



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 Historic Preservation Commission
From: Jennifer Tipton, Senior Admin
Re: Agenda Packet for February 16, 2022
Date: February 7, 2022

The **Town of Black Mountain Historic Preservation Commission** will meet on **Wednesday, February 16, 2022, 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 December 15, 2021, and January 19, 2022;
3. Certificate of Appropriateness Request – 120 and 99999 Broadway Street;
4. Mural and other artwork standards amendments; and
5. Welcome packets for new businesses.

Please let Jennifer Tipton know if you are **unable** to attend this meeting.
jennifer.tipton@tobm.org or (828) 419-9371.

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) 419-9371 or by email at jennifer.tipton@tobm.org.

CC: Jessica Trotman, Planning Director
Jake Hair, Planner 1/Zoning Administrator
Ron Sneed, Town Attorney
Anna Stearns, Town Attorney



PUBLIC NOTICE

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

In order to maintain the safety of Town residents, staff, and the Historic Preservation Commission, the Historic Preservation Commission regular meeting scheduled for **Wednesday, February 16, 2022, 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 two 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/82119061819>

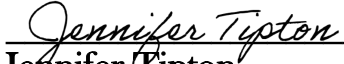
Meeting ID: 821 1906 1819

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: 821 1906 1819 followed by the Pound sign (#)


Jennifer Tipton
Senior Admin

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Posted to the Town Bulletin Board 01/31/2022
www.townofblackmountain.org



**Historic Preservation Commission Regular Meeting
February 16, 2022**

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 December 15, 2021, as written [or as amended]
- **Motion:** To adopt the minutes of January 19, 2022, as written [or as amended]

IV. NEW BUSINESS

- Certificate of Appropriateness Request for 120 and 99999 Broadway Street

V. OLD BUSINESS

- Mural and other artwork standard amendments
- Welcome Packets for new businesses

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

VII. COMMUNICATION FROM STAFF

VIII. ADJOURNMENT

**TOWN OF BLACK MOUNTAIN
HISTORIC PRESERVATION COMMISSION**

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, January 19, 2022, at 6:00 p.m. electronically via Zoom.

I. CALL TO ORDER

The meeting was called to order at p.m. with the following members present:

Susan Leive, Chair
Ron Collins

Absent:

Matthew Turner, Vice Chair
Jay Parmar

Staff:

Jennifer Tipton, Senior Admin

Others Present:

Casey McKissick

Jennifer Tipton declared that a quorum was not present and no business was discussed.

Casey McKissick, owner of Foothills Farm and Butchery, introduced himself and explained that he is under contract to purchase the properties at 120 Broadway and 99999 Broadway. Mr. Kissick is wanting to renovate the existing Dobra Tea building and add outdoor seating to create a place for community events. Mr. McKissick does not plan to make any exterior changes to the building other than to add an opening with a deck and/or patio. Mr. McKissick hopes to have about three or four areas of covered, outdoor seating, a fire pit, and a food truck. Mr. McKissick is looking at the possibility of using shipping containers to create the covered outdoor seating areas. Mr. McKissick will fill out the Certificate of Appropriateness application and submit drawings for the Commission to consider.

Prepared by:

Susan Leive, Chair

Jennifer Tipton, Senior Admin

TOWN OF BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

The Black Mountain Historic Preservation Commission held its regular meeting on Wednesday, December 15, 2021, at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina and virtually via Zoom.

I. CALL TO ORDER

The meeting was called to order at 6:01 p.m. with the following members present:

Susan Leive, Chair

Ron Collins

Jay Parmar

Absent:

Matthew Turner, Vice Chair

Staff:

Jennifer Tipton, Senior Admin

Others Present:

None

The meeting was called to order at 6:01 p.m. and duly constituted and opened for business with a quorum of three (3) regular members.

II. ADOPTION OF AGENDA

Ron Collins made a motion to adopt the agenda as presented. The motion was seconded by Jay Parmar and approved by a vote of 3-0.

III. ADOPTION OF MINUTES

Susan Leive asked that the last names be added to the two guest names. On the second page at the second sentence, change once to one. Instead of an historic it should be a historic. Susan Leive made a motion to adopt the minutes of November 17, 2021, as amended. The motion was seconded by Ron Collins and approved by a vote of 3-0.

