Committee members present virtually: Mayor Tim Helms – Chair

Dr. Bill Seaman

Mari Gramling

Maggie Elliott

John Casper

Richard DuBose

Daniel Hewitt

Dr. Paul Maurer

Committee members absent: None

Town staff present virtually: Angie Murphy, Town Clerk

Special Guest: Jessica Troutman, Town of Black Mountain

Shannon Fergus, MS Consultants

The Chair called the meeting to order at 6:05 p.m. and welcomed everyone.

**Agenda Approval**

Dr. Paul Maurer moved to approve the agenda as presented. Mr. Richard DuBose seconded and the motion carried 7/0.

**Minute Approval**

Dr. Bill Seaman requested that Richard DuBose’s discussion on trends be elaborated more upon for clarity in the minutes of October 3rd. Daniel Hewitt moved to approve the October 3, 2022 minutes as amended. Mr. Richard DuBose seconded and the motion carried 7/0.

**Catching Up**

Shannon Fergus with MS Consultants advised that vision statements were created to guide the Plan’s recommendations at the October 3rd virtual meeting. Since that meeting Steering Committee members completed workbooks reviewing possible objectives to include in the plan. This evening’s meeting the Committee with help from Shannon will set aside objectives related to topics other than land use, to develop a Future Land Use map for Montreat Tomorrow. After tonight, the Consultants will begin reviewing draft plan materials. Shannon Fergus mentioned that members of the Planning & Zoning Commission were in attendance since it was a discussion about Land Use.

**Future Land Use**

Shannon reviewed the relationship of the Future Land Use Map to Comprehensive Plan Goals and to Zoning:

Future Land Use Maps relationship to Comprehensive Plan Goals: Maps the community’s preference for how it wants to use public and private spaces and grow over the next 10-25 years. Used as a tool to implement the vision laid out in the comprehensive plan.

Relationship to Zoning: Serves as a guide for policy making decisions (can be used as a reference for updating the zoning map and/or zoning ordinances). Does not replace the zoning map and is not used interchangeably with the zoning map.

Shannon advised that the Future Land Use map does not replace the Zoning Map nor can it be used interchangeably with the Zoning Map. The Future Land Use is basically just a vision for the future with no changes to the current Zoning Map. Shannon displayed the current Zoning Map which shows that most of Montreat is already developed and most of it is zoned residential. A lot more of Montreat is the Woodland District which is protected from development.

Shannon reviewed the 2008 Future Land Use Map which called out different areas in Montreat that had not been developed. Today the Committee will go through each of the sections of the 2008 Future Land Use Map to identify which sections have changed and how going forward the sections need to be addressed. Shannon identified some photographic images of different housing examples such as: cluster, traditional, multi-family, two family and adu. Shannon also provided examples of Commercial Retail images and Commercial Lodging images.

The Town Center Overlay District in the 2008 Future Land Use Map allows for single-family development, small scale retail, restaurants, small offices and hotels. Shannon advised that there are strong feelings of support/non-support of allowing small scale neighborhood focus business in the Town Center Overlay District. Mr. Richard DuBose stated that most of the property in the Town Center Overlay is MRA owned property and they have no immediate plans to develop any of the property. It was decided to keep the Town Center Overlay has it was with no changes.

The Montreat College Baseball Field is owned by the College and is zoned institutional. Shannon advised the Committee that she recently attend Montreat College’s discussion about their Master Plan and a lot of what was discussed was mentioned in the 2008 Comprehensive Plan. After much discussion it was decided to stay silent on this matter because the property is zoned institutional and that is most likely how it will remain zoned.

Shannon next reviewed the Claybrook Property which is currently zoned R1. A subdivision was approved in 2008 but only one home built since last plan. There were several different renderings of different design scenarios that Shannon reviewed with the Committee. John Casper questioned what exactly the Committee was supposed to be answering with regards to all these different zoning district questions. Shannon advised that in this case she wanted to know if the Committee wanted the Claybrook Property to remain residential. The Committee advised that was the case.

The next area discussed was the Upper Kentucky Road Area which has had one new home built since last plan. The current zoning is R1. Mayor Helms advised that this is one of the better areas in Town for future development. The Committee decided to leave it R1 for traditional Montreat homes.

Richard DuBose made some general comments about Upper Kentucky Road, Lookout Rd and Harmony Lane. The MRA owns about 33 acres of undeveloped land with a tax value of just under $2 million. The estimated market value is around $3 million. The closer the property is to Lake Susan the more important it is to the MRA. The properties on Upper Kentucky Road, Lookout Road and Harmony Lane are far away from the Lake so there are potentially some opportunities for development and/or conservation. The MRA has not been actively trying to sell any of this property. The MRA would recommend that all three of these areas remain zoned residential.

The next areas discussed were the Northern area of Montreat (ETJ) and Western Montreat (ETJ). Northern Montreat is currently zoned R3 and has a large amount of steep slopes. There have been 4 new homes built here since 2008. Mayor Tim Helms advised that this are of Montreat has been addressed recently by the Town and the Planning & Zoning Commission with regards to water/sewer. Mayor Helms advised there are people who own property up there who will never vote for water/sewer and will never vote for annexation. Mayor Helms advised that these property owners pay Buncombe County Taxes and are patrolled by Buncombe County Deputies. The roads are maintained purely for the purpose to get to the wells and water tanks which are located up there. Western Montreat is currently zoned R3 and also has a large amount of steep slopes. This area is commonly referred to as the Graham Property. Mayor Helms met with some representatives of the Graham family a few years ago and they stated at that time that they had no plans for development.

Shannon advised that MS Consultants will work on producing the draft plan back to the Committee in January or February. They will take any final comments to produce the final draft which will then be posted on the Town website in a way that will accept public comments. The Committee will then meet to review any comments from the public and approve the final plan. MS Consultants will then make any changes as a result of the public comment review and the plan will be available for adoption in March or April.

**Public Comment**

There was no public comment.

**Adjournment**

The meeting was adjourned at 7:35 p.m.

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Tim Helms, Chair Angie Murphy, Town Clerk