



AGENDA
Planning Board Meeting
Tuesday, April 28, 2026
Council Chambers 9:00 AM

- | | Page |
|--|--|
| 1. CALL TO ORDER | |
| 1.1. Call to order the regular meeting of the Planning Board for Tuesday, April 28, 2026. | |
| 2. ADOPTION OF AGENDA | |
| 2.1. Adopt the agenda for the regular meeting of the Planning Board for Tuesday, April 28, 2026. | |
| 3. ADOPTION OF MINUTES | |
| 3.1. Adopt the meeting minutes from the regular Planning Board meeting on Tuesday, February 24, 2026. | 3 - 4 |
| | Planning Board Meeting - 24 Feb 2026 - Minutes - Pdf |
| 4. NEW BUSINESS | |
| 4.1. REZ 2026-1932 Administrative rezoning of property proposed to be annexed. Property owned by Emerald Opportunities, Inc. and portion of Emerald Mountain Development Block C Phase II. | 5 - 15 |
| | REZ 2026-1932 EM Annex Rezoning - Staff Report |
| | EXHIBIT A - EM Block C Ph 2 Annex Application |
| | EXHIBIT B - EM Block C Ph 2 Zoning Map |
| | EXHIBIT C - EM Block C Ph 2 Slope Map |
| | EXHIBIT D - EM Block C Ph 2 Soils Map |
| 5. ADJOURNMENT | |
| 5.1. The next regular meeting of the Planning Board is scheduled for Tuesday, May 26, 2026, at 9:00 AM in the Council Chambers. | |
| 5.2. Adjourn the regular meeting of the Planning Board for Tuesday, April 28, 2026. | |



MINUTES

Planning Board Meeting

9:00 AM - Tuesday, February 24, 2026
Council Chambers

The Planning Board Meeting of the Town of Beech Mountain was called to order on Tuesday, February 24, 2026, at 9:00 AM, in the Council Chambers, with the following members present:

BOARD PRESENT: Planning Board Chairman Tim Holland
Planning Board member Tyler Hunter
Planning Board member George Paddeck
Planning Board member Dean Roberts

BOARD EXCUSED: Vice Chairperson Lesley Sinkler Johnson

STAFF PRESENT: Town Planner Preston Yates
Building Inspector Michael Holland

1. CALL TO ORDER

- 1.1. Call to order the regular meeting of the Planning Board for Tuesday, February 24, 2026

The regular Planning Board meeting was called to order at 9:00 am by Chairman, Tim Holland.

2. ADOPTION OF AGENDA

- 2.1. Adopt the agenda for the regular meeting of the Planning Board for Tuesday, February 24, 2026.

The agenda for the Tuesday, February 24, meeting was adopted by general consensus of the Planning Board.

3. ADOPTION OF MINUTES

- 3.1. Adopt the meeting minutes from the regular meeting of the Planning Board on Tuesday, October 28, 2025.

The meeting minutes for the October 28, 2025, regular meeting were adopted by general consensus of the Planning Board, as presented.

4. ORGANIZATIONAL BUSINESS

- 4.1. Elect/Reelect a person to serve as the **Chairperson**;
Elect/Reelect a person to serve as the **Vice-Chairperson**; and
Reelect Planning Staff to serve as the **Secretary** for the Planning Board.

Motion

Dean Roberts made a motion to reelect all officers to the Planning Board for another term. George Paddeck seconded the motion. CARRIED. unanimously.

5. NEW BUSINESS

- 5.1. **REZ 20226-0019 PROPOSED CLUB PROPERTY REZONING.** An application to request the rezoning of approximately 1.38 acres of mostly developed land from Town of Beech Mountain R-2 Single-Family Residential to Town of Beech Mountain PS Public/Private Service.

Motion

Tyler Hunter made a motion to recommend APPROVAL of the proposed Club Property rezoning from R-2 Single-Family Residential to PS Public/Private Service to Town Council. George Paddeck seconded the motion. CARRIED. unanimously.

6. OLD BUSINESS

- 6.1. **ZTA 2025-1739 VARIOUS CODE AMENDMENTS - CYCLE 4.** Consider various staff proposed text amendments to the Zoning Ordinance. This is the fourth cycle of proposed amendments aimed at improving, standardizing, and resolving discrepancies within various sections of the Code of Ordinances, but particularly within the Zoning Ordinance.