IV. OLD BUSINESS

1. Historic Standards Amendments

Jennifer Tipton went through the amendments that were made. On page seven, the Planning Department staff contact information has been added. On page eight, the name of Section 4.2 has been changed to add murals and other artwork. On page nine, the name of Section 4.2 has been changed to add murals and other artwork. On page ten, the mural section was removed and a maintenance section was added to sign standards. On page eleven, a maintenance section was added for awnings, a section was added for mural standards and a section was added for other artwork standards.

The Commission discussed the proposed amendments and proposed the following:

- Page 11 – under the third bullet include the word “images” after “overpowering wording”
- Page 11 – add a maintenance section to mural standards
- Page 11 – consolidate mural and other artwork standards
- Page 11 – under mural standards in the second bullet, capitalize “m”
- Page 9 – add a bullet about size of signs being based on current sign ordinance

Historic Preservation Commission Regular Meeting
December 15, 2021

- Page 10 – remove projecting signs section
- Page 10 – add bullet about size of awnings being based on current sign ordinance
- Check if there is a definition for artwork and if not, bring some examples to next meeting

Staff will work on these amendments and bring back another draft for review at the January meeting. Any other amendments will be accumulated throughout the year and the Commission will do one big update at the end of the year, if changes are needed.

2. Welcome Packet

Jennifer Tipton went over the Historic Preservation Commission brochure that talks about what the Commission is, how to determine if a property is in the historic district, what is a certificate of appropriateness, and other information pertaining to the Commission. Ms. Tipton also went over the brochure that was created for the Board of Adjustment that talks about evidentiary hearings and procedures.

Currently, if someone is wanting to open a business in the historic district, they will start with zoning to see if what they want to do is allowed. At that point, they should be notified that the property is located within the historic district and given information about the district, the standards, and the process for doing exterior work in the historic district.

The information that should be included is the brochure, the Town Council brochure, a list of resources, and a link or QR code to the website so that the individual can access the standards and additional information.

Ms. Tipton will put together a mock packet to bring to the January meeting for review.

V. NEW BUSINESS

None.

VI. COMMUNICATION FROM HISTORIC PRESERVATION COMMISSION

Jay Parmar spoke about brass plaques on historic buildings and how that can provide information about the building and what it was. Ms. Tipton said that the NC State Historic Preservation Office offers grants once a year and this could be a potential project to apply for grant money. Ms. Tipton will research where the purchase the brass plaques, what sizes would needed, and how many would be needed to come up with an estimated cost. The plaques could include a brief story of each building.

Ms. Tipton suggested that the Commission start thinking about the walking tour brochure again. The brochure can include a brief history of each building or could include a QR code that would lead you to a brief history of each building. Ms. Tipton suggested having the walking tour brochure ready for spring and then focus on the coloring book during the summer that could be ready for the fall when the children go back to school.

VII. COMMUNICATION FROM STAFF

None.

Historic Preservation Commission Regular Meeting
December 15, 2021

VII. ADJOURNMENT

Ron Collins made a motion to adjourn the meeting at 6:58 p.m. The motion was approved by consensus.

Prepared by:

