



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 February 26, 2024
Date: February 19, 2024

The **Town of Black Mountain Planning Board** will meet on **Monday, February 26, 2024, at 6:00 p.m.** in Town Hall at 160 Midland Avenue.

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

1. The proposed agenda;
2. Draft minutes from November 27, 2023; and
3. Annexation and Rezoning Request for 99999 France Avenue – Givens Highland Farms.

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
Russell Cate, Planner 1/Zoning Administrator



PUBLIC NOTICE **AVISO PÚBLICO**

BLACK MOUNTAIN PLANNING BOARD

REGULAR MEETING **REUNIÓN ORDINARIA**

Monday, February 26, 2024, at 6:00 p.m.
Lunes 24 de Febrero de 2024, a las 6:00 p.m.

The Black Mountain Planning Board will meet for their regular monthly meeting on **Monday, February 26, 2024, at 6:00 p.m.** at Town Hall, 160 Midland Avenue, Black Mountain, N.C.

La Junta de Planificación de Black Mountain se reunirá para su reunión mensual regular el **lunes 24 de Febrero de 2024 a las 6:00 p.m.** en el Ayuntamiento, 160 Midland Avenue, Black Mountain, N. C.

The meeting is open to the public.
La reunión está abierta al público.

Jennifer Tipton
Senior Admin

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@tobm.org.

La ciudad de Black Mountain se compromete a proporcionar instalaciones, programas y servicios accesibles para todas las personas en cumplimiento con la Ley de Estadounidenses con Discapacidades (ADA). Si necesita ayuda o un alojamiento en particular para esta reunión, comuníquese con Jennifer Tipton al (828) 419-9371 o por correo electrónico a Jennifer.tipton@tobm.org.

Posted to the Town Bulletin Board 02/01/2024

www.townofblackmountain.org



**Planning Board Regular Meeting
February 26, 2024**

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 November 27, 2023, as written [or as amended]

IV. OLD BUSINESS

V. NEW BUSINESS

- Annexation and Rezoning Request for 99999 Frances Avenue – Givens Highland Farms

VI. PUBLIC COMMENT

VII. COMMUNICATION FROM PLANNING BOARD

VIII. COMMUNICATION FROM STAFF

IX. ADJOURNMENT

TOWN OF BLACK MOUNTAIN PLANNING BOARD

The Black Mountain Planning Board held its regular meeting on Monday, November 27, 2023, 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
Joe Laudenslayer
Rick Earley
Lauronda Teeple
Kathy Phillips
Chas Fitzgerald

Staff:

Jennifer Tipton, Senior Admin
Jessica Trotman, Planning Director
Russell Cate, Planner I/Zoning Administrator

The meeting was called to order at 6:01 p.m. and duly constituted and opened for business with a quorum of seven (7) 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 7-0.

III. ADOPTION OF MINUTES

Chas Fitzgerald noted a word missing in the first sentence of paragraph four on the second page. Chas Fitzgerald made a motion to adopt the minutes of October 23, 2023, as amended. The motion was seconded by Lauronda Teeple and approved by a vote of 7-0.

IV. NEW BUSINESS

1. Text Amendment Request for Tattoo Parlors

Richard Lamos, 701 Padgettown Road, owns a tattoo shop in Asheville but lives here in Black Mountain. He would like to move his business to the Town he lives in. The current rules are very restrictive and would make it almost impossible to allow a tattoo parlor in Town. A spot has become available for rent and Mr. Lamos is seeking a change in the measurement requirements from residentially zoned areas, public, private, or secondary schools, and establishments with an ABC license. The request is only for the HB-8 district and not the other districts that allow tattoo parlors. If the space is not available, Mr. Lamos will rescind the application.

Jessica Trotman reminded the board that this request is not site specific and is for the entire HB-8 zoning district. A variance is not allowed as it would be a use variance and those are illegal in North Carolina. Russell Cate went over the staff report for the text amendment request. The relevant ordinance section is Section 5.13 in the Land Use Code.