Motion

George Paddeck made a motion to recommend APPROVAL of the proposed amendments to §§ 154.006, 154.091, 154.117 to Town Council. Dean Roberts seconded the motion. CARRIED. unanimously.

7. ADJOURNMENT

- 7.1. The next regular meeting of the Planning Board is scheduled for Tuesday, March 31, 2026, at 9:00 AM in the Council Chambers at Town Hall.
- 7.2. Adjourn the regular meeting of the Planning Board for Tuesday, February 24, 2026.

The regular meeting for February 24, 2026, was adjourned at 9:35 am by general consensus of the Planning Board.

Town of Beech Mountain

Planning Board Agenda Item



ITEM IDENTIFICATION	
Agenda Item No.	REZ 2026-1932 Emerald Mtn Block C Phase II (area to be annexed)
Meeting Date	Tuesday, April 28, 2026
Application Type	Administrative Rezoning
Project Name	Emerald Mountain Block C Phase II
Applicant	Emerald Opportunities, Inc.
Property Owner	Emerald Opportunities, Inc.
Prepared by: Preston Yates, Town Planner	
Report Date: 4/23/2026	

PROPERTY INFORMATION	
Tax Map / Parcel	1849-00-78-7330 (partial)
Acreage	0.23
Property Address	Unaddressed Property – Between 112 and 120 Oz Road
Overlay Districts	N/A

PROJECT DESCRIPTION

This is an administrative rezoning of property proposed to be annexed. The existing R-3A Multi-Family High Density Residential would be extended to include the newly annexed property.

STAFF RECOMMENDATION

Recommendation Staff supports recommending the rezoning to Town Council for APPROVAL

The extension of the R-3A zoning is appropriate for this annexed area as a portion of the property is already zoned R-3A and there are no other abutting Town zoning districts.

EXHIBITS

- EXHIBIT A: Application for Annexation

- EXHIBIT B: Zoning & Utility Aerial Map
- EXHIBIT C: Slope & Contours Map
- EXHIBIT D: Soils Survey Contour Map



ANNEXATION APPLICATION

Town of Beech Mountain



Property Information			
Property Address(es):	Emerald Mountain Development Block C		
Parcel ID #(s): PID:	18490078733000000		
Owner Information			
Name of Owner(s):	Emerald Opportunities, Inc		
Owner Address:	0 Beech Mountain Pkwy		
Owner City/State/Zip	Banner Elk	NC	28604
Owner Telephone:	(917) 696-3235		
Owner Email:	page.leidy@gmail.com		
Applicant Information (if different from owner)			
Name of Applicant:	Page Leidy		
Applicant Address:	580 Village Blvd, Suite 110		
Applicant City/State/Zip	West Palm Beach	FL	33409
Applicant Telephone:	(917) 696-3235		
Applicant Email:	page.leidy@gmail.com		

In accordance with North Carolina General Statutes §160A-31 et seq., the Town of Beech Mountain, a duly incorporated municipality, has the right, power, privilege, and authority of annexation of unincorporated real property by petition of the property owners. An application for Annexation shall be accompanied with a **Petition for Voluntary Annexation**.

Upon receipt of the petition, the Town Clerk shall investigate the sufficiency thereof and shall certify the result of the investigation. Upon receipt of the certification, the Town Council shall fix a date for a public hearing on the question of annexation and shall cause notice of the public hearing to be published at least 10 days prior to the date of the public hearing.

At the public hearing, residents and property owners in the annexation area and residents and property owners in the Town of Beech Mountain shall be given an opportunity to be heard. The Town Council shall then determine whether the petition meets the requirements for annexation and shall have the authority to pass an ordinance annexing the territory described.


A complete application package must be received by the Zoning Administrator at least 45 days prior to a Town Council meeting. Incomplete applications and those submitted after the deadline may be placed on the next available Town Council meeting agenda.

Applicant Narrative of requested annexation:

As part of a minor subdivision for BLOCK C at Emerald Mountain, Emerald Opportunities, Inc., requests annexation of approximately 1.213 acres. The area to be annexed expands the boundary of a future development parcel, 100' to the south, beyond the existing Town of Beech Mountain Boundary. The requested land for annexation is currently in Avery County. The attached survey indicates that Lots 3, 4, 5, and 6, identified as part of the minor subdivision request will benefit from the annexation. An additional 0.144 parcel also included in the annexation request is currently assigned to the future development of BLOCK C.

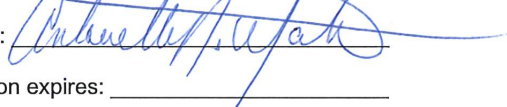
See attached exhibit.