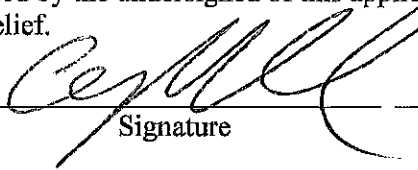
Susan Leive, Chair

Jennifer Tipton, Senior Admin

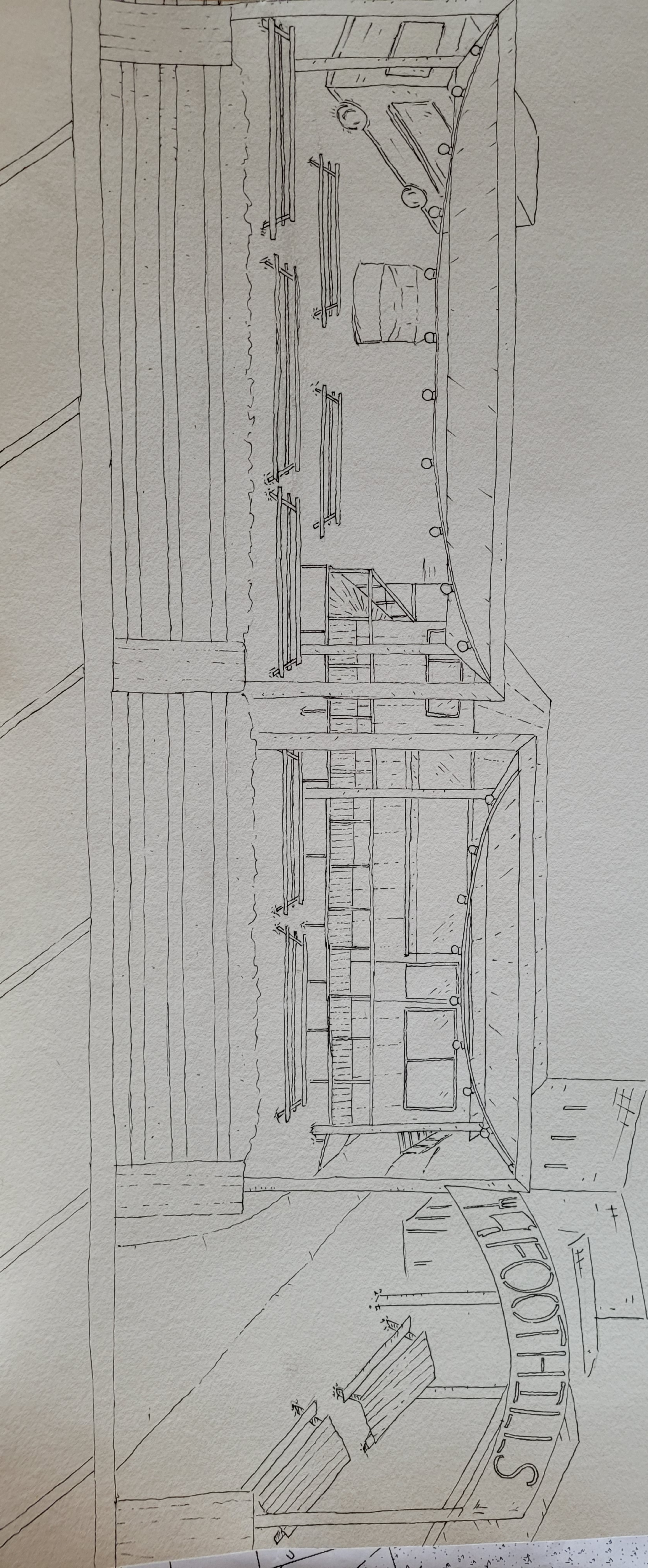
TOWN OF BLACK MOUNTAIN PLANNING AND DEVELOPMENT SERVICES

CERTIFICATE OF APPROPRIATENESS APPLICATION

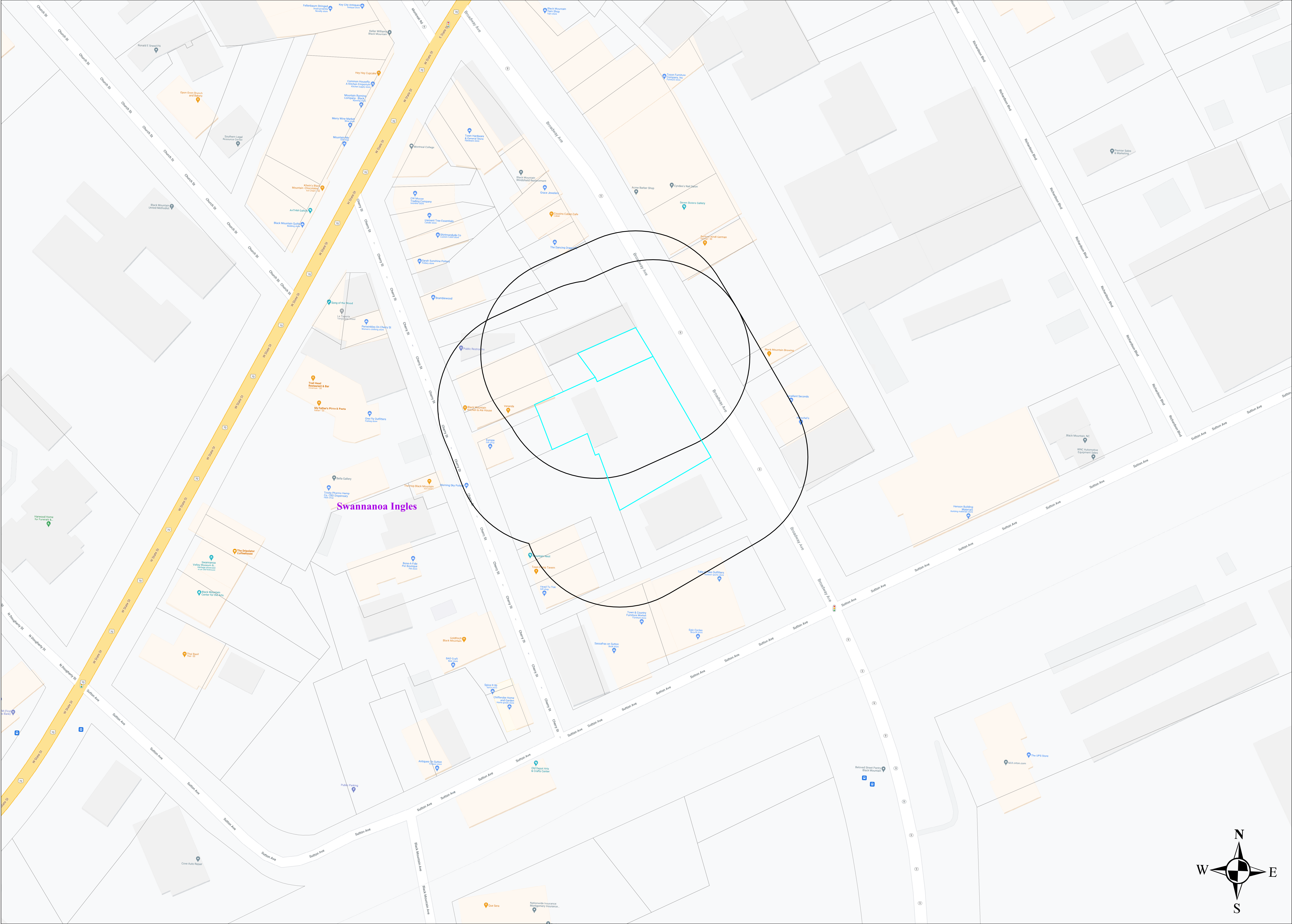
www.townofblackmountain.org

PROPERTY INFORMATION		
Address: 120 Broadway Ave 28711		PIN #:
Property Owner: Foot Hills farm & Butchery		
Address: 107 Black Mountain Ave		Phone #: 828 214 2966
APPLICANT INFORMATION		
Name: Casey & Amanda McKissick		Phone #: 828 214 2966
Address: 143 Buttonwood Dr Old Fort 28742		Email: casey@foothillslocalmeats.com
PROJECT INFORMATION		
☐ Administrative Review ☒ Certificate of Appropriateness		
☐ Minor Works Committee Review ☐ Conservation District Review		
Description of Project: Beer garden and foodservice. Majority of seating outdoors.		
Site plan, sketches, drawings, photographs, specifications and other information attached.		
ACKNOWLEDGEMENT		
I certify that all of the information presented by the undersigned of this application is accurate to the best of my knowledge, information and belief.		
Casey McKissick Print Name	 Signature	1/28/22 Date
OFFICE USE ONLY		
Date Received: 2/1/2022	Fee: 50	Date Paid: 2/1/2022
Cash: _____ Check: ☒ Credit: _____ #1490		Meeting Date: 2/16/2022

