



TOWN OF BLACK MOUNTAIN PLANNING BOARD

May 18, 2026


REGULAR MEETING AGENDA

Time: 6:00 PM

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

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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 February 23, 2026, and March 23, 2026, as written [or as amended]

4. OLD BUSINESS

5. NEW BUSINESS

5.A. Rezoning Request - 433 Lakey Gap Rd

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



**Town of Black Mountain
Planning Board**

May 18, 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**

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III. ADOPTION OF MINUTES

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IV. OLD BUSINESS

V. NEW BUSINESS

- Rezoning Request – 433 Lakey Gap Road

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, February 23, 2026, 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:

Lauronda Teeple
Kathy Phillips
Michael Churchman
Joe Laudenslayer

Absent:

Chris Collins, Chair
Pam Norton, Vice Chair
Rick Earley

Staff:

Russell Cate, Planner I/Zoning Administrator

The meeting was called to order at 6: 00 p.m. and duly constituted and opened for business with a quorum of members. Due to the absence of the Chair and Vice Chair, Michael Churchman made a motion for Lauronda Teeple to act as Chair for this meeting. The motion was seconded by Joe Laudenslayer and approved by a vote of 4-0.

II. ADOPTION OF AGENDA

Russell Cate requested that two text amendments for review be added as the second item under new business on the agenda. Chair Lauronda Teeple made a motion to adopt the agenda as amended. The motion was seconded by Kathy Phillips and approved by a vote of 4-0.

III. ADOPTION OF MINUTES

Michael Churchman made a motion to approve the minutes of November 11, 2026, as written. The motion was approved by consensus by a vote of 4-0.

IV. NEW BUSINESS

1. Givens Highland Farms Annexation and Rezoning Request

Givens Highland Farms has purchased a 2.502-acre parcel addressed as 318 Tabernacle Road. The property is currently in the jurisdiction of Buncombe County with a zoning designation of R-1. Givens Highland Farms is seeking voluntary annexation of this parcel into the Town of Black Mountain so that they may add it to their existing 87.16-acre parcel for future development. Along with the annexation request, they are also seeking a rezoning to OI-6, which is the zoning designation for the 87.16-acre parcel. The property does have a one-story modular house that will be demolished. There are already utilities on the existing 87.16-acre parcel that will be extended to this new parcel. The parcel is not within the floodplain or floodway. The property is contiguous to the 87.16-acre parcel. Access will be through

Planning Board Regular Meeting

Tabernacle Road. The Board found no reason that the annexation would be harmful or egregious and has no comments for Town Council on the annexation. Chair Teeple made a motion to recommend that the parcel be rezoned from R-1 to OI-6 upon successful annexation and that the overall size of the property is reasonable compared to the size of the zoning district in which the property is located, is consistent with the comprehensive plan, that the impact to adjacent property owners and the surrounding community is reasonable and the benefits of the rezoning outweigh any potential inconveniences or harm to the community, and that the allowed uses within the proposed zoning district are similar compared to the permitted uses as currently zoned. The motion was seconded by Joe Laudenslayer and approved by a vote of 4-0.

2. Proposed Text Amendments – Signage

There is very little flexibility in Chapter 9 for any variances to the requirements. Also, in Chapter 1 under the variance section, it specifically says that variances to the sign ordinance only apply to properties in the Central Business District. The proposed text amendment would remove that section from Chapter 1 and would then allow for potential variances for signs within any zoning district. Staff feels that the requirement was unintentional but overly restrictive language. In the sign ordinance, there are allowable administrative adjustments, however, not all signs are privy to the administrative adjustments. The proposed text amendment would allow for three additional sign types to be privy to allowable administrative adjustments. These signs would be ground signs, cantilevered ground signs and development identification signs. Chair Teeple made a motion to recommend the amendment to section 1.7.3 as presented and that the amendment is consistent with the comprehensive plan and is reasonable and in the public interest because it removes ambiguous language and is limiting to businesses. The motion was seconded by Joe Laudenslayer and approved by a vote of 4-0. Chair Teeple made a motion to recommend the amendment to section 9.10 as presented and that the amendment is consistent with the comprehensive plan and is reasonable and in the public interest because it is beneficial to the business community and helps them be successful.

