1. **Call to Order**
* Welcome
* Moment of Silence
1. **Agenda Adoption**
2. **Minutes Adoption**
* February 4, 2021 Amended Meeting Minutes re: Planning & Zoning Commission clarification of Proposed Zoning Ordinance sections as follows:
	+ - 510.58 Site-Specific Vesting Plan for Conditional Zoning District
		- 510.7 Procedure for Conditional Zoning District
		- 511.10 Site-Specific Vesting Plan for Planned Unit Development (PUD) Plan
* March 11, 2021 Meeting Minutes
1. **New Business**
* **Presentation & Consideration of Points of Concern from Montreat Stewards re:**

**PROPOSED Montreat Zoning Ordinance**

1. **Deferred Business**

**Discussion on Stormwater issues – May 13, 2021** (cont. from 2/4/21 meeting)

* Mary Roderick of Land of Sky Regional Council (LOSRC) and Blue Earth Engineering’s staff will follow up on *Montreat Steep Slope Stormwater Management Concept Plan*.
* Scott Adams, LOSRC/Montreat Zoning Administrator, will report back on Erosion & Sediment Control [ESC] and Post-Construction Stormwater standards MS4 (Municipal Separate Stormwater Sewer System) vs. State standards

**Continued Presentation/Discussion on Zoning Setbacks – TBD\*** (cont. from 3/11/21 meeting)

\* P&Z Commission Chair Bill Scheu will postpone this discussion until Montreat Board of Commissioners (BOC) adopts PROPOSED Montreat Zoning Ordinance; tentative adoption date: May 13, 2021 BOC regular meeting

Review of current Zoning Ordinance setbacks in relation to:

* **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.)*

* **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.)*

**VI. Public Comment**

**VII**. **Discussion: Next Meeting Dates**

**• May 13, 2021, 10:30 am – noon**

**VIII. Adjournment**