Board members present by Zoom: None

Board members: Wade Burns

 Bill Scheu

 Allen Crawford

 John Hinkle

 Dan Dean

 Sally Stansill

Board members absent: Mason Blake

Town staff present: Scott Adams, Zoning Administrator

Alex Carmichael, Town Administrator

Special Guests: None

There were three members of the public present at the Burns’ property on Foreman Siding Road. Mr. Scheu called the meeting to order at 2:00 p.m.

**Foreman Siding Road, ETJ, Montreat**

Wade Burns indicated the marked off property lines and the edge of the septic field. Mr. Burns stated that it would not be possible to build house, install septic tank and well. He also stated that he needs municipal water.

Mr. Burns discussed stormwater ordinance requirements to have 30 ft setback from top of stream.

Mr. Burns discussed setbacks and the possibility of an “R4” district.

**Public Comment**

John Kuhnle of 526 Greybeard Trail read a letter on behalf of his brother-in-law Jim Hamilton. The letter concerned two lots owned by Wade Burns and others that adjoin Mr. Hamilton’s property at 780 Foreman Siding Road. Mr. Hamilton stated that these lots are intersected by an underground stream, which also crosses his property and runs into Flat Creek. The stream goes underground at some point about his property and below the road running in front of the town wells are the creek passes through a culvert. There are also culverts for the stream on the right of way that is Foreman Siding Road, on one of Mr. Burns’ lots, and under Greybeard Trail. During rain storms, there is flowing water in the stream bed. Mr. Hamilton went out to state that the stream has been there for many years and has been platted. The stream begins in a spring that provided water for the Hamilton house which was built in 1908. It was the source of water for the house for at least 70 years until Dr. Foreman, who bought the house in 1975, put in a well. Mr. Hamilton stated that Mr. Burns is attempting to get final county permissions to put in septic tanks on his two lots, which he apparently intends to sell. Mr. Burns has preliminary septic approval for the other lot, but the inspector was under the impression that the stream was just a “ravine”. Mr. Hamilton is informed that Mr. Burns referred to the underground stream as a “ditch”. It is not a ditch or a ravine. It is a stream bed with an underground stream beneath it. Mr. Hamilton feels that if properly informed, the county, town or judge would not conclude that the underground stream is a ditch. Buncombe County regulations require that a septic tank be 50 feet from a stream and the Town of Montreat has its own setback regulations for houses. The lot below Foreman Siding Road is not large. It would be difficult to build a house on the lot if setback requirements are properly applied. Since a well will likely be needed the problem is exacerbated. On-site examination of the lot should confirm the problems. Mr. Hamilton feels that appropriate action should be taken to ensure that all applicable setback and other regulations are enforced as to the lots at issue.

**Adjournment**

 John Hinkle moved to adjourn the meeting. Allen Crawford seconded and the meeting was adjourned at 3:30 p.m.

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Bill Scheu, Chair Angie Murphy, Town Clerk