

**Planning and Zoning Commission Meeting
August 13, 2012 @ 7:00pm**

1. **CALL TO ORDER:** Chairman Bob Linett called the meeting to order at 7:00pm.
2. **PLEDGE OF ALLEGIANCE & ATTENDANCE:** Commissioners Bob Linett, Jim Koozer, Christine West, and Steve Maneri. Code and Building Administrator Eric Evans, and Town Clerk Donna Schwartz.
3. **ADOPTION OF MEETING MINUTES:**
Mrs. West motioned to accept the minutes of the June 11, 2012 meeting. Mr. Koozer seconded her motion. All present voted in favor. Motion passed unanimously 4 / 0.
4. **NEW BUSINESS:**

- A. To consider the application for a proposed site plan submitted by Millville Town Center LLC, identified as Sub-phase 2C-3 and 2C-4 on Tax Map Parcels 134-12.00-380.00 (part of). The applicant is proposing a subdivision of 103 lots within the development of Millville by the Sea and within the approved Master Plan Community.

Mr. Chuck Ellison was in attendance to present the preliminary site plan drawings and home designs for sub-phase 2C-3 and 2C-4. Mr. Ellison noted the two different colors on the plan indicated two different styles of one story and two story homes. He pointed out open spaces, traffic circles, reforested areas, berms and plantings

Mr. Ellison brought with him elevation and floor plans for two new brand new home products. The first model was a single level rancher, A, with 1525sqft available with different front elevations and rooflines, gables and a kitchen nook or porch. Rancher B has a recessed garage.

The second model home was a two story is 2029sqft and has the master bedroom and bath downstairs, with three to four bedrooms upstairs and the possibility of a loft. The second two story model showed the master bedroom in the front of the home instead of the rear. Again these models have lots of variety and varying rooflines and elevations.

Mr. Linett noted the lengthy list of needed modifications and corrections received from URS, and questioned Mr. Ellison as to which items he felt should be addressed first. Mr. Ellison replied #1, 2, 4, and 10. The rest he said were oversights on Millville Town Center's part.

Mr. Koozer stated he did not have a problem with #1; however, he did have a problem with #4, sidewalks and #10 setbacks. Mr. Evans said, the homes presented are larger than the lots they will be built on, the homeowner would not be able to add to the front or the sides, and would be allowed only a five foot rear deck. He said the houses must be shrunk, or they will not be able to be enlarged in anyway in the future.

Mr. Ellison said he thought there was adequate space however he will check. Mrs. West said she

did not have a problem with sidewalks on only one side, however, Town Code dictates they must be on both sides.

Mr. Maneri commented there was too much house on too little property, and he stated he was concerned about the dead-end streets and emergency equipment. He also mentioned he was concerned about the maintenance of the sidewalks if the tree roots should crack the concrete.

Mr. Linett said he felt it would not be good business for the Town to have to turn down people who request a building permit to add on a deck or a porch on to their home and there isn't enough room. He also questioned what type of outdoor furnishing Mr. Ellison would be using in the open areas, like benches and playground equipment. Mr. Linett also suggested 2C3J might make a better cul-de-sac.

Mr. Evans also noted concern on the driveway for lot 50, saying it was bad placement.

Mr. Linett stated he considered the following itemized list the main priorities:

1. Through streets or not;
2. Right away issues;
3. Lot 50 driveway;
4. Sidewalks;
5. Site furnishings on open spaces;
6. 2C3J cul-de-sac;
7. Spatial issue with houses and lots;
8. Multi-modal path from Sand Dollar Village to the amenity center.

He felt the Commission had no choice but to table any action for tonight. The Commissioner's agreed.

5. PROPERTY OWNER/AUDIENCE COMMENTS:

Charlie Lynch, Oglethorpe, asked if this housing plan was contingent on the SDD. Mr. Ellison responded, he said what he had to say about it at the July workshop.

6. ADJOURNMENT:

Mr. Linett motioned to adjourn the meeting at 8:00pm. Mrs. West seconded his motion. All present voted in favor. Motion passed unanimously 4 / 0.

Recorded and transcribed by Donna Schwartz