**NOTE: Corrected on 6/11/2021 to correct Roman numerals and reflect Item VII: Public Comment, which was held at the June 10, 2021 Montreat Planning & Zoning Commission meeting.**

1. **Call to Order**

* Welcome
* Moment of Silence

1. **Agenda Adoption**
2. **Minutes Adoption**

* May 13, 2021 Meeting Minutes

1. **10:30 – noon, Discussion of final edits to *2021 Montreat Zoning Ordinance***

* TBD
* Q&A, discussion

**V. Discussion: Next Meeting Dates**

* **Montreat Board of Commissioners**, **June 10, 2021**

**6:30 p.m. – Public Forum (any and all topics)**

**7 p.m. – Regular Meeting**

**7 p.m**. – **Item TBD: *2021 Montreat Zoning Ordinance* Update**

**May 13, 2021:** Board of Commissioners held a Public Hearing on the *2021 Montreat Zoning Ordinance*

**June 10, 2021:** Board of Commissioners will consider **adoption** of the  
*2021 Montreat Zoning Ordinance*

**Later: VIII. Public Comment (any and all topics)**

**Later: XII. Public Comment (any and all topics)**

**NOTE:** Planning & Zoning Commission members advised to attend 6:30 p.m. Public Forum and  
7 p.m. Regular Meeting

**NOTE:** Per a new state law with a **July 1, 2021** deadline (NCGS 160D, Local Planning & Development Regulation), the Montreat Board of Commissioners must adopt the *2021 Montreat Zoning Ordinance* which contains updates to make the ordinance compliant with NCGS 160D.

**VI. Discussion: Next Meeting Dates cont.**

* **Montreat Planning & Zoning Commission, July 8, 2021, 10:30 am – noon**

**Suggested Topics:**

**Continued Discussion on Stormwater issues** (cont. from 2/4/21, 5/13/21 meetings)

* Mary Roderick of Land of Sky Regional Council (LOSRC) can present Blue Earth Engineering’s *Montreat Steep Slope Stormwater Management Concept Plan* (Final Report available 6/30/21) for further discussion with P&Z Commission.
* 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 Discussion on Zoning Setbacks and Non-Conformities** (cont. from 3/11/21 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.)*

**VII. Public Comment**

**VIII. Adjournment**