

**Planning and Zoning Commission Meeting
April 14, 2014 @ 7:00pm**

In attendance were Commissioners Jim Koozer, Christine West, and Susan Brewer, Town Code & Building Administrator Eric Evans, and Town Clerk Matt Amerling. Chairman Bob Linett was absent.

1. **CALL TO ORDER:** Commissioner Jim Koozer called the meeting to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE**
3. **ADOPTION OF MEETING MINUTES – March 10, 2014:** Commissioner Christine West motioned to accept the adoption of the minutes from the March 10, 2014, Planning & Zoning (P&Z) Meeting. Commissioner Susan Brewer seconded the motion. Motion was carried 3-0.
4. **NEW BUSINESS:**
 - A. To consider for discussion and possible recommendation to Town Council a subdivision plan submitted by Millville Town Center LLC, in Millville by the Sea (MBTS), Phase 2C-2, tax map parcel #134-12.00-380.00, which is currently where the Lifestyle Center is located, to be subdivided into three (3) lots and residual lands. Synopsis: MBTS is asking to subdivide the parcel north of Endless Summer Drive into three lots. Endless Summer Drive has been recorded by the County as an individual parcel and the plan appears to meet the requirements for a minor subdivision.

Mr. Chuck Ellison, of Miller & Smith, stated today Miller & Smith has recorded Endless Summer Drive and then the vacant land located north, the Lifestyle Center, and Lake Summerwind. Mr. Ellison stated what Miller & Smith are requesting to do is create the three lots, with lot three containing the four buildings such as the Lifestyle Center, which Miller & Smith want on a separate parcel so it can be identified that way; lot two is the lake itself, which is important to be its own parcel because the Town Code has specific requirements to the stormwater management aspects of the lake, which don't apply to the Lifestyle Center; and lot one, which is remaining land and will be future development of some type but Miller & Smith do not have a current specific plan for.

Commissioner Susan Brewer stated she was a little confused because the meeting agenda mentions three lots, and Mr. Ellison just mentioned three lots, but under the "data" column, in the attached paperwork, it states four lots. Town Code & Building Administrator Eric Evans stated when the original paperwork was first done, the road was included as a lot, but the road (Summerwind Drive) has since been taken out because the road has already been recorded. Commissioner Koozer asked if URS had any issues with this plan. Mr. Evans stated no, there were no issues other than the number of lots being changed from four to three. Mr. Evans further stated should Planning & Zoning (P&Z) agree with the three parcels, then administration will get those papers corrected before it goes to Council.

Ms. West motioned to recommend for approval by Town Council a subdivision plan submitted by Millville Town Center LLC, in Millville by the Sea (MBTS), Phase 2C-2, tax map parcel #134-12.00-380.00, which is currently where the Lifestyle Center is located, to be subdivided into three (3) lots and residual lands, with the condition that the plans read the number of lots to be three (3) as opposed to four (4). Ms. Brewer seconded the motion. Motion carried 3-0.

5. PROPERTY OWNER/AUDIENCE COMMENTS:

Penny McCormick, of Tybee Street, asked if on the one lot – not by the Lifestyle Center but the other lot, not by the lake – how many homes are going to go on that parcel. Mr. Ellison stated Miller & Smith have not done any planning whatsoever on that parcel. Ms. McCormick asked if there would be a planned proposed at all with that section. Mr. Ellison stated Miller & Smith have a preliminary plan approved for Summerwind Village which is all of the land on the south side. Ms. McCormick asked how many homes are in there. Mr. Ellison stated there are four in the model court and 85, give or take a few, in the village.

Mr. Dennis Hartline, of Blue Heron Drive, asked, regarding the little section on the far northeast corner, if it is a DeIDOT pond. Mr. Ellison stated yes. Mr. Evans stated DeIDOT maintains that area and the Town will try and keep DeIDOT maintaining that area.

6. ADJOURNMENT:

Commissioner Koozer stated the next P&Z Meeting would be May 12, 2014. Ms. Brewer motioned to adjourn the meeting at 7:12 p.m. Ms. West seconded the motion. All present voted in favor. Motion passed 3-0.

Respectfully submitted and transcribed
by Matt Amerling, Town Clerk