**03.15.2022 Planning & Zoning   
Meeting Minutes**

In attendance: Planning & Zoning board members: Cheryl Jones, Crystal Anders, Loge Knight, and Bill Schaffner. Commissioner Bob Harrison and Mayor Kevin Reichart. Town Manager Tammy Kelledes, Planning & Zoning and Codes Clerk Jaime Fowler, and Admin Clerk Vanice Myers. From the public, Mike Baldwin.

Cheryl called the meeting to order @ 7:01 P.M.

Reviewed minutes from 02.15.2022 meeting. Crystal made a motion to approve them. Bill seconded it.

**Kinnamon Meadow Updates**

Mike Baldwin spoke about the new updates with the Community to be built. He references the email he sent Tammy and gave everyone plats and pictures to review with him. He is proposing to record the plat, pretty much the same thing they have already submitted. Cheryl clarified where he wants to start building. Mike stated that the roads were already approved but obviously at the end of it all he will have to go back and fix any cracked curbs. Mr. Baldwin stated that they will start working on mixed use lots and explained mixed-use concepts to everyone. The plans show the mockup of two bedrooms and two bathrooms. He then explained the size of the units and explained the size of the business portion (downstairs) of the buildings. The back view shows garages but he is not sure if they will go with that yet or possibly do decks. Cheryl and Crystal mentioned that there was not much greenery that they saw but they could address that as it got closer. Cheryl asked if anyone had any questions and there were none. Mike explained that the condominiums are similar to what he has been building on Kent Island. He stated that he has figured out that he would rather work with planners first then go to the engineers to move forward. Cheryl said that everything looks good. Mike said that they will move forward and keep tweaking. Cheryl asked about the Public Works agreement and Mike said they have been working on it; they are tweaking it and finishing it.

**Critical Area Update**

Cheryl suggested that they discuss the Critical Area update if everyone has had a chance to read over it. She asked if anyone had a specific page they wanted to review. The board discussed the changes that the Town Planner had updated on the Critical Area plan. No one had any questions. It will go to Council to be approved after the Planning Board approval. Cheryl stated she would entertain a motion; Bill made the motion to approve the draft on the 7/22/2021 Section 17 Critical Area overlay district with corrections. Crystal seconded it. It was approved. Cheryl asked Kevin and Bobby if they had anything to add with news from Town Council; they said no. They Discussed some of the new homes being built in town and how its growing. No updates on the Tenchi mural yet.

Cheryl asked for a motion to adjourn the meeting @ 7:37 P.M. Bill made the motion and Crystal seconded it.

Respectfully prepared by Jaime Fowler