1. **Call to Order**

* Welcome
* Moment of Silence

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

* September 1, 2021 Meeting Minutes

1. **10:30 – 11:45 a.m., Cont. Review/Discussion of Montreat Ordinances containing well/septic language**

* Clarifying standards for Town of Montreat urban water service/MSD sewer service
* Clarifying standards for Buncombe County rural well/septic permitting

**V. 11:45 a.m. – noon, Discussion: Scheduling of Next Meeting Dates and Topics**

* **Montreat Planning & Zoning Commission, October 14, 2021, 10:30 a.m. – noon**

**Cont. Discussion of Montreat’s Stormwater Ordinance**

* + Presentation and discussion planned by Wade Burns, P&Z Member
  + Overview of legal framework with Susan Taylor Rash, Town Attorney
  + Follow-up from discussion with Buncombe County and NCDEQ, Scott Adams, Zoning Administrator

**Discussion of Article VIII: Signage (Montreat Zoning Ordinance)**

* + Review of ordinance for content neutrality
  + Review of ordinance sign-type definitions
* **Montreat Planning & Zoning Commission, November 11, 2021, 10:30 a.m. – noon**

**Continued Discussion on Zoning Setbacks and Non-Conformities**

Review of current Zoning Ordinance setbacks in relation to:s

* **Allowable Encroachments within Setbacks**
  + Need to clarify Allowable Encroachments allowed within Setbacks (i.e. steps, porches, decks)
* **Non-Conforming Lots of Record, Non-Conforming Structures**
  + See above re: “Allowable Encroachments”
  + Need to clarify “expansion” language (i.e. vertical expansion, horizontal/footprint expansion)

(*NOTE: Possible workload burden on Town staff/Board of Adjustment members re: variances to setbacks.)*

**VI. Public Comment**

**VII. Adjournment**