Petition for Voluntary Annexation attached: X YES NO

CERTIFICATION	
By submitting this application, I hereby certify that I am the owner and/or legal representative* of the owner of the property or properties that is/are the subject of this application. I hereby certify that the information provided herein or attached hereto is true and correct, to the best of my knowledge.	
Print Name:	Page Leidy
Signature:	
*NOTE: Legal Representative(s) must also complete and submit Owner's Authorization Form	

STATE OF ~~North Carolina~~ Florida
 COUNTY OF ~~Avery~~ Palm Beach

The foregoing instrument was acknowledged before me this 6th day of April, 2026.

Notary Public: 

My commission expires: _____



OFFICIAL USE ONLY			
Date Application Received:		Town Council Meeting Date(s):	
Date Notices Mailed:	Date of Legal Ad:	Date Property Posted:	
Date Fee Paid:	Amount Paid: \$	Staff Initials:	Case Number:
I hereby certify this application is complete and accepted.			

CERTIFICATION OF SURVEY AND ACCURACY
 I CERTIFY THAT THIS MAP WAS ORIGINALLY UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION WITH SOURCE DEEDS AND MAPS NOTED HEREBY (SEE ABOVE), THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS SUCH WITH REFERENCE SOURCE, THAT THE RATIO OF PRECISION IN SETTING OUT OF LOTS AND BOUNDARY MONUMENTATION IS GREATER THAN 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 N.C.A.C. 36.1689) AND WAS PREPARED IN ACCORDANCE WITH G.S. 47-36.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 WE HEREBY CERTIFY THAT WE, THE OWNERS AND DEVELOPERS OF THE PROPERTY SHOWN AND DESCRIBED HEREBY, AND THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND DEDICATE ALL STREETS, SEWERS, WATER LINES, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED IN THE DISCLOSURE OF PRIVATE ROADWAYS, WHERE APPLICABLE.
 April 6, 2026
 DATE: _____
 E. Thomas Conley, P.L.L.C.
 EMERALD MOUNTAIN, INC.

SURVEYOR'S STATEMENT
 THIS PLAT IS OF A SUBDIVISION WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 E. Thomas Conley
 SURVEYOR
 LICENSE NUMBER 1-3406

CERTIFICATE OF APPROVAL FOR RECORDING MINOR SUBDIVISION PLAT
 I HEREBY CERTIFY THAT THE MINOR SUBDIVISION PLAT SHOWN HEREBY HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF BEECH MOUNTAIN, AND HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF AVERY COUNTY.

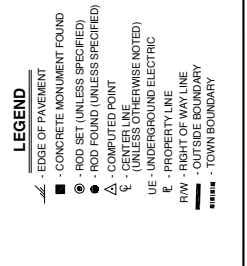
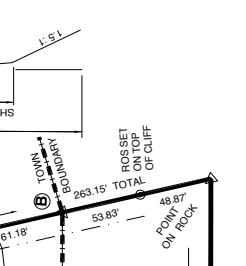
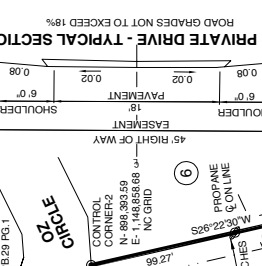
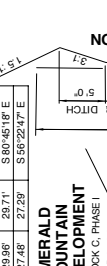
CERTIFICATE OF APPROVAL WITH THE ORDINANCE ADMINISTRATOR
 I CERTIFY THAT THIS PLAT COMPLES WITH THE AVERY COUNTY SUBDIVISION ORDINANCE, AND IS APPROVED FOR RECORDING IN THE AVERY COUNTY REGISTER OF DEEDS OFFICE.
 DATE: _____
 ORDINANCE ADMINISTRATOR

REVIEW OFFICERS CERTIFICATE
 STATE OF NORTH CAROLINA
 COUNTY OF AVERY
 REVIEW OFFICER OF AVERY 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 PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY. THERE ARE NO VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.
 2. ALL AREAS WERE COMPUTED BY COORDINATES.
 3. ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES.
 4. ALL ENCROACHMENTS ARE SHOWN AS SUCH.
 5. BUILDING SETBACKS ARE 20' FROM ROAD R/W AND 15' FROM SIDE AND REAR.
 6. DRIVEWAYS FOR LOTS 1, 5 & 6 MUST ENTER FROM OZ CIRCLE.

