



## TOWN OF BLACK MOUNTAIN

160 Midland Avenue ♦ Black Mountain ♦ N.C. ♦ 28711

Phone: (828) 419-9300 ♦ Fax: (828) 669-2030

### MEMORANDUM

To: Town of Black Mountain Planning Board  
From: Jennifer Tipton, Senior Admin  
Re: Agenda Packet for October 26, 2020  
Date: October 19, 2020

The **Town of Black Mountain Planning Board** will meet on **Monday, October 26, 2020 at 6:00 p.m.** electronically via Zoom.

Please find the following items for your information and use at the meeting:

1. The proposed agenda;
2. Draft minutes from September 28, 2020; and
3. Road Closure Request – Goldmont Street Alley.

Please let Jennifer Tipton know if you are **unable** to attend this meeting.  
[jennifer.tipton@townofblackmountain.org](mailto:jennifer.tipton@townofblackmountain.org) or (828) 419-9373.

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. Should you need assistance or a particular accommodation for this meeting, please inform Jennifer Tipton at (828) 419-9373 or by email at [jennifer.tipton@townofblackmountain.org](mailto:jennifer.tipton@townofblackmountain.org).

CC: Jessica Trotman, Planning Director  
Jake Hair, Planner  
Ron Sneed, Town Attorney



## **PUBLIC NOTICE**

### **BLACK MOUNTAIN PLANNING BOARD**

In order to maintain the safety of Town residents, staff, and the Planning Board, the Planning Board regular meeting scheduled for **Monday, October 26, 2020 at 6:00 p.m. will be conducted electronically using Zoom software** in lieu of its in-person meeting. The Town of Black Mountain Town Hall will not be open for this meeting.

**There are three ways the public can participate in the meeting:**

1. **Join the meeting through Zoom on your computer or smart device.** *\*Citizen video feeds will not be enabled. There is no password.*

<https://us02web.zoom.us/j/84872066423>

**Meeting ID: 848 7206 6423**

If you have not used Zoom before on a computer or smart device, you are encouraged to download the application from their website at [Zoom.us/download](https://zoom.us/download) and try it out prior to the meeting. There is no cost associated with the software or attending the meeting and there are toll free number options to dial in to listen live only.

2. **Join the meeting by telephone (listen only).**

Simply call US Toll-free 1-877-853-5247 or US Toll-free 1-888-788-0099

**Meeting ID: 848 7206 6423** followed by the Pound sign (#)

3. **Email or call in your comments or questions prior to the meeting.**

Call in comments prior to the meeting: Clerk to Planning Board at 828-419-9371

Email comments to: [jennifer.tipton@townofblackmountain.org](mailto:jennifer.tipton@townofblackmountain.org)

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**Jennifer Tipton**  
**Clerk to Planning Board**

The Town of Black Mountain is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or a particular accommodation for this meeting please contact, Jennifer Tipton at (828) 419-9371 or by email at [jennifer.tipton@townofblackmountain.org](mailto:jennifer.tipton@townofblackmountain.org)

*Posted to the Town Bulletin Board 10/05/2020*  
[www.townofblackmountain.org](http://www.townofblackmountain.org)



**Planning Board Regular Meeting  
October 26, 2020**

**PROPOSED AGENDA**

**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 September 28, 2020 as written [or as amended]

**IV. OLD BUSINESS**

- Road Closure Request – Goldmont Alley

**V. NEW BUSINESS**

**VI. COMMUNICATION FROM PLANNING BOARD**

**VII. COMMUNICATION FROM STAFF**

**VIII. ADJOURNMENT**

**TOWN OF BLACK MOUNTAIN  
PLANNING BOARD**

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The Black Mountain Planning Board held its regular meeting on Monday, September 28, 2020, at 6:00 p.m. in Town Hall via Zoom.

**I. CALL TO ORDER**

The meeting was called to order with the following members present:

Chris Collins, Chair  
Pam Norton, Vice Chair  
Jesse Gardner  
Rick Earley  
Chas Fitzgerald

Absent:

Lauronda Teeple  
Scott Reed

Staff:

Jennifer Tipton, Senior Admin  
Jake Hair, Planner  
Jessica Trotman, Planning Director  
Ron Sneed, Town Attorney

The meeting was called to order at 6:10 p.m. and duly constituted and opened for business with a quorum of five (5) regular members.