V. OLD BUSINESS

None.

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

The Board asked if staff could consult with the Town Attorney on if gas stations can be limited in number.

VIII. COMMUNICATION FROM STAFF

Russell Cate said that the UDO project is on hold at this time.

VX. ADJOURNMENT

With no further business, the meeting was adjourned at 7:10 p.m.

Planning Board Regular Meeting

Prepared by:

Lauronda Teeple, Chair

Jennifer Tipton, Senior Admin

**TOWN OF BLACK MOUNTAIN
PLANNING BOARD**

The Black Mountain Planning Board held its regular meeting on Monday, March 23, 2026, 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:

Staff:

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

The meeting was called to order at 6:03 p.m. and duly constituted and opened for business with a quorum of seven (7) 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 7-0.

III. ADOPTION OF MINUTES

There were no minutes to adopt at this time.

IV. NEW BUSINESS

1. Proposed Text Amendments – Data Processing Facilities

Data centers have become a hot topic around the state. In order to get ahead of any data centers that might want to come into town, staff felt it prudent to get some form of regulations in place. The amendments include a definition for data processing facilities that includes cryptocurrency mining, allowing it as a use with additional requirements in the heavy industrial district, and providing requirements for height, noise, buffering, signage, etc. One of the requirements would be a distance requirement from schools, churches, and residential areas. Based on the analysis done by staff, there are only two parcels in the heavy industrial district that might work for a data center. One of the concerns noted was the amount of noise a data center might produce. The board decided to have a decibel limit for daytime hours and a decibel limit for nighttime hours.

Chris Collins made a motion to recommend the proposed amendment to Section 1.2.3, to add a definition of data processing facility as presented and that the proposed amendment is consistent with the comprehensive plan and is reasonable and in the public interest because it supports community character and enhances safety and supports manufacturing, small scale. The motion was seconded by Lauronda Teeple and approved by a vote of 7-0.

Chris Collins made a motion to recommend the proposed amendment to Section 4.7.14, to add data processing facility as a use with additional requirements in the heavy industrial district as presented and that the proposed amendment is consistent with the

Planning Board Regular Meeting
March 23, 2026

comprehensive plan and is reasonable and in the public interest because it supports community character and enhances safety and supports manufacturing, small scale. The motion was seconded by Lauronda Teeple and approved by a vote of 7-0.

Chris Collins made a motion to recommend the proposed amendment to Section 5.19, to add a specific requirements for data processing facilities as amended and that the proposed amendment is consistent with the comprehensive plan and is reasonable and in the public interest because it supports community character and enhances safety and supports manufacturing, small scale. The motion was seconded by Lauronda Teeple and approved by a vote of 7-0.

V. OLD BUSINESS

None.

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

Kathy Phillips said that she would like to see a requirement in the UDO or Land Use Code that would require developers to provide sidewalks along the frontage of the development and not just inside the development.

VIII. COMMUNICATION FROM STAFF

Jennifer Tipton said that staff did not have any further information about the status of the UDO. Several Board members have reached to Council to express the importance of finishing this project. Staff will try and get updates for the next meeting.

VX. ADJOURNMENT

With no further business, the meeting was adjourned at 7:35 p.m.

Prepared by:

Chris Collins, Chair

Jennifer Tipton, Senior Admin



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

304 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: May 18, 2026
Case #: REZ-26-0002

GENERAL INFORMATION

APPLICANTS: Prakash and Manjuben Kishan

REQUEST: Change from Town Residential (TR-4) to Highway Business (HB-8)

ADDRESS AND PARCEL ID NUMBER (PIN): 433 Lakey Gap Road (0619-42-4776-00000)

SIZE: 0.62 acre (27,007 square feet [SF]), according to Buncombe County GIS

TOPOGRAPHY: 21.80 percent slope, according to <https://www.mapwnc.org/find-slope-for-parcel>

SITE DATA

EXISTING USE Single-family, three-bedroom, 3½-bath, home with a total finished area of 4,219 SF, a finished basement of 546 SF, an unfinished basement of 42 SF, a garage of 550 SF, a patio of 400 SF, and a year of construction of 1998.
Source of information: Buncombe County Property Record Card