Planning Board Regular Meeting
November 27, 2023

The specific request is to modify the distance requirements in the HB-8 district so that the distance would change from 500 feet to a residentially zoned area or an establishment with an ABC license to 100 feet and from 500 feet to a public, private, or secondary school to 250 feet. Requirements for tattoo parlors were established in 2014 as a conditional use but are now considered additional requirements as the state has done away with conditional use permits with the adoption of 160D. There are additional requirements that would have to be met in addition to the distance requirements. Staff analysis shows that a reduction in the distance requirement would allow for more parcels to be used for tattoo parlors. Staff looked at Woodfin and Weaverville as they have comparable populations. Woodfin does not allow or define tattoo parlors and Weaverville allows them in the general commercial district and light industrial district. Buncombe County allows tattoo parlors as a permitted use with no additional requirements in five zoning districts: commercial service, employment, conference center, airport industry, and open use.

Chas Fitzgerald asked for the other districts in which tattoo parlors are allowed and that would be the central business district and the heavy industrial district. Mr. Fitzgerald asked about the distances from the requested site and Mr. Cate and Ms. Trotman said that staff would have to look at every parcel in HB-8 as the request is not and cannot be site specific. Mr. Fitzgerald asked if the applicant could provide that information. Mr. Lamos said he looked at Buncombe County GIS and based on the measurements he got, he asked for the minimum.

Chris Collins thinks the board should look at the distance requirements for heavy industrial as well. Buffering is typically done for noise pollution and light pollution. Mr. Lamos said that most of his clients are 30- to 40-year-old professionals. He has been tattooing for twenty-six years and values his profession and would not jeopardize it. Ms. Trotman said that her advice for the original text would have been to group uses with like uses, like the board is doing with HB-8 and HI-0 and would probably have been more generous with the distance requirements and that the Town allows uses that are more intensive than a tattoo parlor.

Any business that has violence or criminal issues becomes a legal matter and no longer is a planning matter and it is important to differentiate between those. Mr. Collins said he does not see the need for a buffer and the additional requirements are things that a tattoo parlor already has to do to open their business. Mr. Fitzgerald asked if the board could look at HB-8 and HI-0 in the UDO and not make a knee-jerk reaction. Ms. Trotman said that since there is an active application in place, action has to be taken on it as he is asking to amend the Land Use Code and not the UDO. Rick Earley said he is not thrilled about the drastic decrease in distance requirements and gives him pause to support that request. Kathy Phillips said she could see leaving it in the CB district but not the HB-8 district and maybe the heavy industrial district. Most of the areas affected are along the highway corridor along US 70 and NC 9 Hwy. Pam Norton asked if they could consider the applicant's request tonight and then look at removing the buffer completely in the UDO. Mr. Collins said it would be interesting to look at geospatial analysis as the

Planning Board Regular Meeting
November 27, 2023

conversation continues with the UDO. There is no precedent that will be set by this proposed text amendment.

Chris Collins made a motion to recommend the text amendment as proposed and look further at the remainder of the text with the UDO and is consistent with the comprehensive plan in that it opens up more land available for this use and promotes business diversity. The motion was seconded by Kathy Phillips and approved by a vote of 4-3, with Chas Fitzgerald, Rick Earley, and Joe Laudenslayer voting against the motion.

2. UDO Comments

Staff will determine a timeframe about a geospatial analysis for tattoo parlors. Planning Board comments are due by November 30th and so far, only two members have provided comments. The joint session with Council will now not take place until at least January. The idea is to have everyone's comments incorporated into a final draft and present that at the joint session and allow Planning Board to speak to the changes that they proposed and then make a recommendation of the draft for public hearing. The Town Attorney has said that he will be setting aside two weeks in early December to go through the UDO and provide comments. Members can email the comments, drop them off, or use the online tool.

V. OLD BUSINESS

None.

VI. PUBLIC COMMENT

None.

VII. COMMUNICATION FROM PLANNING BOARD

The board members said that they would like to have the attorney present at the meetings as they feel it is very helpful and they like having the opportunity to ask questions and receive clarification and Ms. Trotman said that she will pass that information along to the attorney.

Chas Fitzgerald reference an article from the Asheville Citizen-Times about short-term rental regulations and that it appears that the Town is going along the same track. The main point is that registration permits are not allowed but a zoning permit would be permissible.

