Board members present: Chairman Bill Scheu

 Bill Roberts

 Mason Blake

 David Holcomb (arrived at 5:05 p.m.)

 Dan Dean

 Allen Crawford

 Wade Burns

 Sally Stansill (sat in audience)

Board members absent: No members were absent

Town staff present: Adrienne Isenhower, Zoning Administrator

Angie Murphy, Town Clerk

Four members of the public was present. Mr. Scheu called the meeting to order at 5:00 p.m., and led the group in a moment of silence.

**Agenda Approval**

Mr. Blake moved to adopt the agenda as presented. Mr. Dean seconded and the motion carried 6/0.

**Meeting Minutes Adoption**

Mr. Blake moved to approve the April 24th meeting minutes as presented. Mr. Crawford seconded and the motion carried 6/0.

**Public Comment**

There was no public comment at this time.

**Old Business**

There was no old business to discuss.

**New Business**

1. Discussion of Zoning Ordinance Setback and Lot Requirements: Mr. Burns presented a series of documents that he prepared about simplified setbacks and zoning ordinances. Mrs. Isenhower stated that in the year and a half since she has been in Montreat setbacks have been her biggest problem. The yards are small and the setbacks are average. The Town of Montreat also has a lot depth requirement which she has not seen in other ordinances. This depth requirement requires 100 feet. A substantial number of lots are non-conforming. It would be Mrs. Isenhower’s recommendation to take that out of the ordinance because most of the lots do not meet the requirements. After a brief discussion of the lot depth and width requirements, Mason Blake moved, subject to working out the details and further study, that minimum lot depths and widths otherwise provided for in the zoning ordinance shall, with respect to each zoning classification, not be applicable to lots which have not been subdivided since the date the zoning ordinance was originally adopted. The Commission next discussed setbacks which are 20 feet and 30 feet depending on the zoning district. Mason Blake moved, subject to working out the details and further study, that structures built before the date the zoning ordinance was originally adopted that violate setback requirements for the zoning classification applicable to the structure (“Nonconforming Structures”) may be rebuilt (whether or not a casualty necessitated reconstruction) as long as the perimeter of the reconstructed Nonconforming Structure is identical to or within the perimeter of the Nonconforming Structure prior to reconstruction. Allen Crawford seconded and the motion carried 7/0.

The next topic was the R1 – Residential Zoning District which has a 30 foot setback. Mrs. Isenhower pointed out that all residential zoning district have a 30 foot setback. Also in question was the provision that allows for setback reduction if you are on a block or same side of the street with the same setback. Mrs. Isenhower stated that most small towns with small lots used 20 foot setbacks. Mr. Blake moved, subject to working out the details and further study, and Mr. Crawford seconded, that the rear yard and side yard setbacks provided for in each zoning classification shall be reduced to ten feet (10’) in situations where the side yard or rear yard abuts along its entire length and area which is burdened by a perpetual conservation easement. There was no wish to change the definitions of the “setback”.

The next meeting will be held on Thursday June 20th at 5:00 p.m. at a location to be determined.

**Public Comment**

Mr. Gill Campbell of 149 Maryland Place cautioned the Commission that when they are letting people encroach into the setback that people care about their neighbors because everyone does not.

**Adjournment**

Mr. Blake moved to adjourn the meeting. Mr. Dean seconded and the motion carried 7/0. The meeting was adjourned at 7:09p.m.

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Bill Scheu, Chair Angie Murphy, Town Clerk