

I. Call to Order

- Welcome
- Moment of Silence

II. Agenda Adoption

III. Minutes Adoption

- January 7, 2021 Meeting Minutes

IV. New Business

- **Clarification on Conditional Zoning and Vested Rights**
 - For incorporation into updated Zoning Ordinance, *Sec. 510, Conditional Zoning District*
 - See attached MS Word doc for
 - Q&A, discussion
- **Reconsideration of Setbacks**
 - Review of current Zoning Ordinance setbacks in relation to:
 - a) Non-Conforming Lots of Record, Non-Conforming Structures
(NOTE: This may be creating a workload burden on Town staff/Board of Adjustment members re: variances to setbacks.)
 - b) Hillside Development Ordinance, Erosion & Sedimentation Control Ordinance, and Stormwater Management Ordinance
(NOTE: Issue of the current setback dimensions requiring more potential land disturbance, creating conflict with standards contained in these ordinances.)
 - Q&A, discussion

V. Continued Presentation/Discussion on Stormwater

- Follow-up on Blue Earth Engineering's ***Steep Slope Stormwater Management Concept Plan*** (Mary Roderick, PhD, Regional Planner, Land of Sky Regional Council)
- **Follow-up from Buncombe County Re: Stormwater Pre/Post-Construction Standards** (Scott Adams, AICP, Zoning Administrator, Town of Montreat)
 - Possible outcomes: Updating and aligning the Town's stormwater-related ordinances to be more consistently aligned with State and County standards.
- Q&A, discussion

VI. Public Comment

VII. Discussion: Next Meeting Dates

VIII. Adjournment