Board members present: Chairman Bill Roberts

Bill Scheu

Mason Blake

David Holcomb

Dan Dean

Board members absent: None

Town staff present: Adrienne Isenhower, Zoning Administrator (via phone)

Alex Carmichael, Town Administrator

Angie Murphy, Town Clerk

Thirteen members of the public were present. Mr. Roberts called the meeting to order at 7:03 p.m., and led the group in a moment of silence.

**Agenda Approval**

Mr. Blake moved to adopt the agenda as presented. Mr. Scheu seconded and the motion carried 5/0.

**Meeting Minutes Adoption**

Mr. Scheu moved to adopt the September 27th and November 15th Meeting Minutes as presented. Mr. Dean seconded and the motion carried 5/0.

**Staff Communications**

There were no Staff Communications at this time.

**Public Comment**

There were no comments from the public.

**Old Business**

There was no old business to discuss.

**New Business**

A. Discussion of Time Change for Future Planning and Zoning Commission meetings: Chairman Roberts brought up a discussion about a meeting time change for future Planning and Zoning Commission meetings. Mr. Carmichael stated that although staff gets off work at 5:00 p.m. they are open to whatever the Commission suggests. Mr. Scheu moves to hold future meetings at 5:00 p.m. Mr. Dean seconded and the motion carried 5/0.

B. Discussion of the Schedule and Process for the Zoning Ordinance Review: Mr. Carmichael reviewed with the Commission that the Montreat Board of Commissioners had asked for a review of the Zoning Ordinance. The Board would like a report by the August 2019 meeting. Mrs. Isenhower stated there will be seven meetings to the process. This first meeting tonight is a public input session to allow the public to voice their concerns and suggestions. Mrs. Isenhower stated that this process will mainly focus on just the Zoning Ordinance at this time. The meetings are broken down categorically by the Zoning Ordinance rather that chronologically. Mrs. Isenhower reviewed the tentative schedule.

C. Public Input Session:

Mrs. Martha Campbell of 149 Maryland Place thanked the Commission for the work they have ahead of them. Mrs. Campbell reflected on two committees that she served on in the past and she hoped those reports would be available for this Commission for historical reference.

Mr. Wade Burns of 232 North Carolina Terrace stated that it seems in order to be effective that the Commission needs to look at two different perspectives: one as the homeowner and one as a lot owner that wants to be a homeowner. With every issue that arises comes the question of fairness: fairness to the Community and fairness to the property owner. Mr. Burns provided some exhibits that he prepared as Chairman of Planning and Zoning when he served. Mr. Burns felt that the Commission should balance fairness between the individual and the community. He posed the questions of where are the areas that prevent us from using property in a fair way and what are the areas we need to watch out for? Mr. Burns encouraged the Commission to not get lost “in the weeds”.

Ms. Laura Wolfe of 324 Texas Road stated that she lived in the carriage house across from the playground in a 100 year old home on a non-conforming lot. She stated that next door to her a neighbor is building a modular home on a small steep narrow lot. Ms. Wolfe does not believe this home is in good character with the community. Ms. Wolfe mentioned a home in Maggie Valley that was built similar to her neighbors which was washed away in a landslide and as a result the ordinances ended up in a lawsuit. Ms. Wolfe stated that she has not read the Zoning Ordinance but would be interested in doing so.

Mr. Gil Campbell of 149 Maryland Place spoke on the subject of storm water in general. Due to the increased rainfall during the past 2-3 years there is lots more water appearing on a more regular basis even on non-steep lots. Mr. Campbell stated that water is being directed out of lots onto roads and onto other lots. Mr. Campbell advised that the Commission needed to be very careful about storm water and water control. Mr. Campbell felt while fairness is important that creativity will also be a factor because people want to build in unbuildable places.

Mr. Richard DuBose of 160 Woodland Road/President of the MRA stated that the MRA owns more land than any other entity in the valley. Mr. DuBose thanked the Commission for taking the time to have these meetings. Mr. DuBose has become very familiar with the non-conformity of Montreat real estate. Mr. DuBose suggested that the Commission think about the long term implications of changes to the Zoning Ordinance.

Mr. John Hinkle of 121 Mecklenburg Circle stated that he served on Planning and Zoning for six years when they reviewed the ordinances previously and during that time only three people showed up to the meetings. Mr. Hinkle was encouraged to see participation this evening.

Mr. Scheu stated that he had started reading the Zoning Ordinance but had been bogged down by bad grammar among other things. Mr. Scheu questioned what the original template was that was used because he does not feel it is small town Western North Carolina. Mr. Scheu stated that he had asked Mrs. Isenhower for historical data to see if he could speak with the original Board of Commissioners who were in office during the original Zoning Ordinance adoption. Mr. Scheu does not want to just mark-up sentences but wants to make changes in an orderly fashion.

Mr. Blake stated that he would like to review and relate the Comprehensive Plan to the Zoning Ordinance.

Mrs. Judy Shuford of 613 Greybeard Trail stated that she had never been to a Planning and Zoning meeting before. She felt that the Town does a wonderful job with communication but was wondering if something could be designed to involve summer residents. Mrs. Shuford suggested a survey similar to the Town Hall survey.

Mr. Brad Hestir of 192 Mississippi Road recently came upon an official Montreat map from 1906. Mr. Hestir really hopes the commission takes into consideration the context of the ordinances: why they are here? He posed the question that maybe there are things that should not be thrown out. Mr. Hestir wonders if seven months will be enough time since the topics are terribly complex and there is a lot to consider. Mr. Hestir hopes that an ongoing attempt to include the public will be continued. Mr. Hestir also asked about the make-up of the Commission.

Mrs. Isenhower stated that the Board is a seven member board with two ETJ members. Cities and Towns have the option to implement their planning and zoning regulations within a mile of their boundaries. Montreat has three ETJs: there’s no police, they do not collect taxes and the ordinances do not apply.

Mr. Dean suggested an introductory meeting because seven meeting in seven months is very daunting.

Mrs. Isenhower mentioned that it is only the Zoning Ordinance at this time that is being reviewed. She feels that another meeting might be beneficial for an overview. Mrs. Isenhower recommended keeping the schedule as it is for now with the next meeting being an overview.

**Public Comment**

There was no public comment at this time.

**Adjournment**

Mr. Blake moved to recess the meeting. Mr. Scheu seconded and the motion carried 5/0. The meeting was recessed at 8:04 p.m.

­­­­­­­­­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Bill Roberts, Chair Angie Murphy, Town Clerk