Town of Montreat
Planning & Zoning Commission (P&Z)
Meeting Agenda
February 20, 2025, 10:30 a.m.
Montreat Town Hall
1210 Montreat Road, Black Mountain, NC 28711

I. CALL TO ORDER

- Welcome
- Moment of Silence

II. ADOPTION OF AGENDA *(Packet page 1)*

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

III. ADOPTION OF JANUARY 15, 2025, MEETING MINUTES *(Pending)*

- **Suggested Motion:** To adopt the January 25,2025, Meeting Minutes as drafted/amended.

IV. SWEARING IN OF NEW MEMBERS

- If present at this meeting, swear in **Liz Johnson** as a Regular Member of the Town of Montreat's Planning and Zoning Commission.
- If present at this meeting, swear in **Clay Hamilton** as a Regular Member of the Town of Montreat's Planning and Zoning Commission.
- If present at this meeting, swear in **Eleanor James** as a Regular Member of the Town of Montreat's Planning and Zoning Commission.
- If present at this meeting, swear in **Michael Broussard** as a Regular Member of the Town of Montreat's Planning and Zoning Commission.
- If present at this meeting, swear in **Sally Jenkins** as an Alternate Member of the Town of Montreat's Planning and Zoning Commission.

V. SUBCOMMITTEE UPDATES

- Hillside Development Subcommittee (*no associated pages)*
- Montreat Sign Ordinance Subcommittee (*no associated pages)*
- Zoning Ordinance Amendments Research Subcommittee (*no associated pages)*

VI. NEW BUSINESS

- Planning and Zoning Commission Bylaw Amendment (*Packet page 2)*
  Suggested Motion: To amend/not amend the Planning and Zoning Commission bylaws.
- ZONING ADMINISTRATOR UPDATES & DISCUSSION
  i. Spring training

VII. NEXT MEETING

- April 17, 2025, at 10:30 am

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Planning and Zoning Commission

Proposed Bylaw Change - Rule 1. Regular Meetings

Existing Language

The Commission shall hold a regular meeting quarterly on the second Thursday of January, April, July and October, except that if a regular meeting day is a legal holiday, the meeting shall be held on the next business day. The meeting shall begin at 10:30 a.m. A copy of the Commission's current meeting schedule shall be filed with the Town Clerk.

Proposed Language
Key: Text to Remain | New Text | ~~Deleted Text~~

During the first regular meeting of each calendar year, the Commission shall adopt a schedule of regular meetings. Unless otherwise adopted, the ~~The~~ Commission shall hold a regular meeting quarterly on the ~~second~~ third Thursday of January, April, July and October ~~except that if a regular meeting day is a legal holiday, the meeting shall be held on the next business day~~. ~~The~~ Regular meetings shall begin at 10:30 a.m., unless otherwise stated in the adopted schedule of regular meetings. A copy of the Commission's current meeting schedule shall be filed with the Town Clerk.