**II. ADOPTION OF AGENDA**

Jessica Trotman recommended the board move the text amendments ahead of the rezoning request. Pam Norton made a motion to adopt the agenda as amended. The motion was seconded by Chas Fitzgerald and approved by a vote of 5-0.

**III. ADOPTION OF MINUTES**

Chas Fitzgerald made a motion to adopt the minutes of August 24, 2020 as written. The motion was seconded by Chris Collins and approved by a vote of 5-0.

**IV. OLD BUSINESS**

None.

**V. NEW BUSINESS**

**1. Proposed Text Amendments – Road Standards**

Jessica Trotman explained the currently there are technical standards sprinkled throughout the Land Use Code. The proposed amendments would remove those specifics and reference a Standards and Details Manual. There are no proposed changes to the actual ordinance and the manual would include standards from NCDOT Subdivision Roads, Appendix D of the NC State Fire Code, the NC State Fire Code in its entirety, and Complete Streets. Ms. Trotman said that the standards exist but they are inconsistent throughout the Land Use Code. Jesse Gardner asked if the Planning Board would be able to review the Standards and Details Manual and it was explained that that is not the purview of the Planning Board. Chas Fitzgerald made a motion to recommend the text amendments as presented. The motion was approved by a vote of 5-0.

## **2. Proposed Text Amendment – Water Improvements**

Jessica Trotman explained that the proposed text amendment will be removing language that requires parcels outside of town limits conform to town zoning requirements to obtain water. The town is not empowered to impose such requirements on parcels outside of town limits. Water will still be available to parcels outside of town limits. Chas Fitzgerald made a motion to recommend the text amendments as presented. The motion was seconded by Chris Collins and approved by a vote of 5-0.

## **3. Rezoning Request – 134 Sunset Drive and 6 and 99999 Vance Ave – TR-4 to UR-8**

Jennifer Tipton began by reading emails and comments from the following:

The concerns stated included potential developments, road issues, traffic, stormwater, tree clearing, and walkability.

Jake Hair explained that the rezoning request was made by Ruby Begley to rezone three parcels (134 Sunset Drive, 6 Vance Drive, and 99999 Vance Drive) from TR-4 to UR-8. Mr. Hair explained that the biggest difference in the two districts is the lot size and units per acre. The uses are very similar and both are residential districts. Mr. Hair did point out that the properties are encumbered by a stream and MSD sewer lines.

Chas Fitzgerald asked about recreation and open space not being a permitted use in the UR-8 district and it was explained that a developer would not be prohibited from providing open space but that the use of recreation and open space is for a public park.

Chris Collins asked if a 50-60 lot subdivision were to be proposed, what would be the process. It was explained that it would go before staff for technical review and then would go before the Planning Board. It was explained that no development plan has been submitted nor is one required to be submitted for a rezoning request. Jessica Trotman explained that MSD sewer lines, stream buffer restrictions and other encumbrances would reduce the amount of buildable space but that those and other ordinances such as stormwater cannot be considered in making a decision and are not handled at the rezoning level. Ms. Trotman explained that stormwater, road capacity, walkability, traffic impact analysis and other requirements would be handled at the development stage. Ms. Trotman did explain that any improvements that might come out of a traffic impact analysis would be incurred by the developer and would have to be approved by the Board of Aldermen.

Jesse Gardner said that realistically the density would more like four to five units because of the roads, open space. Mr. Gardner said that it makes sense because this property is flatter and lower. Mr. Gardner said that because of the interstate, it is loud so he does think a developer would want to build six hundred thousand dollar homes and would be better for a more dense and more affordable development.

Pam Norton said she is against this rezoning as it is a spot zoning and too many good points have been made from the emails read earlier. Ms. Norton said that the reason people come here is going to be gone by the removal of trees and loss of green space. Ms. Norton is opposed to high density and said that the roads already can't handle existing traffic and that adding traffic would be increasing dangerous situations.