PURPOSE AND INTENT OF DISTRICTS

TR-4 (Town Residential)	<p><u>Sec. 4.7.3.1 (Purpose and Intent):</u> The town residential district is established to allow for a variety of housing types while maintaining an overall residential character with medium density. Any use which, because of its characteristics would interfere with the residential nature of the area is excluded.</p>
HB-8 (Highway Business)	<p><u>Sec. 4.7.8.1 (Purpose and Intent):</u> The highway business district provides orderly growth along the town's major thoroughfares; promotes access management and traffic safety for all modes of transportation, encourages the redevelopment of existing commercial sites; creates economic opportunities ; promotes a safe, convenient and attractive environment for pedestrians to access good and services; creates gateways and entrances into the town along central corridors; and encourages residential development that blends with the commercial character of the district and enhances the variety of housing options provided in the town. Because of the objectives and characteristics of this district, it is located contiguous to major streets or within proximity to primary commercial districts.</p> <p><u>Supplementary District Requirements:</u></p> <ul style="list-style-type: none"> A. Primary entrances to buildings must connect to sidewalks. B. As part of new construction, sidewalks are required adjacent to state and town roadways and must be a minimum of five feet wide with a minimum two-foot planted strip between the sidewalk and the roadway. C. For areas along U.S. 70, additional development requirements may apply. See Section 4.7.7.

DIMENSIONAL REQUIREMENTS

	Existing	Requested
Zoning District:	Town Residential (TR-4)	Highway Business (HB-8)
Max. Density:	4 dwelling units per acre (DUA)	Residential: 8 dwelling units per acre (DUA) Non-Residential: none
Front Setback:	20' (15' steep hillside)	Residential: 15' Non-Residential: 15'
Side Setback:	10'	Residential: 10'

		Non-Residential: 10' (20' abutting residential district)
Rear Setback:	15'	Residential: 30' Non-Residential: 20' (30' abutting residential district)
Min. Lot Size:	¼ acre (10,890 square feet)	Residential: 1/8 acre (5,445 square feet) Non-Residential: none
Max. Height:	35'	Residential: 40' Non-Residential: 40'
Min. Width:	40' (15' at street)	Residential: 50' Non-Residential: 50'
Min. Depth:	80'	Residential: none Non-Residential: none

Uses Permitted by Right:

TR-4

- Single-Family Residences
- Two-family Residences (duplex)
- Government facilities
- Places of worship
- Public utilities
- Accessory Structures
- Camps, summer
- Bed and Breakfast Homes

HB-8

- Shared housing/Community living facilities
- Single-Family Residences
- Two-family Residences (duplex)
- Government facilities
- Group home
- Hospitals
- Meeting halls for civic, social, and fraternal uses
- Places of worship
- Conference Centers
- Cultural, Community Facilities
- Educational facilities
- Public utilities
- Accessory Structures
- Breweries/Distilleries/Wineries/Cideries
- Freight handling facilities
- Manufacturing, light (indoor)
- Warehousing
- Amusements and entertainment uses
- Animal services
- Art studio and galleries
- Automotive sales, rental and service
- Bank and financial services
- Bar
- Bed and Breakfast Homes
- Building material sales
- Business services

- Convenience Store
- Farm supply stores
- Funeral homes
- Health and fitness facilities
- Heavy equipment sales, rental and service
- Heritage crafts
- Home Occupations
- Hotels and motels
- Industrial cleaning services
- Instruction services and studios
- Laundromat
- Laundry and dry cleaning
- Manufactured home sales and service
- Medical offices and clinics
- Micro-breweries/distilleries/wineries/cideries
- Mini-storage or self-storage
- Mixed use buildings
- Mobile food vendors
- Mobile food vendor courts
- Mobile retail vendor
- Professional offices and services
- Restaurant (sit down)
- Restaurant brew pub/tavern
- Restaurants and taverns (walk-up, drive-thru, sit down)
- Retail
- Retail (Up to 2,500 sf)
- Taxi and Transportation Services
- Warehousing (accessory to retail)
- Wholesale
- Wholesale and retail bakery

Uses Permitted per Additional Requirements:

TR-4

- Home Occupations
- Emergency Housing
- Manufactured Homes on individual lots

HB-8

- Emergency Housing
- Family Care Homes
- Agriculture
- Campgrounds
- Bed and Breakfast Inns
- Day Care Centers
- Garden Markets

- Secondary Dwellings
- Boarding House
- Family Care Homes
- Agriculture
- Bed and Breakfast Inns
- Garden Markets

Uses Permitted with a Special Use Permit:

TR-4

- Conservation Subdivision
- Cottage Housing Development
- Planned Unit Development - Residential
- Multi-Family Residential – All Levels

HB-8

- Cottage Housing Development
- Industrial Park Development
- Planned Unit Development - Residential
- Planned Unit Development – Commercial
- Manufactured Home Parks
- Multi-Family Residential – All Levels
- Communications Towers
- Adult Establishments

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

Transportation

Street Classification	Lakey Gap Road is a Town 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 and does not have any DEQ-classified surface water.

This clip shows zoning districts (yellow indicates TR-4 and red indicates HB-8):



Photo from Buncombe County Property Record Card (date unknown):



Surrounding parcels:

	North	South	East	West
Adjacent Zoning Designation	TR-4	TR-4	TR-4	Parcels zoned TR-4 and UR-8 are in the area that is to the west of the sharp point that defines the westernmost portion of the subject parcel
Adjacent Land Uses, per Buncombe County Property Record Cards	Six parcels border to the north; they have: single-family residential	Three parcels border to the north; they have: single-family residential	single-family residential	No parcels border to the west

Photo taken on April 21,2026:



DISCUSSION

In *Reason for Requested Rezoning* on the rezoning application, the applicants wrote “Would like to teach meditation and start a massage service parlor. Meditation will be taught free of charge as a service to the community.”

Item *A* in Section 1.5.2 (Requirements for Consideration of Zoning Map and Text Amendments) of Section 1.5 (Amendments) of Chapter 1 of the Land Use Code states:

The planning board and town council must consider the following in their consideration of any text or map amendments:

1. If the public necessity, convenience, general welfare, or good zoning practices justify such action, and
2. If the action is consistent with the town comprehensive plan or other adopted plans.

The parcel is in a **Valley Residential** area on the *Future Land Use Map* of Elevate Black Mountain (the comprehensive plan):

DESCRIPTION: Valley Residential areas are areas which predominantly include single family homes of varying ages, sizes, and setbacks. Over time, some Valley Residential areas may evolve through redevelopment. Where large redevelopment projects occur, new development should take a more compact form that enhances the streetscape and creates a variety of housing and commercial options.

OPPORTUNITIES:

- Large-scale redevelopment efforts should resemble complete neighborhood development principles using walkable design
- Neighborhood and area planning

PRIMARY USES:

- Medium density residential
- Neighborhood-oriented commercial

SECONDARY USES:

- Home-based businesses

DESIRED CHARACTERISTICS:

- Building Height: 2-3 stories
- Building Setback: 10-30 feet
- Lot Width: 35-100 feet
- Block Length: 500-1,000
- Parking: driveways, garages

Elevate Black Mountain's *Future Land Use Map* section provides detail on the purpose of the future land use map:

THE FUTURE LAND USE MAP:

The Future Land Use Map depicts how Black Mountain should grow in the future, based on current trends and conditions and future needs and community values. This map identifies character areas, which are types of places that share attributes of urban form and function including the size and type of buildings and their relationship to the street, the surrounding street and block pattern, parking and access, as well as land uses or types of development. Character areas are not zoning but do help to provide guidance for planning, zoning, and development decisions. Multiple zoning district areas may fit appropriately into a given character area, while some character areas may require the adoption of new zoning district areas differing from the ones that exist today.

HOW FUTURE LAND USE RELATES TO ZONING:

Zoning is an important regulatory tool to ensure the orderly development of the Town of Black Mountain and land where the Town is anticipated to grow over the coming decades. Zoning in Black Mountain is administered through its zoning map and linked to the Town's Land Use Code, which stipulates permitted uses, dimensional standards, and development standards.