VIII. COMMUNICATION FROM STAFF

Jennifer Tipton said that the December meeting is on December 25th. The board decided to tentatively set aside Monday, December 18th for a regular meeting, but cancel if there is no business.

VX. ADJOURNMENT

With no further business, the meeting was adjourned at 6:59.

Prepared by: _____

Planning Board Regular Meeting
November 27, 2023

Chris Collins, Chair

Jennifer Tipton, Senior Admin



TOWN OF BLACK MOUNTAIN

VOLUNTARY ANNEXATION SUBMITTAL REQUIREMENTS

Only complete submittals will be processed. The following items are required to be submitted to the Planning and Development Department in order for your application to be deemed complete:

- ☒ Original Petition Form Signed by ALL Owners of the property
- ☒ Legal Description of the area to be annexed in both hard and digital (Word) format
- ☒ A complete copy of the last deed of record for each parcel of property to be annexed
- ☒ 3 paper copies of the draft annexation plat prepared by a registered land surveyor including the following information:

- Title block:
Annexation File #: _____
- Vicinity map showing location of property in relation to the primary corporate town limits (indicate where corporate limits are adjacent to the property or the location of the closest point of the primary Town Limits)

- Surveyor's certificate

- The following review officer's certificate:

Review Officer's Certificate

State of North Carolina

Buncombe County

I, _____, Review Officer of Buncombe County, certify that the plat or map to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date

After the draft annexation plat is approved by Town staff, one (1) mylar and two (2) paper copies of the Annexation Plat as well as ten 11x17 paper copies will be required to be submitted prior to the Public Hearing and official action by the Town Council.

Received by: Jennifer Tipton Date: 2/8/24
Application Complete: ☒ Yes ☐ No

Completed annexation petition form certified by: Jennifer Tipton
Date: 2/8/24

VOLUNTARY ANNEXATION PETITION FORM

To: The Town of Black Mountain Town Council

Date: February 8, 2024

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): **060956511800000**

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.)

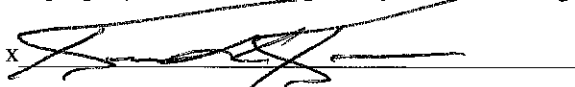
Are you requesting water service from the Town of Black Mountain? ☐ yes ☒ no

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

Kenneth Kramer, 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.

LEGAL DESCRIPTION OF AREA TO BE ANNEXED

Beginning at a #5 rebar in the NE corner of the Givens Highland Farms LLC property as shown in Plat Book 165 Page 9; thence South 80° 25' 49" West 380.78 feet to a 24" Double Black Gum Tree; thence North 85° 26' 07" West 390.61 feet to a capped iron pipe; thence North 08° 40' 58" East 329.10 feet to an axle; thence South 89° 04' 38" East 426.26 feet to a ¾ inch iron pipe; thence South 89° 12' 25" East 224.98 feet to a capped iron pipe; thence South 12° 44' 20" East 290 feet to a #5 rebar at the point of beginning, being all of that real property shown as Tract 1 in Plat Book 236 Page 100 and containing 5.361 acres more or less.

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 8/31/2023 4:31:48 PM
 Fee Amt: \$926.00 Page 1 of 3
 Revenue Tax: \$900.00
 Buncombe County, NC
 Drew Reisinger Register of Deeds

BK 6347 PG 207 - 209

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.

08-31-2023

Date

Grace Morgan
 Deputy Tax Collector

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$900.00
Parcel ID:	0609-56-6108-00000
Mail/Box to:	McGuire, Wood & Bisette
Prepared by:	Anna V. Stearns, Sneed & Stearns, P.A., 109 Church Street, Black Mountain, NC 28711 (23-1040)
Brief description:	Lot 1, PB 236, PG 100

This instrument prepared by: Anna V. Stearns, 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.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 25 day of August, 2023, by and between:

GRANTOR	GRANTEE
Michael Bartlett, an unmarried man 49 Frances Avenue Black Mountain, NC 28711	Givens Highland Farms, LLC, a North Carolina limited liability company 200 Tabernacle Road Black Mountain, NC 28711

Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Black Mountain Township, Buncombe County, North Carolina and more particularly described in the attached Exhibit A, which is hereby incorporated by reference as if more fully set out herein.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2354, page 139.