Chas Fitzgerald asked about the notices that were sent out. Jennifer Tipton explained that North Carolina General Statutes and the Land Use Code specify the notice requirements and that is to notice everyone within two hundred feet of the properties and post the property with a sign giving the date and time of the meeting and including the website to be able to get the Zoom link.

Planning Board Regular Meeting  
September 28, 2020

Mr. Fitzgerald said that there are measures in place to ensure appropriate infrastructure, a traffic impact analysis if over seventy-five lots, stormwater, and verification of water to ensure capacity and pressure. Mr. Fitzgerald said that he does not like spot zoning but that there are factors that make sense for the rezoning such as the property being adjacent to the interstate. Mr. Fitzgerald agreed that the interstate probably devalues the property and that a developer would probably try and look to more affordable housing. Mr. Fitzgerald said that when taking in the encumbrances of the lots, it allows more flexibility and creative development. Mr. Fitzgerald said that he does feel that Sunset Drive should be improved and sidewalks added if a development is realized.

Chris Collins asked about multifamily housing and what that process would be. It would require a trip to the Board of Adjustment and an evidentiary hearing.

Rick Earley asked when the last affordable housing development was done in town. It was the Mountain Housing Opportunities Project on Central Avenue. Mr. Earley said he cannot get his head around a development meeting the thirty percent income threshold and a developer being able to make money unless the project is subsidized. Mr. Earley said that he has heartburn about something that is twenty five hundred feet from Town Square being rezoned to UR-8 and taking away the medium residential density and having to rely on the development process and design review board. Mr. Earley said he would like to keep the property as TR-4. Chris Collins reminded the board that they cannot condition their decision on affordable housing.

**David Begley, 107 Sundance Drive**, said that he has been a lifelong resident of the community and grew up on the property. Mr. Begley said that their old home place is in the middle of the properties and there used to be a five acre lake where Interstate 40 is now. Mr. Begley said that they want nothing to devalue the property and his family is close to the land and will do everything in the power to ensure that nothing devalues the community. Mr. Begley said that he participated in the comprehensive plan process in 2004. Mr. Begley said that there are very few large tracks that are walkable. Mr. Begley said that is a path that runs from the property down to the Welcome to Black Mountain sign at the red light at NC 9 Hwy. Mr. Begley said they want to make the best use of the property and preserve the integrity of the higher up areas. Mr. Begley said that he has never seen it flood in that area or seen water across the road. Mr. Begley said that they would want sufficient buffers and open spaces. Mr. Begley said that he knows that the entire property cannot be developed and realistically would probably be developed at four to six units an acre. Mr. Begley said that his family wants to see something nice and feels the best use is high density and to look at more affordable housing due to the size of the lot. Mr. Begley said his family feels responsible for what happens to the land and are not looking to devalue anything. Mr. Begley said that maybe the trail leading down to NC 9 Hwy could an improved pedestrian path and that maybe a crosswalk could be added. Mr. Begley said that they are not looking at the numbers that were referenced in the email in terms of development.

Chas Fitzgerald made a motion to open up public comment to residents within two hundred feet of the property who received the notice with a total time limit of fifteen minutes at three minutes per speaker. The motion was seconded by Chris Collins and approved by a vote of 4-0 with Pam Norton abstaining. Jennifer Tipton asked that anyone who would like to speak either use the raise hand feature or type a message in the chat feature.

**Sharon Allison, 34 Western View Street**, said that her daughter, Lauren Dodgin had some concerns. Ms. Dodgin said that she is concerned about the carrying capacity of Sunset Drive and worries that a development will devalue the road and neighboring properties in the future. She reiterated that she is concerned about traffic and utilities.

Planning Board Regular Meeting  
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**Irene White, 9 Vance Drive**, said that she would like the property to stay TR-4 and does not want her property to be devalued.

**Victor, 212 Sunset Drive**, said that Sunset Drive is dangerous and difficult to manage.

Jesse Gardner made a motion to close the public comment. The motion was seconded by Rick Earley and approved by a vote of 5-0.