Black Mountain zoning regulations divides the Town into various residential, commercial, industrial, business, and mixed use zoning district areas. The Land Use Code describes what type of land use and specific activities are permitted in each zoning district, and also regulates how buildings, signs, parking, and other development may occur on a property. The zoning regulations also provide procedures for rezoning and other development activities.

The zoning map and zoning regulations provide property owners in Black Mountain with certain rights to development, while the Elevate Black Mountain Comprehensive Plan provides guidance to decision-makers regarding the land use and character of future development on a property. The Future Land Use Map should be used as a guide for future rezoning decisions by the Town's Planning Board and Town Council, but does not have the authority of law that the Land Use Code does.

The Future Land Use Map provides guidance regarding land development, annexation, and capital planning decisions. The Future Land Use Map is not parcel-specific. To best interpret which category should apply to a property located in an edge condition where the categories change from one to another, discretion should be used to identify the most appropriate fit given the site conditions and surrounding context.

The applicants are requesting the Highway Business (HB-8) zoning district. The parcel is currently in the Town Residential (TR-4) zoning district and is bordered on the north, south, and east by parcels that are in the TR-4 zoning district. The parcel comes to a sharp point in its western side. Immediately south of the western point, on the south side of Lakey Gap Road, is a parcel that's zoned TR-4. Just to the southwest of the western point, also on the south side of Lakey Gap Road, are two parcels that are zoned HB-8 – one has the use single-family residential; the other is listed by Buncombe County as having an office building.

The parcel is currently zoned Town Residential (TR-4). TR-4 permits few uses other than single-family residence, duplex, and single-family-home-plus-secondary-dwelling:

- Permitted by right: government facility, place of worship, summer camp, bed and breakfast home.
- Permitted per additional requirements: home occupation, emergency housing, boarding house, family care home, agriculture, bed and breakfast inn, garden market.
- Permitted with a Special Use Permit: conservation subdivision, cottage housing development, planned unit development – residential, multi-family residential – all levels.

In contrast, the Highway Business (HB-8) permits a wider range of uses:

- Permitted by right: The list of permitted-by-right uses in HB-8 is long and covers uses ranging from single-family residence, duplex, government facility, and place of worship to more-intensive uses including hospital, brewery, manufacturing (light, indoor), bank and financial services, convenience store, hotel and motel, mixed-use building, professional office, and wholesale.
- Permitted per additional requirements: emergency housing, family care home, agriculture, campground, bed and breakfast inn, day care center, garden market.
- Permitted with a Special Use Permit: industrial park development, cottage housing development, planned unit development – residential, planned unit development – commercial, manufactured home park, multi-family residential – all levels, communication tower, adult establishment.

