

**Town of Montreat
Board of Adjustment (BOA)
Meeting Agenda
October 27, 2022, 5:00 p.m.
Montreat Town Hall
1210 Montreat Road, Black Mountain, NC 28711
And via Zoom: <https://us02web.zoom.us/j/89384502455>**

- I. **CALL TO ORDER**
 - a. Welcome
 - b. Moment of Silence
- II. **CERTIFICATION OF QUORUM**
- III. **AGENDA ADOPTION**
 - a. **Suggested Motion:** To adopt the meeting agenda as presented/amended
- IV. **ADOPTION OF MEETING MINUTES**
 - a. **Suggested Motion:** To adopt the 8/4/22 Meeting Minutes as drafted.
 - b. **Suggested Motion:** To adopt the 8/25/22 Meeting Minutes as drafted
- V. **SWEARING IN OF NEW MEMBERS**
 - a. If present at this meeting, swear in **Margaret Gramling** as a Regular Member of the Town of Montreat's Board of Adjustment.
 - b. If present at this meeting, swear in **Mark Spence** as an Alternate Member of the Town of Montreat's Board of Adjustment.
- VI. **ELECTION OF OFFICERS**
 - a. Chair
 - b. (If applicable) Vice-Chair
- VII. **EVIDENTIARY HEARING**
 - a. **Variance Request (VA-2022-01)** – A request by the property owners, Wade and Susie Burns, for a 15-foot variance to reduce the required front setback per Section 503.5 of the MZO on the north side of the Subject Property adjacent to Foreman Siding Road to 15 feet and a 2-foot variance to reduce the required side setback per Section 503.81 of the MZO on the western side of the Subject Property to 13 feet for the construction of a single-family dwelling on a property with frontage on Foreman Siding Road and Gilchrist Court (an unopened right-of-way) approximately 200 feet west of Greybeard Trail (PIN# 072111773600000).

Suggested Motion: To grant/grant with conditions/deny a Variance request for a 15-foot variance to reduce the required front setback per Section 503.5 of the MZO on the north side of the Subject Property adjacent to Foreman Siding Road to 15 feet and a 2-foot variance to

reduce the required side setback per Section 503.81 of the MZO on the western side of the Subject Property to 13 feet for the construction of a single-family dwelling on a property with frontage on Foreman Siding Road and Gilchrist Court (an unopened right-of-way) approximately 200 feet west of Greybeard Trail (PIN# 072111773600000).

VIII. **ORDER OF APPROVAL**

- a. **Special Use Permit (SUP-2022-01)** – A Special Use Permit application filed by the Town of Montreat’s Landcare Committee to construct a handicap accessible trail, associated parking, a welcome area, and seating areas on a property zoned Conservation District owned by the Town of Montreat PIN# 071063480000000 on the eastern side of Assembly Drive at the intersection of Assembly Drive, Virginia Road, and Kanawha Drive (PIN# 071063480000000).

Suggested Motion: To approve/approve with revisions/deny the written order of approval for a Special Use Permit (SUP-2022-01) for construction of a handicap accessible trail associated parking, a welcome area, and seating areas on a property zoned Conservation District (CD) owned by the Town of Montreat PIN# 071063480000000 on the eastern side of Assembly Drive at the intersection of Assembly Drive, Virginia Road, and Kanawha Drive (PIN# 071063480000000).

IX. **ADJOURNMENT**