The Planning Board went through the rezoning worksheet required for spot zonings and found the following:

1. The size of the overall tract proposed is reasonable because it is a reasonable size tract that could have a development on it. The board agreed with this by 4-1 with Pam Norton not agreeing.
2. The proposed rezoning is consistent with the comprehensive plan because most of the town's higher density zoning is in proximity to Interstate 40. The board agreed 3-2 with Chris Collins and Pam Norton not agreeing.
3. The impact to the adjacent property owners is not reasonable because there is enough harm that it would be reasonable and based on the input from the community and not knowing what the worst case scenario could be because there is no development proposal. The board agreed 4-1 with Jesse Gardner not agreeing
4. The uses in the proposed zoning district are similar to the uses in the current zoning district. The board agreed with this by 5-0.

Chris Collins made a motion to recommend denial of the zoning request based on the following findings of fact:

1. The size of the overall tract proposed for rezoning is reasonable compared to the size of the zoning district in which the property is located.
2. The proposed rezoning is consistent with the comprehensive plan.
3. The impact to the adjacent property owners in the surrounding community is not reasonable and the benefits of the rezoning may outweigh any potential inconveniences or harm to the community.
4. The uses in the proposed zoning district are similar to those in the current zoning district.

The motion was seconded by Rick Earley and approved by a vote of 3-2 with Jesse Gardner and Chas Fitzgerald voting against the motion.

Chris Collins made a motion to that the rezoning request is consistent with the comprehensive plan but is not reasonable because of possible negative impacts on community features such as traffic and property values. The motion passed by a vote of 4-1 with Jesse Gardner voting against the motion.

## **VI. COMMUNICATION FROM PLANNING BOARD**

None.

## **VII. COMMUNICATION FROM STAFF**

None.

## **VIII. ADJOURNMENT**

Jesse Gardner made a motion to adjourn at 8:06 p.m. The motion was seconded by Pam Norton and approved by consensus.

Planning Board Regular Meeting  
September 28, 2020

Prepared by:

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Chris Collins, Chair

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Jennifer Tipton, Zoning Administrator



**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

Date: October 26, 2020

To: Black Mountain Planning Board

From: Planning Staff

RE: Part of Goldmont Street Alley Closure Request

Please find pertinent information attached.

### **Summary:**

David Carmona and Michael Glass have filed a petition to close a portion of the alleyway that runs North and South between and parallel with W. College Street and Goldmont Street. The properties that abut the alleyway are 74 Goldmont Street and 218 W. College Street.

### **Definitions:**

The land use defines the following terms:

***Abut:*** Having a common boundary or lot line not separated by a street, alley, railroad or other right-of-way (distinguished from adjacent which can include abutting property or those across a street).

***Adjacent:*** Either abutting or being directly across a street.

***Alley:*** A service roadway providing a secondary means of public access to abutting property and not intended for general traffic circulation.

***Right-of-Way:*** 1) A strip of land acquired by purchase, reservation dedication, forced dedication, prescription, or condemnation and intended to be occupied by a roadway, greenway, sidewalk, railroad, utility, storm sewer, or other uses; and 2) the right of one to pass over the property of another.

### **3.6.2 Dedication and closures of rights-of-way or land to the town.**

- A. Improvements within rights-of-way, open space or easements, such as utility lines, street paving, drainage facilities or stormwater BMP's, sidewalks or trails may be accepted for maintenance by the town upon approval by the town board of aldermen.

*Does not apply.*

- B. Property owners or other parties of interest may petition for the closure of a right-of-way offering through the planning department. The planning board, planning department, or other government or utility agency may also request the closure of a right-of-way. Rights-of-way closures shall follow these procedures:
  - 1. A right-of-way closure petition is filed with the planning department. Owners of property abutting the right-of-way or portion of the right-of-way requested for closure must sign the petition and pay a fee as established by the board of aldermen. If all owners of the abutting properties do not sign the petition, notice to abutting property owners shall be given as required by G.S. 160A-299. If the request is generated from town staff or a board or commission, the fee shall not apply.