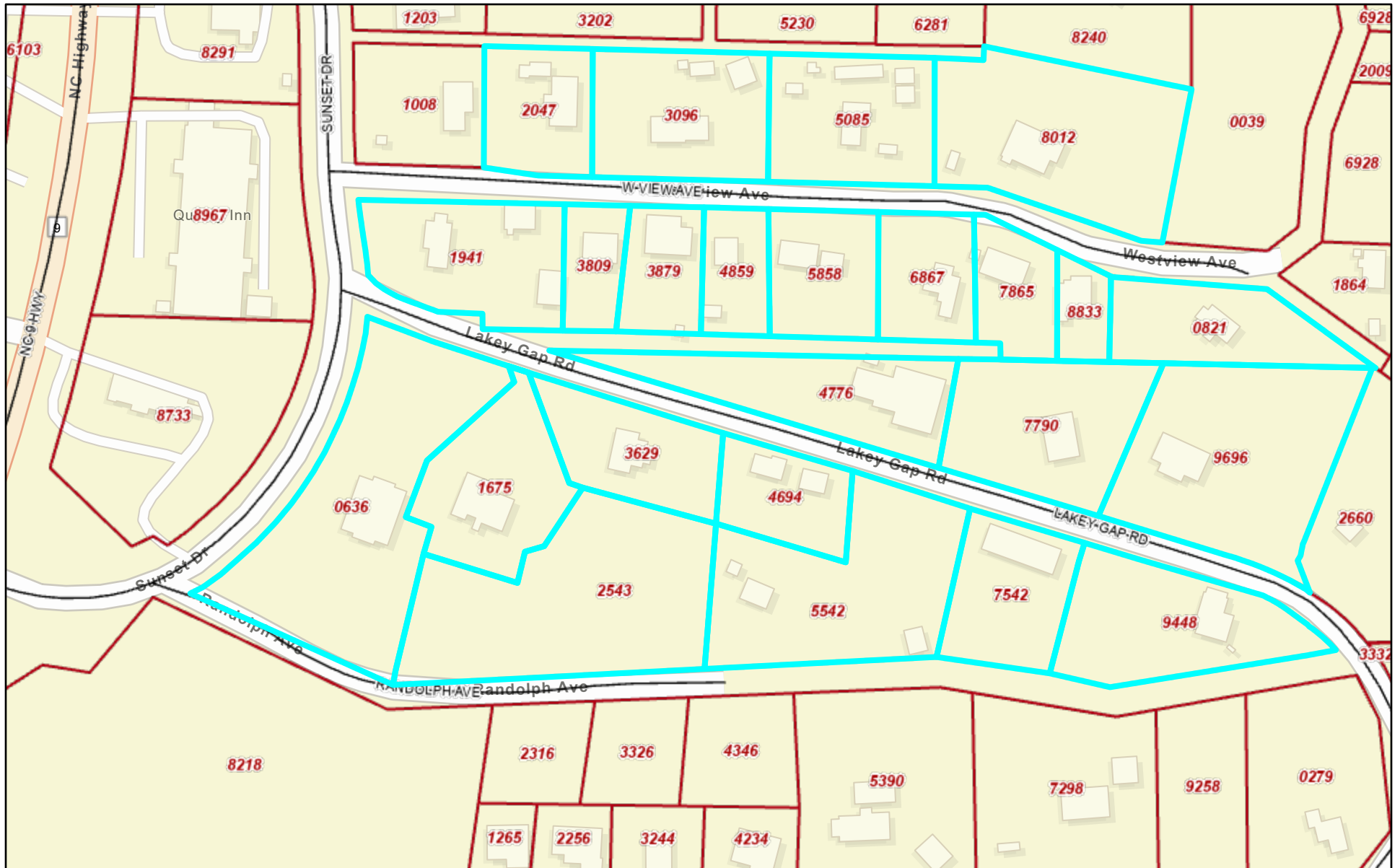
REZONING APPLICATION www.townofblackmountain.org

APPLICANT INFORMATION		
Applicant Name <u>Prakash & Manjibga Kishan</u>		
Applicant Address (Number, Street, City, State, ZIP) <u>433 LAKEY GAP ROAD, BLK MTD, NC 28711</u>		
Home Phone <u>—</u>	Cell Phone <u>828-312-1930</u>	Email Address <u>ROTARIANKISHAN@GMAIL.COM</u>
MAP AMENDMENT LOCATION AND REQUEST		
I request a rezoning for the following parcel(s):		
Property Address: <u>SAME AS ABOVE</u>		PIN #: <u>061942477600000</u>
Current Zoning Classification: <u>TR-4</u> <small>not LIBOR</small>		Requested Zoning Classification: <u>HB-8</u>
Current Land Use: <u>Residential Home</u>		Size of Parcel: _____
Reason for Requested Rezoning: <u>would like to teach meditation & start a massage service parlor</u> <u>meditation will be taught free of charge & a service to the community</u>		
PROPERTY OWNER INFORMATION (If different from applicant)		
Property Owner Name <u>SAME AS ABOVE</u>		
Property Owner Address (Number, Street, City, State, ZIP)		
Phone Number	Email Address	
CERTIFICATION		
I hereby certify that all of the information presented by me on this application is accurate to the best of my knowledge, information and belief. I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application. I acknowledge that attendance at the Planning Board meeting is mandatory for the review of this application.		
Petitioner Signature <u>Prakash Kishan</u>		Date <u>4-15-2026</u>
OFFICE USE ONLY		
Date Received: <u>4/15/2026-RC</u>	Fee: \$600.00 Cash: <input type="checkbox"/> Check: <input checked="" type="checkbox"/> Credit: <input type="checkbox"/>	
Vote: ___ to ___ For <input type="checkbox"/> Against <input type="checkbox"/>	Planning Board Meeting Date: <u>May 18, 2026</u> <u>REZ 260002</u>	
Vote: ___ to ___ For <input type="checkbox"/> Against <input type="checkbox"/>	Board of Aldermen Meeting Date;	

