David A. Spencer, Mayor

Tammy Kelledes, Town Manager

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**11.21.2023**

**Planning & Zoning Meeting Minutes**

In attendance: Cheryl Jones, Crystal Anders via Zoom, Donald Starkey, Town Manager Tammy Kelledes, Commissioner Harrison, Mayor Spencer, and Deputy Town Manager Jaime Fowler. From the public: Mike Baldwin and Jay Heilman with DR Horton.

Ms. Jones brought the meeting to order at 7:00 P.M.

**Approval of Minutes**

Ms. Jones asked for a motion to approve the minutes from the 10.17.2023 meeting, Mr. Starkey made the motion to approve, and Ms. Anders seconded it.

**Presentation from DR Horton**

Mr. Heilman from DR Horton, Dover office, gave a presentation showing the types of homes that they will be building in Kinnamon Meadows (see attachment). Ms. Anders asked what the prices of the homes would be. Mr. Heilman apologized for being vague but stated prices will range from low to high in the $200,000s. He described different programs for buyers such as first responders, VA, USDA, first time home buyers, etc. They will be starting with building 29 homes. Mr. Starkey asked what subcontractors they use; their own or local. Mr. Heilman stated that they use their own subcontractors, but some may be local. They build five homes at a time. Ms. Jones asked about the water capacity and Mrs. Kelledes stated it has been set aside for a while now for this community. Water meters need to be ordered as there is a lengthy backlog. Mr. Heilman explained they could pay for the first 29 meters up front if they needed to so that they could be ordered since it takes some time for them to come. He also stated that they strive to build affordable housing.

Mr. Baldwin spoke about the assisted living facility and showed pictures of what it would look like. He discussed the new tap-ins to accommodate all new lots. Baldwin Homes will be paving Hobbs Street to Sunset Avenue and Bernard Avenue. Ms. Jones asked about the kitchen in the assisted living. Mr. Baldwin explained they don’t actually cook the food there. Food is brought in on a truck that residents reheat. Ms. Jones said she thinks it would fill up in a day.

**Conference Discussion**

Postponed until next meeting.

**Permit List**

Discussed corner lots and fences.

**Chair Notes**

Made decision to cancel the December 19th meeting.

**Adjournment**

Ms. Jones asked for a motion to adjourn, Mr. Starkey made a motion to adjourn, and Ms. Anders seconded it. The meeting was adjourned at 8:14 P.M.

Respectfully prepared by,

Jaime Fowler