*David Carmona submitted a petition for an alleyway closing request on September 13, 2020. The petition was signed by David and Emily Carmona, owners of 218 W. College Street, and Michael and Gretchen Glass, owners of 74 Goldmont Street. Mr. Carmona submitted a credit card payment of \$300.00 for the petition. A copy of the petition is attached.*

*N.C.G.S. 160A-299 (a) states that when a city proposed to permanently close any street or public alley, the council shall first adopt a resolution declaring its intent to close the street or alley and calling a public hearing on the question. The resolution shall be published once a week for four successive weeks prior to the hearing, **a copy thereof shall be sent by registered or certified mail to all owners of property adjoining the street or alley as shown on the county tax records** and a notice of the closing and public hearing shall be prominently posted in at least two places along the street or alley.*

2. The planning director or his/her designee will prepare a staff report that includes a map that shows the length of the right-of-way from terminus to terminus, an inventory of uses within the right-of-way (if any utilities, etc.), information on possible future uses from any of the town's adopted plans, and comments from the fire department and place the issue on the next planning board agenda, if the petition is filed two weeks before the date of the next meeting, or otherwise at the next meeting.
  - *The requested alleyway closure is approximately 50' in length and 15' wide per a survey recorded in Plat Book 0198, Page 0020(attached) and per Buncombe County GIS (map attached).*
  - *The alleyway currently contains trees and a fence in the portion being requested to close.*
  - *The alleyway does not contain any sewer lines or water lines (maps of both are attached).*
3. Notice of the request and pursuant review of the planning board shall be sent to all abutting property owners, and the notice may be sent to owners of property adjoining any portion of the street affected by a partial right-of-way closure, at the discretion of the planning board or staff.

*Notice was sent to all property owners abutting the alleyway on October 12, 2020 by first class mail. A copy of the notice and a list of property owners is attached.*

4. The planning board will review the request and make recommendation to the board of aldermen to accept the petition for closure, to accept the right-of-way into town control or maintenance, to close any additional area of right-of-way in addition to the petition, or to not accept the petition and leave the right-of-way as an offering.

*The request is only for a portion of the alleyway to be closed. The board has the option of closing the remainder of the alleyway, which would be done as a separate application.*

5. The planning board shall consider any or all of the following criteria in making their recommendation for closure of a right-of-way:

(a) Alleyway identified is not part of adopted town plans.

*The requested alleyway closure is not identified in any of the following plans:*

*Bike Plan, Comprehensive Plan, Greenway Master Plan, Stormwater Master Plan, Recreation and Parks Master Plan, Pedestrian Plan, Wellhead Protection Plan, Hazard Mitigation Plan or Veteran's Park Master Plan.*

(b) Alleyway is not necessary for current or future utilities.

*All utilities are located on Goldmont Street and W. College Street.*

(c) Alleyway in its current condition poses a hazard to public health, safety or welfare.

*The alleyway does not pose any hazard to public health, safety or welfare.*

(d) Alleyway is along a drainage that is part of a stormwater management plan.

*There are no drainage areas or stormwater plans or systems along or in the alleyway.*

(e) Right-of-way provides a current or future corridor for a greenway, alley, or roadway that would meet a specific transportation need.

*The alleyway is not identified on the Pedestrian Master Plan or Greenway Master Plan for any type of access. The alleyway is already blocked by a shed two houses south of 218 W. College Street and by fences to the north.*

(f) Abutting property owners have signed the petition in favor of the closure.

*The two property owners abutting the portion requested have signed the petition. All other property owners have been notified by first class mail.*

(g) The planning board shall have 35 days from the date of the first regular meeting of the planning board held after receipt of the request within which to submit a recommendation to the board of aldermen. If the planning board fails to act within the 30-day period, it shall be deemed to support and recommend the requested closure and the petition shall proceed to the board of aldermen.

*The planning board may also amend the scope or length of the alleyway closure petition as a complimentary petition to the board of aldermen.*

6. Planning board recommendation is forwarded to board of aldermen who shall establish a date for a public hearing by adopting a resolution of intent to close. The town attorney shall prepare a description of the right-of-way in question for use in setting the public hearing.

