Board members present: Wade Burns

Dan Dean

Bill Scheu

Sally Stansill

Allen Crawford

Bill Roberts

Board members via Zoom: Mason Blake

Board members absent: David Holcomb

Town staff present: Angie Murphy, Town Clerk

Adrienne Isenhower, Zoning Administrator

Alex Carmichael, Town Administrator

One member of the public was present but several members were watching via Zoom. Mr. Scheu called the meeting to order at 10:33 a.m., and led the group in a moment of silence.

**Agenda Approval**

Bill Roberts moved to adopt the agenda as presented. Dan Dean seconded and the motion carried 7/0.

**Meeting Minutes Adoption**

After reviewing proposed changes to the minutes Dan Dean moved to approve the August 25th Meeting Minutes as amended. Allen Crawford seconded and the motion carried 7/0.

**Old Business**

1. Items for Review:

a. Permitted Use Chart Discussion: In Section 500 and 500.1 it was decided to combine the first two paragraphs in the following way: “The Uses in this table indicated by the letter P will be permitted by right but must conform to all regulations of the applicable Zoning District. Uses as indicated by the letter S will be allowed by a Special Use Permit and will be approved in accordance with the provisions of Section 310.6 of this Ordinance. Uses which are not listed in the Table are not permitted in the Town of Montreat.”

In Section 501.1 it was decided to make the following change: “This Zoning District is established to protect areas in which the principal Use of the land is for low Density, Single- and Two-Family Dwellings and related Accessory Buildings or Uses. Any Use, which, because of its characteristics, would interfere with the development of or be detrimental to the residential nature of the area is prohibited.” Upon reviewing the Permitted Use Chart Bill Roberts suggested changing “two unit dwelling” to “two family dwelling” for consistency. It was decided to remove the “S” under Public Works Maintenance Facility. Day Care Center, Home was removed completely.

In Section 502.1 it was decided to make the following change: “This Zoning District is established to protect areas in which the principal Use of the land is for medium Density, Single- and Two-Family Dwellings and related Accessory Buildings or Uses. Any Use which, because of its characteristics, would interfere with the development of, or be detrimental to the residential nature of the area is prohibited.” Upon reviewing the Permitted Use Chart it was decided to remove Manufactured Home Class A and B out of R-2. Public Works Maintenance Facility was also deleted out of R-2.

In Section 503.1 it was decided to make the following change: “This Zoning District is established to protect areas in which the principal Use of the land is for low Density, Single- and Two-Family Dwellings and related Accessory Buildings and Uses. Any Use, which, because of its characteristics would interfere with the development of or be detrimental to the residential nature of the area is prohibited. The R-3 Residential District is similar to the R-1 District except that minimum Lot sizes are increased due to the limited availability of Town services and the environmentally sensitive nature of the land within these outlying regions.” Upon reviewing the Permitted Use Chart it was decided to remove the “S” under Manufactured Home. There was also discussion about removing the “S” under Public Works Facility as well but it was decided to leave the “S” for now with follow-up later.

In Section 504.1 it was decided to delete the 3rd and 4th line in the first paragraph to read as follows: The purpose of the Institutional/Residential Zoning District is to provide for a zone of transition between purely residential and purely institutional Districts, and to serve as a residential District to accommodate a mixture of residential, office, and institutional Uses in conditions of good health and safety, and to provide for protected property values in areas which are predominately residential in character.”

In Section 506 no changes were noted other than correcting the reference number and a minor spacing issue.

In Section 507 no changes were noted in the purpose or chart.

In Section 508 no changes were noted in the purpose or chart.

In Section 509 no changes were noted in the purpose or chart.

**New Business**

A. Review of Final Draft Changes

On page 7 the reference to Section 620 should be 619. On page 21 308.2 should be 307.2. On page 33 310.6 should be 210.6. The indenting should be adjusted in Section 310.62. In Section 805.22 there should be a space between “lot” and “one”.

The next meeting will be held September 15th.

**Public Comment**

There was no public comment at this time.

**Adjournment**

Allen Crawford moved to adjourn the meeting. Dan Dean seconded and the meeting was adjourned at 12:05 p.m.

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Bill Scheu, Chair Angie Murphy, Town Clerk