Board members present: Wade Burns

Dan Dean

Bill Scheu

Allen Crawford

Mason Blake

David Holcomb

Board members via Zoom: Bill Roberts

Board members absent: Sally Stansill

Town staff present: Scott Adams, Zoning Administrator

Alex Carmichael, Town Administrator

No members of the public were present but several members were watching via Zoom. Mr. Scheu called the meeting to order at 10:29 a.m., and led the group in a moment of silence.

**Introduction of Scott Adams, Montreat Zoning Administrator**

Town Administrator Alex Carmichael introduced Scott Adams as the new Montreat Zoning Administrator. Mr. Adams took a few moments and gave the Commission a brief overview of his background and experience.

**Agenda Approval**

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

**Meeting Minutes Adoption**

Mason Blake moved to approve the November 5th Meeting Minutes as presented. Dan Dean seconded and the motion carried 6/0.

**Old Business**

A. Report on Presentation to Town Council: Mr. Scheu advised the Commission that the Montreat Town Council received the completed Zoning Ordinance at their November 12th meeting. Mr. Scheu stated that they were grateful for all the hard work that went into the update. Mr. Scheu read a personal email of gratitude from Commissioner Tom Widmer.

B. Additional Comments from Susan Taylor Rash: Mr. Scheu advised that he met with Town Attorney Susan Taylor Rash prior to the Town Council Meeting and all of her suggestions and updates were included in the final draft of the Ordinance with exception to Section 510.58 which is Vested Rights. Mrs. Rash will review the statutes and provide new language at a later date.

**New Business**

A. Stormwater Management: Mr. Carmichael advised that the Town of Montreat had received a grant to do a Stormwater Study through the Land-of-Sky Regional Council of Government. Land-of-Sky has awarded a contract to Blue Earth Engineering out of Madison County. The scope of the work is a global look at the physical situation of stormwater in Montreat. They are mapping outflows, ditches, culverts and stormwater boxes and trying to get an idea where water is flowing in Montreat and where we need more infrastructure to adequately address the bigger storms that come through Montreat. The scope of the work is to not look at the Ordinance but to look at where stormwater is moving and where it is not moving and utilizes a vertical approach to management as to where the water goes once it travels down the hillside. They are looking at recommendations for physical attributes to strengthen our stormwater management system. It’s a two-phase grant which will study creek ecology while partnering with Montreat College students as well. The mapping portion was coordinated with Town Staff and is complete or nearly complete at this time. Representatives from Land-of-Sky will be available at the next meeting to go into more detail and answer questions.

Mr. Wade Burns gave a lengthy presentation about his thoughts regarding the Stormwater Ordinance to the Commission. He believes the Stormwater Ordinance falls short in addressing the Town of Montreat’s stormwater issues. The purpose of his presentation was to demonstrate that the Stormwater Ordinance needs a thorough review and revisions that review might bring. Mr. Burns feels that aspects of the Stormwater Ordinance appear illogical in places which results in an unfair hardship for some citizens. Mr. Burns expressed his intent to support the Town’s new initiative of stormwater controls for more than just new development. Mr. Burns finds the ordinance confusing and hard to understand. He gave specific examples in the Ordinance of confusing language. Mr. Burns stated that the Stormwater Ordinances purpose is to “control the adverse effects of stormwater runoff associated with new development”. He feels the 79 words used to say that seems to swallow the 10 words. The 29 pages of the Stormwater Ordinance similarly overrun what should be a clean and clear product of purpose and process. Mr. Burns feels that the pages of the Stormwater Ordinance are unorganized, sometimes repetitive, and difficult to follow. He believes it is hard to find with certainty what triggers what requirement. In the meeting Mr. Burns gave an example of when a Stormwater Control Permit would be required. The threshold was hard for members of the Planning & Zoning Commission to find and Mr. Burns could not cite the location of the threshold from memory in the middle of his presentation. Mr. Burns feels that there appears at times no logical sequence to various paragraphs.

The Commission felt that they did not currently have enough information to make any recommendations to Town Council or to make any changes. The Commission looks forward to the consultants from Land-of-Sky who will be present at the next meeting. They also instructed Mr. Adams to provide sample Stormwater Ordinances from nearby similar Towns and Cities for their review.

The next meeting will be on December 1st at 10:30 a.m.

**Public Comment**

There was no public comment at this time.

**Adjournment**

Bill Roberts moved to adjourn the meeting. Wade Burns seconded and the meeting was adjourned at 11:47 p.m.

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

Bill Scheu, Chair Angie Murphy, Town Clerk