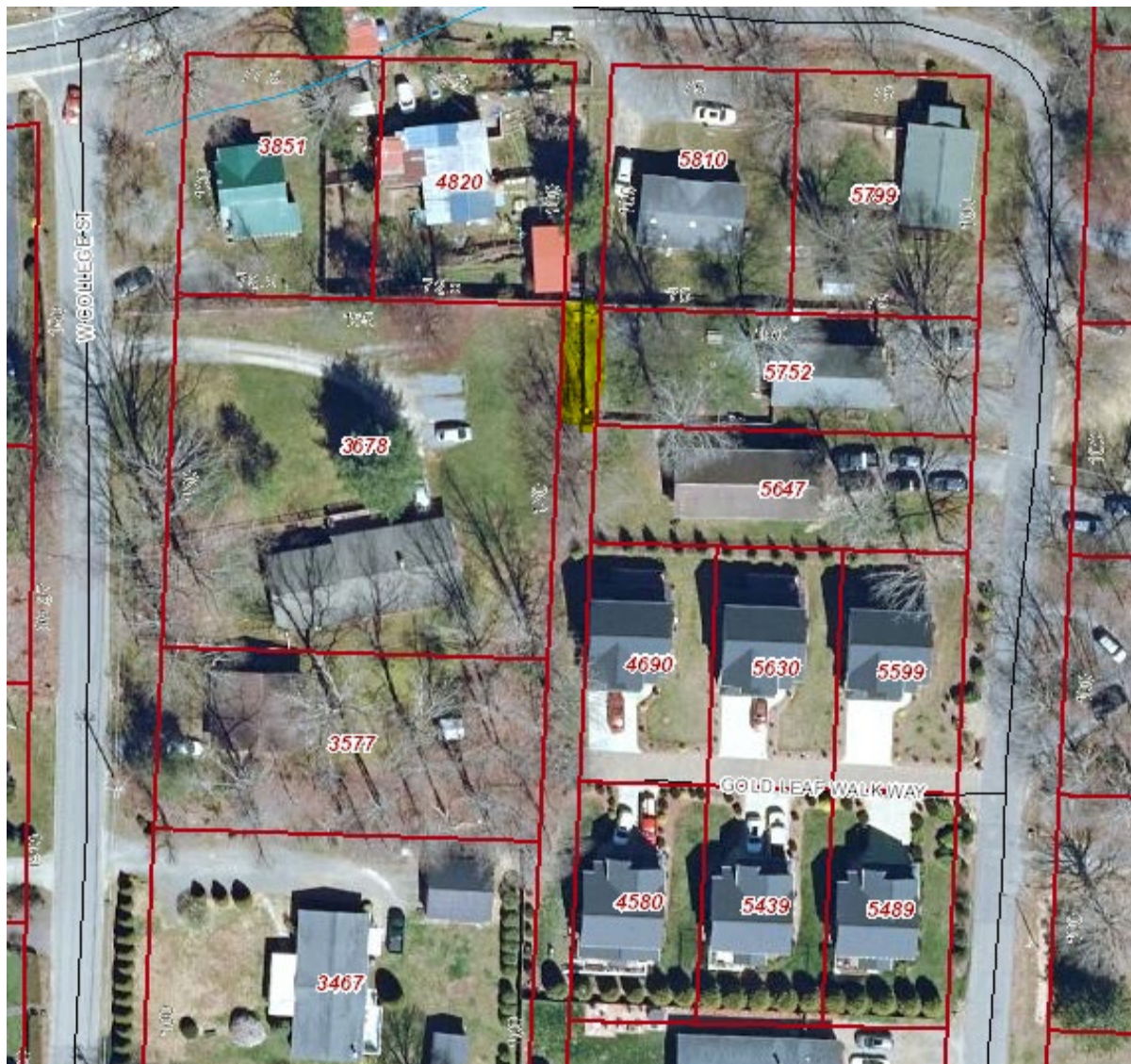
*If the planning board recommends the closure, then the next step would be a call for public hearing.*

7. Staff shall place the resolution of intent stating the date of the public hearing in a newspaper of general circulation within the Town of Black Mountain once a week for four successive calendar weeks. Staff shall prominently post the area for closure at two locations with a visible sign indicating the scope of the petition, the date for the public hearing and the phone number of the staff person to contact for information. Staff shall also provide notice by first class mail to all abutting property owners, and may, at the discretion and direction of the aldermen, mail such notice to all owners of property adjoining any portion or all of the street affected by a partial right-of-way closure. Notice shall also be posted to the town website indicating the date and time of the hearing.