The Property herein conveyed ☐ includes or ☐ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

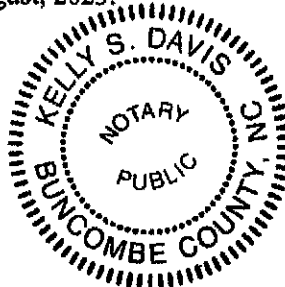
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Michael Bartlett (SEAL)
Michael Bartlett

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, Kelly S. Davis, Notary Public, do hereby certify that Michael Bartlett personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 25th day of August, 2023.

Kelly S. Davis
Official Signature of Notary
Kelly S. Davis
Printed or typed name of Notary



My Commission Expires: April 25, 2025

EXHIBIT A

Legal description of property to be conveyed by
Michael Bartlett, an unmarried man to
Givens Highland Farms, Inc., a North Carolina Corporation

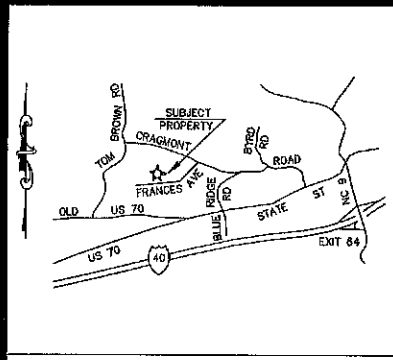
Being all of Lot 1, consisting of 5.361 acres, more or less, as described on a survey drawn by John M. Stollery dated July 28, 2023, entitled "Subdivision for: Michael A. Bartlett and Kristina H. Bartlett" recorded in Plat Book 236, Page 100 of the Buncombe County Registry, reference to which is hereby made for a more particular description.

TOGETHER WITH a non-exclusive easement for ingress, egress and regress over Frances Avenue as it crosses over the retained property of Grantor described in Deed Book 2354 at Page 139, Buncombe County Registry, said easement being twenty (20) feet in width, as laid down and shown on the aforesaid plat.

Grantor RESERVES an easement for the benefit of Lot 2 described in Plat Book 236, Page 100 of the Buncombe County Registry ("Lot 2") for access to and maintenance, repair, and replacement of that well, piping, pump, and other associated improvements located upon the property hereinabove described, said easement being six (6) feet in width and centered along the existing pipe, and in an area having a radius of ten (10) feet having as its center point the center of the existing well, together with the right to take water from the well. Grantor shall be solely responsible for maintenance of said well and piping system, unless and until such time as Grantee shall connect a residence or business to the said well, in which event the cost of ongoing maintenance and operation of the well shall be shared equally by those owners making use of the said well. This easement shall automatically terminate in the event Grantor is either (1) given use for a public water line, along with any necessary conveyance of any appropriate easements, for the service of water to Lot 2 or (2) Seller installs a new well on Lot 2 with servicing piping, pump and other necessary improvements to serve said lot that replaces the well that is the subject of the easement.

PIN: 0609-56-6108-00000
Address: 55 Frances Avenue, Black Mountain, NC 28711

The property hereinbove described was acquired by Grantor by instrument recorded in Book 2354, at Page 139, Buncombe County Registry.



I, JOHN M. STOLLERY, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN D.B. 2354, P. 139 AND P.B. 88, P. 57.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY MARKED AS BROKEN LINES DRAWN FROM RECORD DESCRIPTIONS AS SHOWN FOR ADJUNCTIONS; THAT THE RATIO OF PRECISION IS NOT LESS THAN 1:10000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NO. AND SEAL THIS 8th DAY OF FEBRUARY 2024.

I, JOHN M. STOLLERY, CERTIFY THAT THE SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, JOHN M. STOLLERY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GNSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS 1 (HORIZONTAL)
2. POSITIONAL ACCURACY: NOT TO EXCEED 0.10 FT H.
3. TYPE OF FIELD PROCEDURE: RTK-IRS
4. DATE OF SURVEY: 03/02/2023
5. DATUM/PROJ: NAD 83-2011 EPOCH 2010, V-NAD 88
6. FURNISHED/FIXED-CONTROL USED: NC VRS NETWORK
7. GEOD MODEL: GEOD 12B
8. COMBINED GRID FACTOR: 0.99978317
9. UNITS USED: US SURVEY FOOT

*RTK Observations were used only to tie the property to NC Grid.

