



Town of Montreat

P.O. Box 423, Montreat, North Carolina 28757
Phone: (828) 669-8002 • Fax: (828) 669-3810
www.townofmontreat.org

To: Town of Montreat Board of Commissioners
From: Planning and Zoning Committee
Via: Bill Roberts, Chair *B.R. 9/28/18*
Re: Recommendations from Comprehensive Plan for Zoning Designation
Date: September 28, 2018

At the September 13th, 2018 regular meeting the Montreat Board of Commissioners heard a recommendation from staff to amend the Town Zoning Map to include the newly annexed property (PINs: 0710-632329-00000, 0710-53-9360-00000, 0710-63-1204-00000, 0710-63-0467-00000, and 0710-63-0580-00000.) Staff recommended these properties be zoned Institutional Residential.

On September 28th, 2018 The Planning and Zoning Committee met to discuss the Board Commissioners' referral of potential changes to the Zoning Map for consistency with the Comprehensive Plan. The North Carolina General Statutes mandate that all rezoning decisions include a statement of consistency with the recommendations of the comprehensive plan.

The Planning and Zoning Committee determined that the Institutional-Residential designation of the properties in question is consistent with the plans and goals of the Town of Montreat Comprehensive Plan. Section 3.0 of the Comprehensive Plan, includes subsection 3.2 *The Plan for Montreat*, which specifically addresses future development on Assembly Drive and reads as follows:

Assembly Drive

As the gateway into Montreat, Assembly Drive is envisioned to remain a scenic entranceway and corridor that sets the tone for the place. However, over time, minor changes could occur to allow this corridor to accommodate a wider variety of land uses without significantly altering the character of Montreat. A range of uses along Assembly Drive could include a richer mix of uses: institutional uses of the MRA, the town or churches; mixed-use; residential; services such as a bed and breakfast. Along Assembly Drive, the road's cross-section may be changed to better accommodate non-vehicular traffic more comfortably to provide improved connectivity between destinations, as well as the use of multiple forms of mobility.

The Planning and Zoning Committee vote 4 to 0 to recommend to the Board of Commissioners the zoning of properties annexed into the Town of Montreat on June 30, 2018, at the intersection of Montreat Road and Rainbow Terrace, from Town of Black Mountain zoning designation to (I/R) Institutional/Residential for conformity with the Comprehensive Plan and other developmental regulations as necessary.