Board members present by Zoom: None

Board members: Wade Burns

Dan Dean

Liz Johnson

John Hinkle

Julie Schell

Bill Scheu

Board members absent: Jean David, Alternate Representative

Sally Stansill, Alternate Representative

Town staff present: Scott Adams, Zoning Administrator

Angie Murphy, Town Clerk

Special Guests: None

There was one member of the public at the meeting and several members of the public were watching via Zoom. Mr. Scheu called the meeting to order at 10:30 a.m., and led the group in a moment of silence after a brief welcome. Town Clerk Angie Murphy administered the Oath of Office for John Hinkle.

**Agenda Approval**

Dan Dean requested a small change to Roman Numeral V Section 5. John Hinkle moved to adopt the agenda as amended. Dan Dean seconded and the motion carried 6/0.

**Meeting Minutes Adoption**

Dan Dean requested to strike the last sentence of the 2nd full paragraph. Julie Schell moved to approve the March 10, 2022 minutes as amended. Wade Burns seconded and the motion carried 6/0.

**Organization of P&Z Commission**

Zoning Administrator Scott Adams advised that the Buncombe County Commissioners had until April 18, 2022 to appoint an ETJ member to the Planning & Zoning Commission. After the 18th it would revert to the Montreat Board of Commissioners to appoint someone to fill the open seat. The next meeting of the Montreat Board of Commissioners will be May 12, 2022.

**Topics/Priorities for 2022**

Zoning Administrator Scott Adams reviewed activities surrounding the Montreat Stormwater Ordinance. On 11/11/21 a Special Committee, outside of the P&Z Commission, was proposed by the P&Z Commission. This Committee would be comprised of 6-8 members, with 1-2 P&Z members and the remainder being assigned by the Board of Commissioners. Also, P&Z Commission voted unanimously to ask Town Council, by appropriate procurement methods, to engage a consultant to perform an audit of the Stormwater Ordinance. Mary Roderick of Land-of-Sky Regional Council is currently working with NCDEQ to get Montreat’s MS4 permits compliant. There was no action on this item as of 04/14/2022.

Mr. Adams advised that with regards to the Montreat Sign Ordinance that the P&Z Commission is waiting for the U.S. Supreme Court to reach a decision. Signs are still an issue to be considered by the Montreat Sign Ordinance Sub-Committee which consists of John Hinkle, Julie Schell and Dan Dean.

Mr. Adams advised that the Comprehensive Plan Steering Committee has met twice with meetings scheduled in June or July to capture summer homeowner input. Mr. Adams noted that Comprehensive Plan recommendations will be incorporated when the Comprehensive Plan Steering Committee completes its work. There was continued discussion about whether the Planning & Zoning Commission should request the Town Board of Commissioners to readopt existing 2008 Comprehensive Plan at their June meeting.

The Zoning Ordinance Amendments-Research Sub-Committee is on-hold pending resolution of the MRA lodge controversy. Mr. Adams advised that there was mention of an appeal of the Montreat Board of Adjustment’s decision which must be filed with Buncombe County Superior Court by April 25, 2022. Dan Dean moved that the Hillside Development Ordinance should be a separate sub-committee chaired by Wade Burns with Liz Johnson and Bill Scheu as members. John Hinkle seconded and the motion carried 6/0.

The next meeting of the Planning & Zoning Commission will be held on May 12th at 10:30 a.m. Mr. Scheu advised that the Commission will be hearing a Conditional Zoning Request on Mississippi Road.

**Public Comment**

There was no public comment.

**Adjournment**

John Hinkle moved to adjourn the meeting. Liz Johnson seconded and the meeting was adjourned at 10:56 a.m.

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Bill Scheu, Chair Angie Murphy, Town Clerk