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-2996

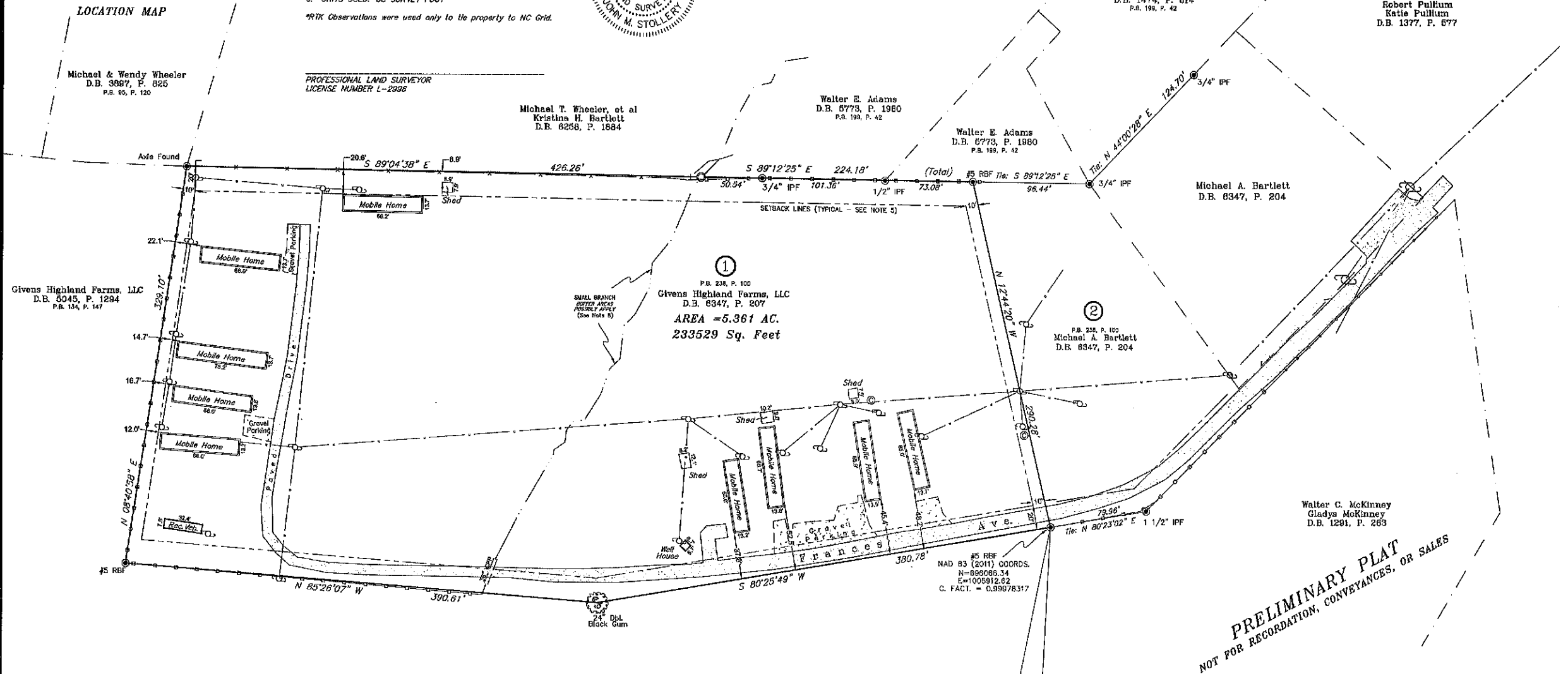
Michael T. Wheeler, et al
Kristina H. Bartlett
D.B. 6258, P. 1884

Seal: NORTH CAROLINA PROFESSIONAL LAND SURVEYOR JOHN M. STOLLERY

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE

I, _____, REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE _____ REVIEW OFFICER _____



NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND MAY NOT SHOW ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, ENCUMBRANCES, OR OTHER FACTS THAT MAY BE DISCLOSED BY A FULL TITLE EXAMINATION PERFORMED BY AN ATTORNEY AT LAW. THIS SURVEY SHALL NOT BE CONSIDERED A CERTIFICATION OF OWNERSHIP, ZONING, TITLE, OR GUARANTEE THAT THE PROPERTY IS FREE FROM ENCUMBRANCES.
2. THE DISTANCES AND ACRES SHOWN ON THIS PLAT ARE GRID MEASUREMENTS TO CONVERT TO GROUND DISTANCES AND ACRES, MULTIPLY BY THE COMBINED FACTOR OF 0.99978317.
3. UNLESS STATED OTHERWISE HEREON, ONLY EASEMENTS, BURIED UTILITIES, PIPELINES, OR STRUCTURES THAT ARE READY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF THE PROPERTY ARE SHOWN. INTERESTED PARTIES SHOULD INVESTIGATE THE EXISTENCE OF EASEMENTS, BURIED UTILITIES, OR PIPELINES IF ANY, AND VERIFY ANY LIABILITY IS ASSUMED BY HIGH COUNTRY SURVEYORS, INC. FOR ANY LOSS OR INJURY MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENT, BURIED UTILITY, OR PIPELINE ON THE PREMISES.
4. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA. SEE FIRM 3710080900J DATED 01.08.2010.
5. THIS PROPERTY IS ZONED R-1 BY BUNCOMBE COUNTY. SETBACKS: 20' FRONT, 10' SIDE, 20' REAR. SEE THE BUNCOMBE COUNTY ZONING ORDINANCE FOR MORE INFORMATION. THIS PROPERTY IS ALSO SUBJECT TO RESTRICTIVE COVENANTS AS DESCRIBED IN D.B. 290, P. 643 AND ANY ADDITIONAL AMENDMENTS OR SUPPLEMENTAL DECLARATIONS PERTAINING THERETO. INTERESTED PARTIES SHOULD INVESTIGATE ALL EXISTING RESTRICTIONS PRIOR TO DESIGN OR CONSTRUCTION.
6. ANY STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC. LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER'S/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY THE PROPER AUTHORITIES TO MAKE THESE DETERMINATIONS.

- LEGEND**
- △ NGS GEODETIC MONUMENT
 - CMF CONCRETE MONUMENT FOUND
 - PSF PLANTED STONE FOUND
 - IPF IRON PIN FOUND-SIZE AS NOTED
 - RBF REBAR FOUND-SIZE AS NOTED
 - RBS #5 REBAR W/ 1D CAP SET
 - CALCULATED POINT-NOT SET
 - ⊕ FIRE HYDRANT
 - ⊕ SEWER CLEANOUT
 - ⊕ ELECTRIC METER
 - ⊕ GAS METER
 - ⊕ PHONE PEDESTAL
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ HEAT PUMP
 - ⊕ AREA LIGHT
 - ⊕ EXISTING MANHOLE & SEWER LINE
 - ⊕ UTILITY POLE & OVERHEAD LINES
 - ⊕ BARBED WIRE FENCE
 - ⊕ CHAIN LINK FENCE LINE
 - ⊕ WOVEN WIRE FENCE LINE

Line Table

LINE	BEARING	DISTANCE
L1	S 86°37'52" E	26.07'

Proposed Annexation Of:
Givens Highland Farms, LLC
Into The Town Of Black Mountain
Annexation File # _____

(OWNERS)
200 Tabernacle Road
Black Mountain, NC 28711
P.I.N. 0609-56-5118
Black Mountain Township, Buncombe County, NC

1 inch = 60' ft. February 8, 2024

REFERENCES: DEED BOOK 6347, PAGE 207
PLAT BOOK 236, PAGE 100

HIGH COUNTRY SURVEYORS, INC.
403-B WEST STATE ST., BLACK MOUNTAIN, NC 28711 (828) 664-0091
HIGHCOUNTRYSURVEYORS.NET CORPORATE LICENSE NUMBER C-1854