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



120 and 99999 Broadway Street - 100' Buffer Map



NUM	OWNER	ADDRESS	CITYNAME	STATE	ZIPCODE
'061935179400000'	PATE AMY S	151 HILLTOP RD	BLACK MTN	NC	28711
'061935183400000'	LOOSE DOGS LLC	313 JOAN CT	BEAUFORT	NC	28516
'061935197500000'	MONTREAT COTTAGE RENTALS I LLC	PO BOX 185	MONTREAT	NC	28757
'061935197900000'	VENGOECHEA ROBERTO E;VENGOECHEA JUNE B	100 CHERRY ST	BLACK MTN	NC	28711
'061935259900000'	RICKETTS BARRY BRUCE	PO BOX 6	BLACK MTN	NC	28711
'061935266300000'	RICKETTS BARRY BRUCE	PO BOX 6	BLACK MTN	NC	28711

'061935273000000'	RICKETTS BARRY BRUCE	PO BOX 6	BLACK MTN	NC	28711
'061935274800000'	OTTO MARSHALL KENT;OTTO ANNA BREM	PO BOX 1057	MONTREAT	NC	28757
'061935299300000'	TOWN OF BLACK MOUNTAIN	260 MIDLAND AVE	BLACK MOUNTAIN	NC	28711
'061935299900000'	CARAWAY KIM;CARAWAY CHERYL D	80 OAK CIR	MARION	NC	28752
'061935368900000'	DISTANCE TO EMPTY LLC	130 S BLUE RIDGE RD	BLACK MTN	NC	28711
'061935369100000'	BLUMER ENTERPRISES LLC	29 HOPE VIEW RD	SWANNANOA	NC	28778
'061935377300000'	JONES STANLEY E;SHARP DEBBY D	206 STONEWALL AVE	SWANNANOA	NC	28778
'061935378100000'	FISHER TERRI LYNN	32 EL TOTS DR	SWANNANOA	NC	28778
'061935382300000'	HOWARD CHANNING B	165 EASTERN AVE	ESSEX	MA	1929
'061935382700000'	J & L BUTLER LLC	PO BOX 309	BLACK MTN	NC	28711
'061935387000000'	ANDREA MUNN, LLC	55 HIGHLAND DR	BLACK MTN	NC	28711
'061935390700000'	TOWN OF BLACK MOUNTAIN	260 MIDLAND AVE	BLACK MOUNTAIN	NC	28711
'061935391000000'	SECOND STREAM LLC	14 WOODLINK RD	ASHEVILLE	NC	28801
'061935398900000'	TOWN OF BLACK MOUNTAIN	260 MIDLAND AVE	BLACK MOUNTAIN	NC	28711
'061935399100000'	SECOND STREAM LLC	14 WOODLINK RD	ASHEVILLE	NC	28801

'061935464300000'	SOBOL FAMILY LIVING TRUST C THOMAS SOBOL JR & BEVERLY TRUSTEE	204 CHAPEL RD	BLACK MTN	NC	28711
'061935470500000'	ANDREA MUNN, LLC	55 HIGHLAND DR	BLACK MTN	NC	28711
'061935479600000'	128 BROADWAY STREET LLC	600 KELLWOOD PKWY STE 310	CHESTERFIELD	MO	63017
'061935484300000'	120 BROADWAY STREET LLC	600 KELLWOOD PKWY STE 310	CHESTERFIELD	MO	63017
'061935490400000'	HYDER HARRY (LE)	PO BOX 926	BLACK MTN	NC	28711
'061935493200000'	120 BROADWAY STREET LLC	600 KELLWOOD PKWY STE 310	CHESTERFIELD	MO	63017
'061935564700000'	GREY EAGLE LAND COMPANY LLC	PO BOX 428	FOLLY BEACH	SC	29439
'061935596800000'	TYSON FURNITURE CO INC	109 BROADWAY ST	BLACK MTN	NC	28711
'061935599200000'	131 BROADWAY LLC	117 CHERRY ST STE C	BLACK MTN	NC	28711
'061935682800000'	EARLEY WILLIAM STEPHEN;EARLEY CAROLYN VON AXELSON	7101 LANCER DR	CHARLOTTE	NC	28226
'061935685300000'	DAKOTA RANCH, LLC	ATTN: MARK BAYER ATTN: MARK BAYER	WARNER ROBINS	GA	31099
'061935799100000'	DAKOTA RANCH, LLC	ATTN: MARK BAYER ATTN: MARK BAYER	WARNER ROBINS	GA	31099
'061936205200000'	150 CHERRY STREET LLC	118 BEECH ST	BLACK MOUNTAIN	NC	28711
'061936205500000'	SHIRTMANDUDE CO	114 ALEXANDER PLZ	SWANNANOA	NC	28778
'061936207300000'	PELLOM JOHN LAWRENCE	410 MELODY CIR	SWANNANOA	NC	28778