*Staff will take care of this portion.*

8. Board of aldermen holds the public hearing and accepts or rejects the petition for closure.

*The public hearing will be advertised and held at a regularly scheduled meeting of the Board of Aldermen.*



Highlighted portion is section being proposed for closure.

Town of Black Mountain  
North Carolina

Date: SEPT 13, 2020

**TO THE BOARD OF ALDERMEN OF THE  
TOWN OF BLACK MOUNTAIN**

We, the undersigned, being (some) (~~all~~) of the owners of the property adjoining the street or alley described below, do hereby petition the Board of Aldermen of the Town of Black Mountain, to close the following described street or alley:

PART OF ALLEY THAT RUNS NORTH & SOUTH BETWEEN &  
PARALLEL WITH WEST COLLEGE ST & GOLDMONT ST.  
THE SECTION WE WISH TO CLOSE IS 31.5 FEET WIDE AND  
50 FEET LONG. THIS ALLEY "INTERSECTS" "ENDS" AT GOLDMONT TO NORTH  
AND WEST STATE ST TO SOUTH.

The undersigned petitioners do certify that the closing of the above described street or alley will not be contrary to the public interest and that no individual owning property in the vicinity of said street or alley, and if it is located in a subdivision, no individual owning property in said subdivision, will be deprived of reasonable means of ingress and egress to his/her property.

The following persons, in addition to the petitioners, own property adjoining the above described street or alley:

NAME

NONE

ADDRESS

WHEREFORE, your petitioners respectfully request the Board of Aldermen of the Town of Black Mountain to adopt a resolution ordering the closing of the above described street or alley.

Witness our signatures the day and year first above written.

