Kevin Reichart, Mayor

Tammy Kelledes, Town Manager

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**4.19.22 Planning and Zoning Meeting**

In attendance: Bill Schaffner, Chair Cheryl Jones, Loge Knight, Planning & Zoning & Code Enforcement Clerk Jaime Fowler, Commissioner Bob Harrison, Mayor Kevin Reichart, Juan Ochoa and his business partner.

Planning and Zoning Chair, Cheryl Jones called the meeting to order at 7:01 p.m.

Ms. Jones asked for a motion to approve the March 15, 2022 meeting minutes. Mr. Shaffner made a motion. Mr. Knight seconded it. All in favor, minutes approved.

**Juan Ochoa- Wood Duck Plat Subdivision**

Ms. Jones and board members reviewed the pictures provided by Mr. Ochoa of the plat he is looking to purchase. Mr. Ochoa believes work started back in 2007 but then the market dropped. Mr. Ochoa wanted to make sure that doing a six-lot subdivision would be feasible. Ms. Fowler explained the discussion she had with the realtor, the current owners and Peter Johnston the Town Planner. Commissioner Harrison stated that the county would have to come in about absorbing the water. Water/sewer and EDUs were also discussed. Mr. Ochoa informed the board that he has already spoke with Dave from Underground to come up with a plan as well as Mr. Cunningham with Public Works. Mr. Ochoa’s business partner spoke stating that each property would likely have its own driveway and garage. Ms. Jones said they should plan on sidewalks and for Ms. Fowler to revisit with Mr. Johnston the Town Planner to get more in depth on what he means by the streets would need to be widened. Mr. Ochoa asked who pays for the streets to be widened; Ms. Jones explained that it would be his responsibility. Ms. Fowler said she would follow up with Mr. Ochoa after hearing back from Mr. Johnston.

**Kinnamon Updates**

Ms. Fowler reviewed the information that Mike Baldwin had sent over with the board. Mr. Baldwin sent over designs and ideas for the mixed-use concepts and assisted living areas. The only thing Ms. Jones and Mr. Schaffner said that they didn’t like was the flat roof look. Commissioner Harrison mentioned that they would need somewhere to put the HVAC. Ms. Fowler will discuss the input with Mr. Baldwin.

Ms. Jones asked Town Council if they had any comments to add. Commissioner Harrison stated that it is nice to see so many people wanting to build.

Ms. Jones reviewed the upcoming dates of meetings and the Fishing Derby. And asked if Mr. Johnston was available for our next meeting to discuss comp plan.

Ms. Jones asked if there was a motion to adjourn. Mr. Knight made motion and Mr. Schaffner seconded it. Meeting adjourned 7:45 p.m.

Respectfully prepared by Jaime Fowler