1. **Call to Order**
* Welcome
* Moment of Silence
1. **Agenda Adoption**

**Suggested Motion:** To adopt the meeting agenda as presented/amended

1. **Minutes Adoption**
* March 10, 2022 Meeting Minutes
1. **Organization of P&Z Commission**
	* **Note:** Buncombe County Commission has until April 18, 2022 to appoint an ETJ member.
	* **Question:** Does P&Z Commission want to recommend to Montreat Board of Commissioners the

reappointment of Allen Crawford as the ETJ member, such that he would take office as of April 18, 2022, unless Buncombe County nominates someone else prior thereto?

1. **P&Z Topics & Priorities**
2. **Montreat Stormwater Ordinance**
	1. 11/11/21, Special Committee, outside of P&Z Commission, proposed by P&Z Commission; 6-8 members, w/ 1-2 P&Z members and the remainder assigned by BOC.
	2. Moved to ask Town Council, by appropriate procurement methods, to engage a consultant to perform an audit of the Stormwater Ordinance.
	3. Mary Roderick, Land of Sky Regional Council, working on MS4 permit compliance with NCDEQ
	4. Board of Commissioners have noted budget constraints which would push this into FY 2023?

**4/14/22 Montreat P&Z Action:** No action on this item, will defer to preferences and schedule of Montreat Board of Commissioners.

1. **Montreat Sign Ordinance**
	* 1. Waiting for U.S. Supreme Court to act.
		2. Signs are still an issue to be considered by the Zoning Ordinance Research Sub-Committee.
2. **Montreat 2022 Comprehensive Plan**
3. Comp Plan Steering Committee has met, P&Z waiting for a report/check-in
4. **Question:** Should P&Z Commission request Town Board of Commissioners to readopt existing Comp Plan at their June meeting, subject to statute, ahead of July 1, 2022 160D deadline for Comp Plans in relation to Zoning Ordinances? P&Z notes that Comp Plan recommendations will be incorporated when the Comp Plan Steering Committee completes it work as applicable.
5. **Zoning Ordinance Amendments – Research Sub-Committee**

**NOTE:** This sub-committee’s work is on-hold pending resolution of MRA lodge controversy. An appeal of the Montreat Board of Adjustment’s decision must be filed with Buncombe County Superior Court by April 25, 2022.

* 1. Sub-Committee Members:
		1. Dan Dean, Chair
		2. Wade Burns
		3. Allen Crawford (subject to reappointment as ETJ member)
		4. Mason Blake, as Montreat Board of Commissioners (BOC) member
		5. John Hinkle
		6. Julie Schell
	2. Topics to be researched by Zoning Ordinance Research Sub-Committee
		1. **Zoning Setbacks**
		2. **Non-Conformities**
		3. **Hillside Development Ordinance**

**Question:** Should this be the subject of a separate sub-committee?

**NOTE**: Current setback dimensions require more land disturbance, creating potential conflict w/ standards in Erosion and Sediment Control (ESC) and Stormwater Ordinances.

1. **Next Meeting**
	* **May 12, 2022, 10:30 a.m. – 2 p.m.**

Note: This is a Special Meeting outside of P&Z’s Regular Meeting schedule (quarterly meetings,

next Regular Meeting is July 14, 2022).

* + **Meeting Agenda:** Conditional Zoning for a new single-family detached house on a currently

vacant lot on Mississippi Rd. (unaddressed lot between 157 and 161 Mississippi Rd.;

PIN: 071065016800000). The Conditional Zoning application includes a request for a 10’ side setback; the R-1 Low-Density Residential side setback standard is 15’.

1. **Public Comment**
2. **Adjournment**