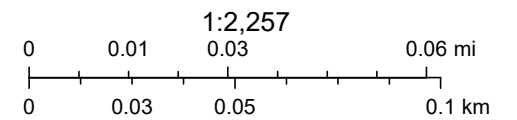
(Paul)

Town of Black Mountain
160 Midland Avenue, Black Mountain, NC 28711
Phone: 828-419-9300 ~ Fax: 828-669-2030

REZ-26-0002 - 433 Lakey Gap Rd



April 20, 2026





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: May 1, 2026

To: Property Owners within 200 feet of the subject property located at:
433 Lakey Gap Rd

RE: Public Meeting for Rezoning Application #REZ-26-0002

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 433 Lakey Gap Rd. 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: Prakash (Paul) Kishan

Property Information:

- Property Address: 433 Lakey Gap Rd
- Parcel Identification Number: 0619-42-4776.00000
- Current Zoning: TR-4 (town residential)
- Requested Zoning: HB-8 (highway business)
- Current Land Use: residential
- Size of Parcel: .62 acres

Public Meeting Details:

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

- Date: Monday, May 18, 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=719>
- 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-26-0002 - 433 Lakey Gap Road					
Name	Address	City	State	Zip	PIN #
White Mountain Quest LLC	19 Rawadero Dr	Swannanoa	NC	28778	61942063600000
Kim Chowining; Deborah Hill	23 Sunset Dr	Black Mountain	NC	28711	61942167500000
LTV Mobile LLC	PO Box 9707	Asheville	NC	28815	61942194100000
Greybeard Realty LLC	204 E State St	Black Mountain	NC	28711	61942254300000
Dustin Donovan; Bethany Donovan	420 Lakey Gap Rd	Black Mountain	NC	28711	61942362900000
Karl Pappert; Terri Pappert	104 Westview Dr	Black Mountain	NC	28711	61942380900000
Brandon Holdt; Morgan Simpson	106 Westview Dr	Black Mountain	NC	28711	61942387900000
Mark Tomczak	188 Kangaroo Dr	Old Fort	NC	28762	61942469400000
Prakash Kishan; Manju Kishan	433 Lakey Gap Rd	Black Mountain	NC	28711	61942477600000
Jay Pfeil	106A Westview Ave	Black Mountain	NC	28711	61942485900000
450 Lakey Gap LLC	2626 Glenwood Ave Ste 550	Raleigh	NC	27608	61942554200000
Cinnamon Properties LLC	PO Box 1564	Black Mountain	NC	28711	61942585800000
Tony Conley	110 Westview Ave	Black Mountain	NC	28711	61942686700000
Abraham De La Torre; Yesenia De La Torre	572 Buckeye Access Rd	Swannanoa	NC	28778	61942754200000
Thomas Oxenreider; Anne Oxenreider	455 Lakey Gap Rd	Black Mountain	NC	28711	61942779000000
Dewayne Tillman; Martha Tillman	5811 Regents Park Rd	Kernersville	NC	27284	61942786500000
George Lefas	114 Westview Ave	Black Mountain	NC	28711	61942883300000
Kristin Stroup	474 Lakey Gap Rd	Black Mountain	NC	28711	61942944800000
Jesse Caron	479 Lakey Gap Rd	Black Mountain	NC	28711	61942969600000
Edna Lewis	101 Westview Ave	Black Mountain	NC	28711	61943204700000
Michael Stutts; Lora Stutts	105 Westview Ave	Black Mountain	NC	28711	61943309600000
Stephen Wilson	109 Westview Ave	Black Mountain	NC	28711	61943508500000
Jason Beck; Deborah Beck	115 Westview Ave	Black Mountain	NC	28711	61943801200000
Renee Tompkins; Stephen Tompkins	116 Westview Ave	Black Mountain	NC	28711	61952082100000

REZ-26-0002 - 433 Lakey Gap Road



April 20, 2026