CURVE DATA
 SCALE: 1"=150'

CURVE	RADIUS	ARC	CHORD	BEARING
C1	112.50'	57.32'	56.70'	N 59° 18' 54" W
C2	112.50'	39.40'	38.22'	N 83° 41' 25" W
C3	177.50'	21.68'	21.68'	S 89° 50' 07" W
C4	225.00'	20.00'	20.00'	S 89° 54' 16" E
C5	67.50'	27.48'	27.28'	S 86° 22' 43" E



EMERALD MOUNTAIN DEVELOPMENT BLOCK C, PHASE 1

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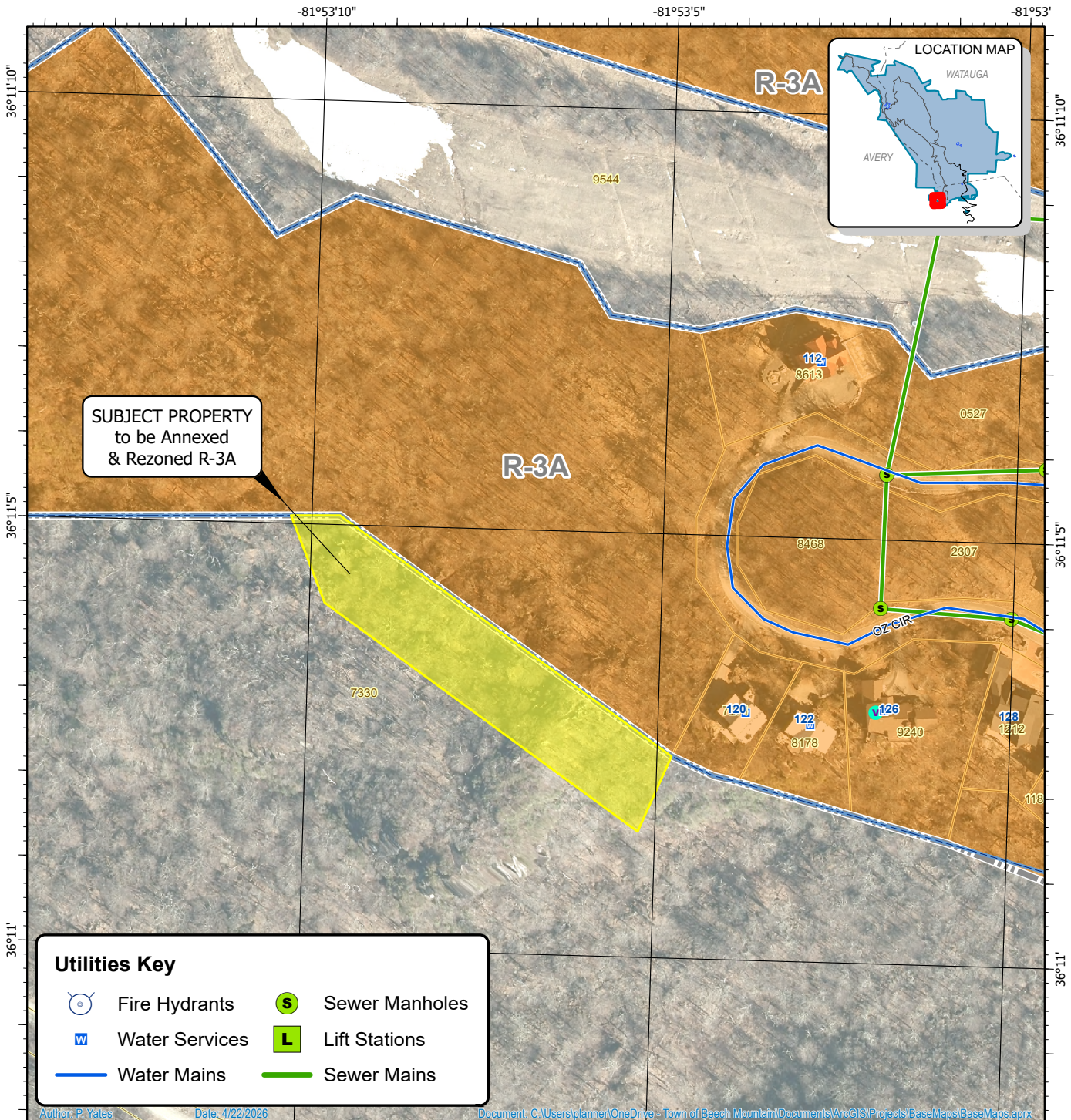
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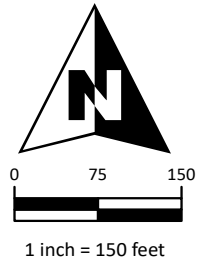
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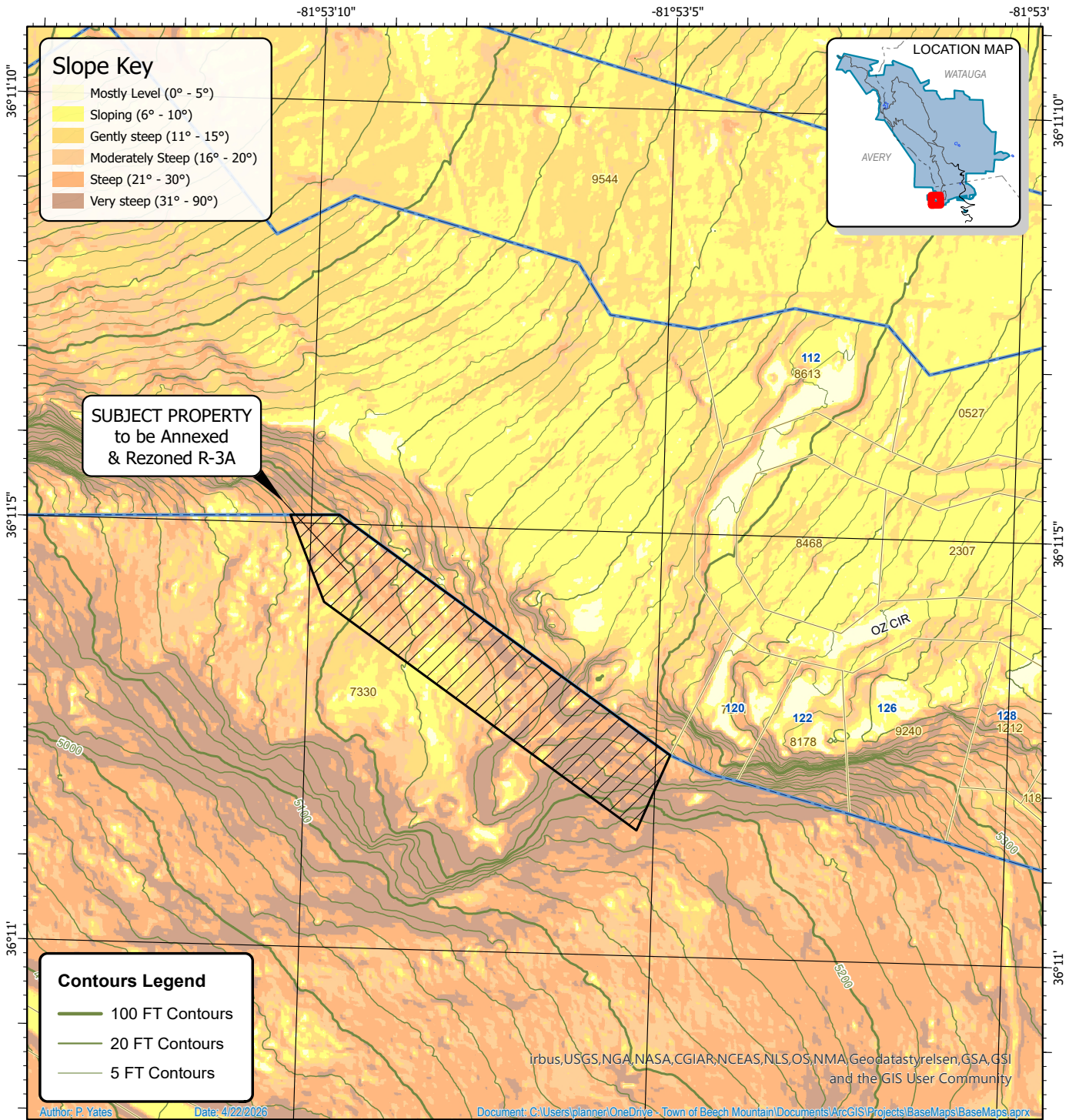


