216C0013
James Ingram; Geri Ingram	34 Wagon Trl	Black Mountain	NC	28711	0609552216C0034
Frelick Family Trust	35 Wagon Trl	Black Mountain	NC	28711	0609552216C0035
Jerdee Living Trust	38 Wagon Trl	Black Mountain	NC	28711	0609552216C0038
Edward Smith; Sue Smith	45 Wagon Trl	Black Mountain	NC	28711	0609552216C0045
James Elam Jr; Carey Elam	52 Wagon Trl	Black Mountain	NC	28711	0609552216C1052
Harro Bundesen	54 Wagon Trl	Black Mountain	NC	28711	0609552216C1154
Edwards Family Trust	55 Wagon Trl	Black Mountain	NC	28711	0609552216C1155
Carolyn Zielinski Trustee	57 Wagon Trl	Black Mountain	NC	28711	0609552216C1157
Sara Hill	58 Wagon Trl	Black Mountain	NC	28711	0609552216C1158
James Heid; Caryl Heid	59 Wagon Trl	Black Mountain	NC	28711	0609552216C1259
Allan Brown; Jean Brown	75 Wagon Trl	Black Mountain	NC	28711	0609552216C1675
James Ellis; Peggy Ellis	76 Wagon Trl	Black Mountain	NC	28711	0609552216C1676
My Retreat LLC	207 E State St	Black Mountain	NC	28711	60956374300000



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 PUBLIC MEETING FOR REZONING REQUEST

Date: January 14, 2026

To: Property Owners within 200 feet of the subject property located at:
318 Tabernacle Rd

RE: Public Meeting for Rezoning Application #REZ-26-0001

Dear Property Owner,

Please be advised that an application for a Rezoning has been filed with the Black Mountain Planning and Development Office concerning the property at 318 Tabernacle 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).

Applicant Information:

- Applicant Name: Givens Highland Farms

Property Information:

- Property Address: 318 Tabernacle Road
- Parcel Identification Number: 0609-46-7498.00000
- Current Zoning: R-1
- Requested Zoning: OI-6
- Current Land Use: residential
- Size of Parcel: 2.5 acres

Public Meeting Details:

A public meeting will be held to consider this application. All interested parties are encouraged to attend.

- Date: January 26, 2026
- Time: 6:00 p.m.
- Location: Council Room, Town Hall, 160 Midland Avenue, Black Mountain, NC 28711

How to Learn More:



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

- Review the Application:
<https://blackmountainnc.v8.civicclerk.com/Meetings/Agenda?id=697>
- Contact the Planner: Russell Cate ♦ 828-419-9373 ♦ russell.cate@tobm.org

The meeting is open to the public.

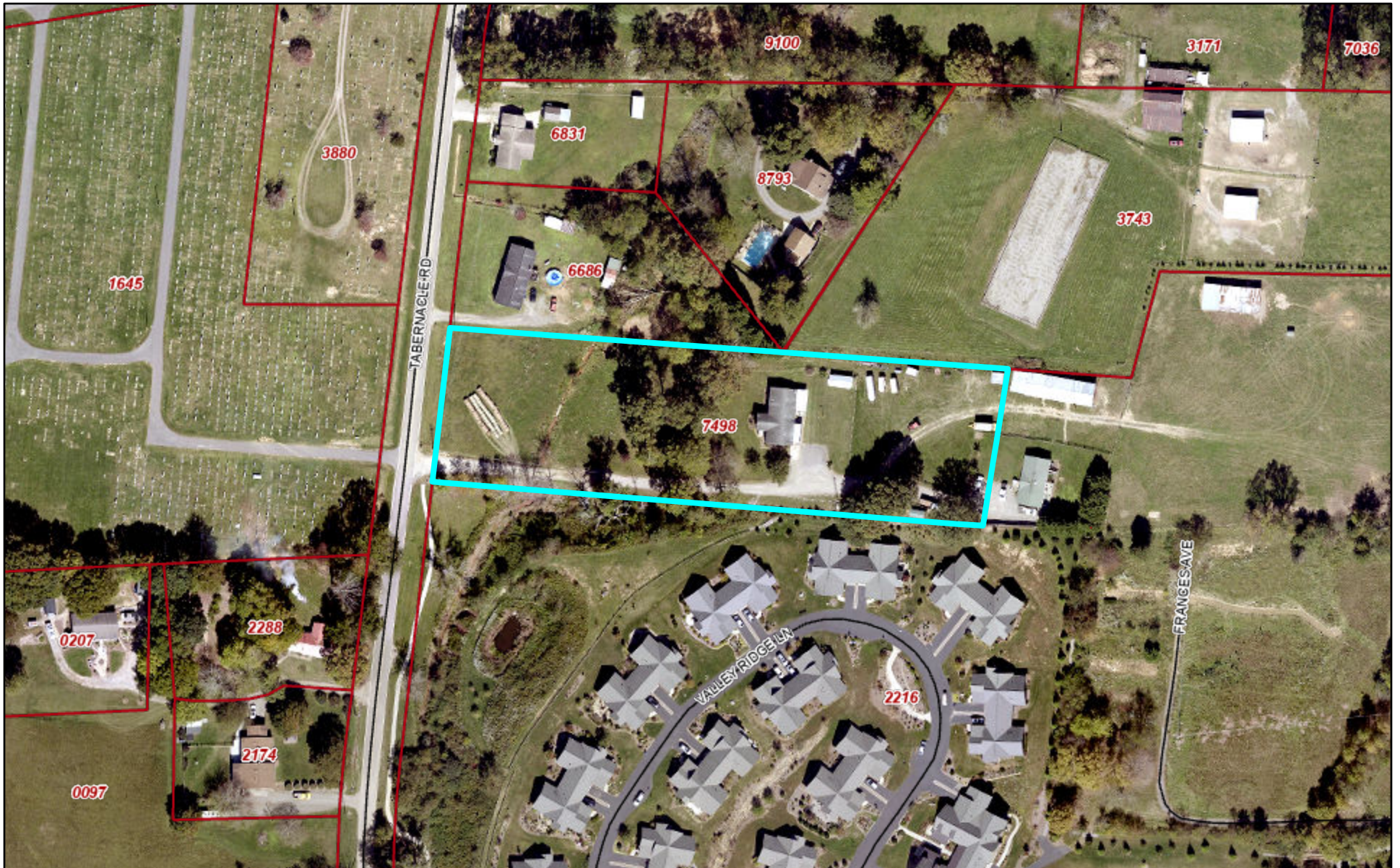
Sincerely,

Jennifer Tipton

Senior Admin/Clerk to Planning Board

Town of Black Mountain Planning and Development Department

REZ-26-0001



January 14, 2026

