1. **Call to Order**

* Welcome
* Moment of Silence

1. **Agenda Adoption**

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

Note: This is a Special Meeting outside of the P&Z Commission’s meeting schedule of quarterly meetings for 2022 (January, April, July, and October).

1. **Minutes Adoption**

* April 14, 2022 Meeting Minutes

1. **Organization of P&Z Commission**
   * If Jean David is present at this meeting, he needs to be swown in as an Alternate Town Member on the

Montreat Planning & Zoning Commission.

* + **Note:** Buncombe County Commission had until April 18, 2022 to appoint an ETJ member and has not

contacted the Town on this matter (per information from Town Clerk).

* + At their April 14, 2022 meeting, the Montreat P&Z Commission tentatively recommended that the

Montreat Board of Commissioners consider the reappointment of Allen Crawford as the ETJ member,

absent any formal notice from Buncombe County appointing an ETJ member.

1. **Conditional Zoning, Lot 1185, Mississippi Rd. (PIN: 071065016800000)**
2. **Summary of Application**

**Summary:** R-1 Low-Density Residential, Conditional Zoning (CZ) 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 Hearing**
2. **Discussion of and Action Upon Application**
3. **Next Meetings**
   * **Special Meeting: June 9, 2022, 10:30 a.m.**

Subject: Review and Approval of P&Z Memo of Decision regarding Conditional Zoning application

* + **Regular Meeting: July 14, 2022, 10:30 a.m.**

Subject(s): TBD; NOTE: Scott Adams, Zoning Administrator, will be on vacation July 11-15

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