Board members present: Chairman Bill Scheu

 Bill Roberts

 Mason Blake (arrived at 5:24 p.m.)

 David Holcomb (arrived at 5:54 p.m.)

 Dan Dean

 Allen Crawford

Board members absent: Wade Burns

 Sally Stansill

Town staff present: Adrienne Isenhower, Zoning Administrator

Angie Murphy, Town Clerk

Six members of the public was present. Mr. Scheu called the meeting to order at 5:01 p.m., and led the group in a moment of silence.

**Agenda Approval**

Mr. Dean moved to adopt the agenda as presented. Mr. Crawford seconded and the motion carried 4/0.

**Meeting Minutes Adoption**

Mr. Crawford moved to approve the February 21st meeting minutes as presented. Mr. Dean seconded and the motion carried 4/0. Mr. Dean moved to approve the March 21st meeting minutes as presented. Mr. Crawford seconded and the motion carried 4/0.

**Public Comment**

There was no public comment at this time.

**Old Business**

There was no old business to discuss.

**New Business**

1. Presentations from Contractors/Builders: Brian Sineath of Sineath Construction, out of Weaverville, stated that he had been building in Montreat for the past 7 or 8 years and the fees in Montreat are double or more than what they are in the rest of Buncombe County. Mr. Sineath also felt that there were different fees for full time versus part time residents. Mr. Sineath had a comparison of a remodeling project that was recently completed in Montreat versus one recently completed in Asheville and the permit fees were nearly four times higher in Montreat. Mr. Sineath stated that the storm water requirements in Montreat are generally more strict than in other parts of the county. Mr. Scheu asked Mr. Sineath about his interactions with town officials. Mr. Sineath had good things to say about Miss Murphy and Mrs. Isenhower. Mr. Sineath also commented that he liked the new online application permitting process.

Chris Harrin of Semper Fi Custom Remodeling had nothing but good things to say about the Staff. Semper Fi Customer Remodeling recently went through a variance procedure to build a deck on Louisiana Road. The process took a little longer than was planned due to quorum issues with the Board of Adjustment but Mr. Harrin appreciated the thoroughness of the process.

Mr. Dean asked if the basic requirements in the ordinances were more onerous in Montreat compared to other parts of the County. Mr. Sineath stated that they try to get everything approved before construction begins to avoid any ordinance related issues. Mr. Sineath referenced a homeowner that had to put in a $10,000 storm water basin/drain system in order to add on a patio so he thinks homeowners experience frustrations in Montreat.

**Public Comment**

Emory Underwood of John Knox Road stated he served six years on Planning & Zoning and six years on Board of Adjustment. Mr. Underwood reflected on setbacks and greenspace issues.

Eade Anderson of 517 Suwannee Drive reflected back on his past building experience and said that adversarial relationships between himself and staff caused problems.

Mr. Scheu mentioned that Mac White was unable to be here tonight but Mr. White had bought a lot on Maryland Place in 2007 for $175,000. Mr. White understood that the market had disintegrated in 2008 and in part had not come back because of some of the more restrictive requirements and procedures of the zoning code.

Mr. Chip Craig of Greybeard Realty and John Knox Road said that he has advised people to wait until after this ordinance review to purchase lots or property in Montreat.

Gill Campbell of Maryland Place stated that we needed to be aware of the impact of water coming down the mountains. Mr. Campbell stated that putting in a rain garden was expensive but it prevents road erosion and controls water flow.

Mr. Blake bought at the top of the market and built within the steep slope ordinance. He didn’t like hiring a geo technical engineer and a drainage engineer and he didn’t like installing a rain garden. He did all those things and now his house is secure and the water is controlled. Mr. Blake felt that figuring the ordinance out is a struggle in itself and would recommend plainer language. Mr. Blake agreed that storm water cannot be ignored.

Emory Underwood felt that the water could be controlled better if the roads and drains were corrected.

Mrs. Isenhower indicated that she brought zoning and water line maps for review.

Mr. Scheu mentioned that next month the commission will focus on setbacks and lot size.

The commission and the public then moved over to review the maps that Mrs. Isenhower provided.

**Adjournment**

Mr. Blake moved to adjourn the meeting. Mr. Holcomb seconded and the motion carried 6/0. The meeting was adjourned at 6:05p.m.

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Bill Scheu, Chair Angie Murphy, Town Clerk