

TOWN OF MONTREAT

SUBDIVISION ORDINANCE

ARTICLE VII - PLANNING AND ZONING COMMISSION OF THE TOWN OF MONTREAT

700 Legal Authority. Pursuant to the North Carolina General Statute Section 160A-373, the Planning and Zoning Commission of the Town of Montreat is hereby designated as the planning agency which may give approval to Final Subdivision Plats and otherwise administer the "Subdivision Ordinance".

701 Powers and Duties. Pursuant to the requirements and procedure set forth in this Ordinance, the Planning and Zoning Commission in addition to its powers and duties under the Zoning Ordinance shall have, and is delegated the following powers and duties:

- 1) To consider and review all proposed subdivision plats for land within the subdivision jurisdiction of this Ordinance;
- 2) To give or not give final approval of each individual subdivision plat;
- 3) To review and make recommendations to the Board of Commissioners regarding proposed variances from any amendments to the Ordinance; and
- 4) To enter into contracts and agreements authorized in this Ordinance and to enter into such other contracts and agreements as the Board of Commissioners may approve.

All other power and duties not set forth herein, including those set forth in North Carolina General Statute Sections 106A-371 through 106A-380 are reserved to the Board of Commissioners.

702 Funding. Provision for timely funding of the operations of the Planning and Zoning Commission shall be made by the Board of Commissioners of the Town of Montreat in accordance with its regular budget and finance procedures.