NAME

ADDRESS

PHONE #

DAVID CARMONA

218 W. COLLEGE ST

828-707-1803

EMILY CARMONA

218 W. COLLEGE ST

828-713-6924

Michael Glass

74 Goldmont Street

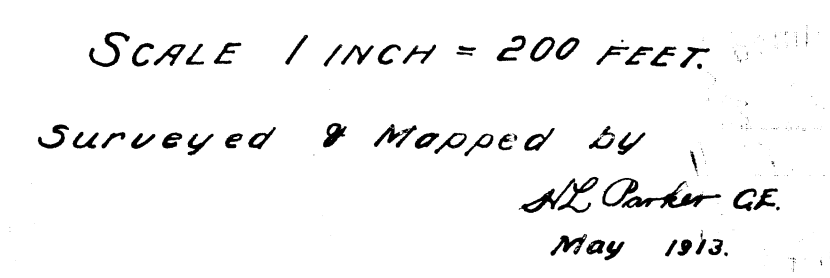
828-974-6285

Gretchen Glass

74 Goldmont Street

704-920-9188

198/20



# Buncombe County



October 5, 2020

1:1,128



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

| <u>Name</u>                                    | <u>Address</u>        | <u>City</u>    | <u>State</u> | <u>Zip</u>      |
|------------------------------------------------|-----------------------|----------------|--------------|-----------------|
| Richard J P Reeves; Brenda C Reeves            | 88 Goldmont St        | Black Mountain | NC           | 28711           |
| Felicia Lindsey Borkay                         | 400 S Oconeechee Ave  | Black Mountain | NC           | 28711           |
| David C Carmona; Emily Carmona                 | 16 Mountain Farm Ln   | Black Mountain | NC           | 28711           |
| Michael Glass; Gretchen Leigh Glass            | 74 Goldmont St        | Black Mountain | NC           | 28711           |
| Charles H Brown Jr; Janet E Blanchard          | 304 Allen Mountain Dr | Black Mountain | NC           | 28711           |
| Deese Family Trust                             | 127 Fairway Dr        | Black Mountain | NC           | 28711           |
| James A Full; Courtney Cagney Halcomb          | 6 Gold Leaf Walk Way  | Black Mountain | NC           | 28711           |
| Christopher David Howe; Cole Baldwin Stanholtz | 5 Gold Leaf Walk Way  | Black Mountain | NC           | 28711           |
| Mary W Blakeslee; Sheila Dianne Chandler       | 212 W College St      | Black Mountain | NC           | 28711           |
| Christian B Maloney; Toshalyn Maloney          | PO Box 771            | Black Mountain | NC           | 28711           |
| Marick I LLC                                   | 102 Valley Vista Dr   | Black Mountain | NC           | 28711           |
| Henderson Family Revoc Living Trust            | 29 Madeline Ave       | Asheville      | NC           | 28806           |
| Birt T Lytle; Wilma C Lytle                    | 208 W College St      | Black Mountain | NC           | 28711           |
| Carolyn Jackson Myles                          | 206 W College St      | Black Mountain | NC           | 28711           |
| Terry L Kilpatrick; Terri L Kilpatrick         | 54 Goldmont St        | Black Mountain | NC           | 28711           |
| Ruslana Hundley                                | 90 Patton Cemetery Rd | Swannanoa      | NC           | 28778           |
| Laura Anne Davis                               | PO Box 336            | Black Mountain | NC           | 28711           |
| Charles V Ledford; Wanda Ledford               | 42 Goldmont St        | Black Mountain | NC           | 28711           |
| Simplified Properties LLC                      | 132 W College St      | Black Mountain | NC           | 28711           |
| Terry D Dalton; Iris D Rolls                   | 351 Avena Rd          | Black Mountain | NC           | 28711           |
| Thomas Chapel AME Zion Church                  | 124 W College St      | Black Mountain | NC           | 28711           |
| Robert W E Dickey; Janis R Dickey              | Cedar House           | Kingsdale      | Kirkwall     | Orkney Scotland |
| Alexey V Lyapin                                | 555 4th St. #843      | San Francisco  | CA           | 94107           |
| Jonathan R Stephenson; Kelly G Stephenson      | 120 W College St      | Black Mountain | NC           | 28711           |
| Mark C Riley; Sharon D Riley                   | 20 Goldmont St        | Black Mountain | NC           | 28711           |
| Sarah Dunnigan                                 | 29 Monticello Rd      | Weaverville    | NC           | 28787           |
| Wesley Davis                                   | 18 Goldmont St        | Black Mountain | NC           | 28711           |
| Malin Ferrell LTD Liability Co                 | 21 Eastview Ave       | Asheville      | NC           | 28803           |
| Julia Overton; Alex Kahsar                     | 110 W College St      | Black Mountain | NC           | 28711           |
| John M Menendex; Catherine Menendez            | 14 Goldmont St        | Black Mountain | NC           | 28711           |
| Melanie M Accinno; Randall Young               | 106 W College St      | Black Mountain | NC           | 28711           |

|                                |             |           |    |       |
|--------------------------------|-------------|-----------|----|-------|
| K L McIntyre LLC               | 57 Yow Dr   | Swannanoa | NC | 28778 |
| Luciana Revocable Living Trust | 207 Fox St  | Morganton | NC | 28655 |
| Christina M Dooley             | PO Box 9233 | Asheville | NC | 28815 |



**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

October 12, 2020

Dear Property Owner,

This correspondence is to notify you that two property owners have petitioned the Town of Black Mountain to close a portion of the right-of-way between Goldmont Street and W. College Street.

A map has been enclosed to show the portion of the right-of-way that the property owners are requesting to be closed.

This is your notification that the Planning Board will hear this request at their next regularly scheduled meeting on Monday, October 26, 2020 at 6:00 p.m. via Zoom. A link to the meeting is provided below.

Join Zoom Meeting

<https://us02web.zoom.us/j/84872066423>

Meeting ID: 848 7206 6423

OR

888 788 0099 US Toll-free

877 853 5247 US Toll-free

Meeting ID: 848 7206 6423

If you have questions you may contact Jake Hair at (828) 419-9373 or  
[jake.hair@townofblackmountain.org](mailto:jake.hair@townofblackmountain.org).

Respectfully,

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Senior Admin

Enclosure (1)