EMERALD MTN BLOCK C PHASE II ANNEXATION & REZONING

Source: Beech Mountain GIS

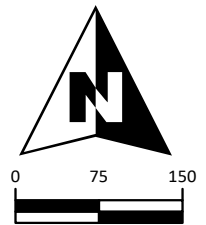
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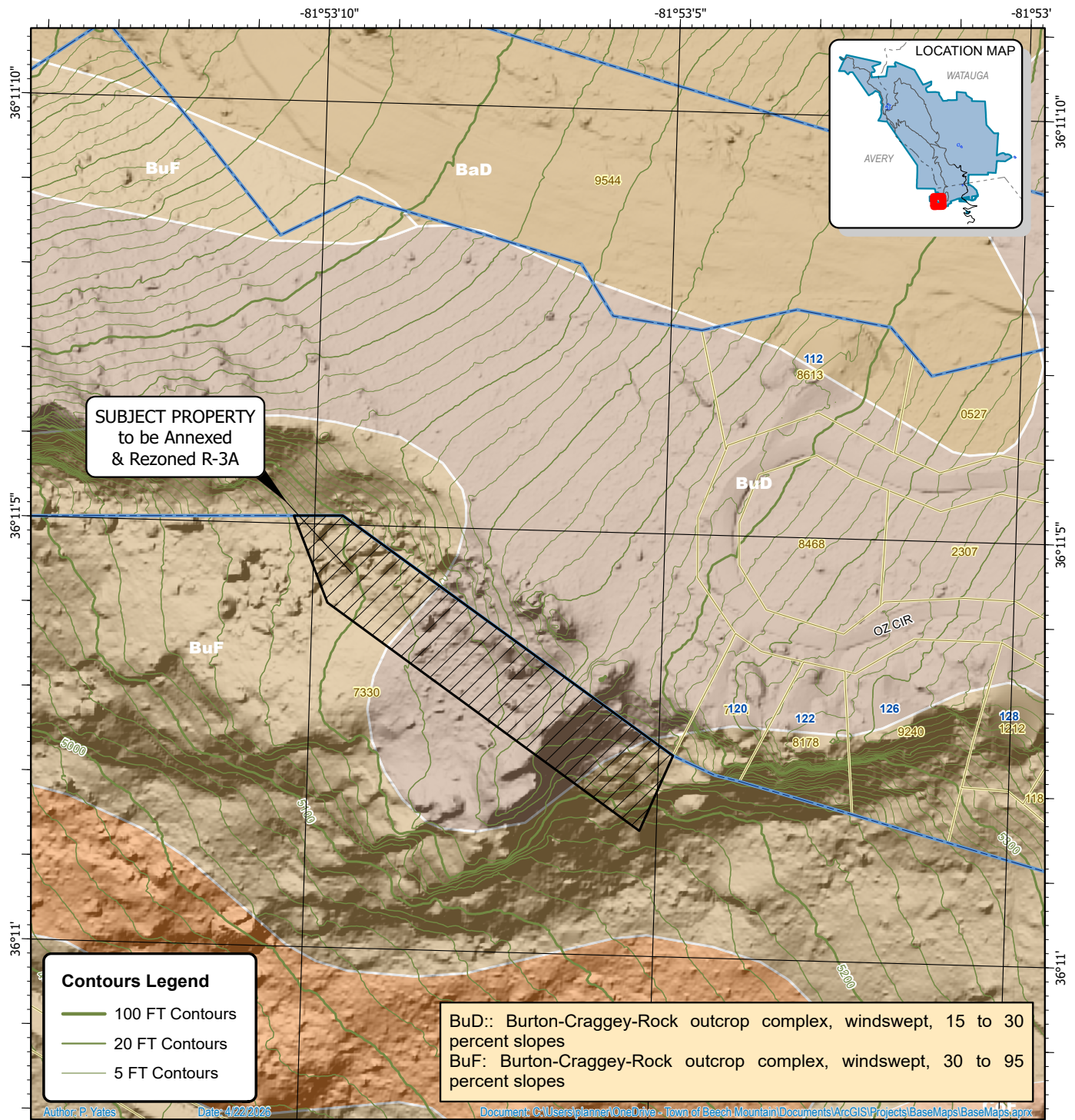
EMERALD MTN BLOCK C PHASE II ANNEXATION & REZONING

Source: Beech Mountain GIS



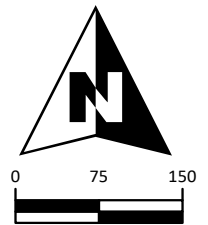
1 inch = 150 feet

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