**03.17.2021**

**Planning & Zoning Meeting**

In attendance: Mayor Reichart, Town Manager Dixon, Town Clerk Kelledes, Planning and codes clerk Jaime, Attorney Lyndsey Ryann, Terri Sprouse, Cheryl Jones, Mike Baldwin, Bill Scaffner, and Crystal Anders.

On Zoom: Commissioner Cunningham.

Meeting was called to order at 7PM by Cheryl Jones.

Approval of Minutes: Discussed small error on pg. 2. Terri Sprouse said it was supposed to say excited not exited. (has been corrected) Bill made a motion and Crystal seconded it.

Baldwin: Cheryl began by asking who wanted to speak first. Attorney Lyndsey said that Baldwin, Wendy and herself met yesterday about getting it subdivided. It is unique because it went through some of the process from 2009-2010. It is zoned a “floating zone” so that means you all are tasked with deciding what is appropriate. Baldwin needs to get working on having a master plan. Also design guidelines is the next step. Which is something you all will use forever. Once he gets the master plan it is very important to go over this. It will be a zoning ordinance just for that area. He will be working on getting it together. He is basically looking for approval from all of you to proceed because zoning has already been approved it won’t have to go to council. It will be up to you all to decide. Mike Baldwin spoke and discussed the type of homes coming, he said it will be single family, residential assisted living, and apartments. He has Don Sutton on the line with him this evening from McCrone. He said they need to create guidelines (like how tall the buildings can be). He asked them also to review the family lots. There are 112 lots looking to add to the residential/retail areas. The design guidelines will only apply to this property. Cheryl said she looked over the houses they are proposing and stated her opinion on some of them being similar to “Alligator” houses, which isn’t what they were after. Asked Lyndsey if this can be included in the design guidelines, Lyndsey said yes. Cheryl asked if all Baldwin was looking for is an ok go ahead. Baldwin said yes and wants to discuss other types of sites and apartments. Discussed 3 story town houses with the first story being retail, with parking behind them. Also assisted living suites, has the diagrams attached to view. They are ready to start building, the goal is to record the single-family lots as soon as they can to get started this summer. There will be 16 assisted living homes and 50-unit apartments. Cheryl asked if they will have their own homeowner’s association? And Baldwin said yes most likely. Wendy asked if that would include roads and sidewalks etc.? He said yes. Cheryl asked if the next thing that they review will be 3D? He said yes. And that it can get very complicated because they have to keep lots of things in mind. Cheryl wants to keep in mind the view of the people who live on Cedar LN. Since they will be so close to it. The master plan will be submitted by the next meeting. Then they will come up with the design plan specs. Cheryl brought up the TC Workshop and wanted to clarify that it had nothing to do with the commissioners anymore it’s at the planning and zoning part now. Baldwin submitted a draft guideline and drafted assisted living. They are developing something for residential/retail living. He has examples to show and go over. Lyndsey suggested sending design guidelines for them to start the process. Cheryl reviewed what he had in the packet printed out and said that looks and sounds great.

Jaime brought up EP Cronshaw and his questions about doing a townhome on his property Cheryl gave her feed back to go back to EP with. She suggested he follow the proper steps to obtain a building permit through the town to start the process of Town Homes. Jaime will follow up with him.

Cheryl brought the meeting to a close @ 7:46 PM. Terri made motion, and Crystal seconded it.

Respectfully prepared by Jaime Fowler.