'061936217500000'	TOWN CORNER PROPERTIES LLC	103 W STATE ST	BLACK MTN	NC	28711
'061936304800000'	RULAND DAVID A;RULAND KIRBY H	95 BOOTER RD	FAIRVIEW	NC	28730
'061936305600000'	108 BROADWAY LLC	1586 HAVEN HEIGHTS DR	MARION	NC	28752
'061936306400000'	DRAGONFLY3 BUILDING LLC	1586 HAVEN HEIGHTS DR	MARION	NC	28752
'061936416500000'	TYSON FURNITURE CO INC	109 BROADWAY ST	BLACK MTN	NC	28711
'061936500700000'	ANDREA MUNN LLC	119 BROADWAY AVE	BLACK MOUNTAIN	NC	28711
'061936503300000'	ATWOOD ROY LEE	PO BOX 151	GRANITE FALLS	NC	28630
'061936618300000'	TYSON FURNITURE COMPANY INC	109 BROADWAY ST	BLACK MTN	NC	28711



Town of Black Mountain

160 MIDLAND AVENUE • BLACK MOUNTAIN, NORTH CAROLINA • 28711 Phone (828) 419-9300
PLANNING & DEVELOPMENT Fax (828) 669-2030
TDD 1-800-735-2962

NOTICE OF REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR A MAJOR WORK WITHIN THE HISTORIC DISTRICT

DATE: February 1, 2022

TO: Property Owner

FROM: TOWN OF BLACK MOUNTAIN
PLANNING & DEVELOPMENT

PROPERTY DESCRIPTION/PIN #: 120 Broadway and 99999 Broadway
PIN #: 0619-35-4846.00000 and PIN #: 0619-35-4932.00000

An application for a Certificate of Appropriateness has been applied for by: **Casey McKissick**

This Certificate of Appropriateness is requested to allow the property owner to: **add a patio, larger deck area, covered outdoor seating, a stage, and a fire pit**

An Evidentiary Hearing will be held Wednesday, February 16, 2022 @ 6:00 P. M. electronically via Zoom. Zoom meeting details are included in the public notice attached to this notice.

<https://us02web.zoom.us/j/82119061819>

or

888 788 0099 US Toll-free
877 853 5247 US Toll-free
Meeting ID: 821 1906 1819

The purpose of the historic district is to encourage the restoration, preservation, rehabilitation and conservation of historically, architecturally and archaeologically significant structures, buildings, sites, objects and their surroundings, and to review construction design to ensure compatibility with the character of the district. Under Section 4.7.3.14 (B) of the Land Use Code for the Town of Black Mountain, we are informing you as an adjoining property owner that there will be a public hearing to consider a request for a Certificate of Appropriateness for a major work within the District and that you may choose to show cause as to why this request should not be granted. If you have any questions regarding this Notice, please contact the Planning and Development Department at 828-419-9300.

Buncombe County



February 8, 2022

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LEGAL NOTICE

BLACK MOUNTAIN HISTORIC PRESERVATION COMMISSION

EVIDENTIARY HEARING

Wednesday, February 16, 2022 at 6:00 p.m.

The Black Mountain Historic Preservation Commission will meet on **Wednesday, February 16, 2022, at 6:00 p.m.** in the Board Room in the Town Hall Building, 160 Midland Avenue, Black Mountain, N.C. The purpose of this meeting is to hear a request for a Certificate of Appropriateness to add covered pavilions, a deck and a patio at 120 Broadway and 99999 Broadway, further identified as PIN #0619-35-4843 and 0619-35-4932.

The meeting is open to the public and will be a virtual meeting. To attend by Zoom, please follow the Zoom link below:

<https://us02web.zoom.us/j/82119061819>

Meeting ID: 821 1906 1819

Call Toll-Free: 1-877-853-5247 or 1-888-788-0099

Meeting ID: 821 1906 1819 followed by the pound sign (#)

Jennifer Tipton
Senior Admin

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