

**Town of Milton
Planning and Zoning Commission
Minutes
January 4, 2005**

Members Present:

**Linda Rogers Dean Sherman Denny Hughes Mike Filicko
Eric Evans**

1. Catherine Sachs – 302-304 Atlantic St. 2-35-20.08 Parcels 88.00, 88.01, 88.02 and 89.00.

The Rezoning of property from the current zoning of R-1 (Single-Family Residential Use) to the requested zoning of R-2 (Single-Family Residential Use).

Linda Rogers introduced the application. This application had a public hearing held on November 16, 2004 and no further discussion took place with the public. Linda Rogers asked if any member from the commission had any further questions for the applicant.

Eric Evans explained that for the rezoning, the density is calculated the same for R-1 & R-2 but during the site plan review P & Z will need to determine how to calculate the wetlands. Whether to include the wetlands or not in determining the density.

Dean Sherman motioned to recommend to Town Council the Rezone from R-1 to R-2. Mike Filicko seconded the motion and all voted in favor. After the vote the commission asked Mrs. Sachs to prepare her self to determine the wetlands and for the town to check with the county to determine their view on wetlands use and density.

2. Shipbuilders LLC. - 102 Shipbuilders BLVD. 2-35-14.00 565.00.

The applicant is proposing to create seven (7) Single Family home sites on the above location.

Linda Rogers introduced the application. This application had a public hearing held on November 16, 2004 and no further discussion took place with the public.

Linda Rogers ask if any member from the commission had any further questions or comments for the applicant.

Denny Hughes stated he would like the space to remain open space or a community pool for the neighborhood. To add an additional 7 units to the site would make the area tight with homes.

Mike Filicko stated if he were a property owner there he would want the pool filled with water and available for use. It was used during the sale as a carrot for future owners.

Linda Rogers stated she was on the commission when the original plan came before them. From the beginning this area was to be open space for recreational purposes and there should have been a H. O. A. started. She feels it should remain open space and someone in the community should establish a H.O.A. to maintain the area. This area should not be subdivided.

Dean Sherman Made the motion to deny the application for a major subdivision. Denny Hughes seconded the motion. All voted in favor to deny the application for a major subdivision and forward their recommendation to Town Council to deny the Major Subdivision.

3. Preserve on the Broadkill LLC. - 2-35-14.00 590.00,591.00,596.00, and 597.00.

Off street parking in the front yard setback. This is a variation from the approved site plan.

Linda Rogers introduced the application and informed the commission that the plan before them was for their review and acceptance. The plan is to be included with the site plan as referenced in the November meeting. A motion was made by Dean Sherman motioned to accept the plan Denny Hughes, all voted in favor.

4. Proposed amendment to the Article 4, Section 4.9 Historic Preservation Overlay District and Article 11 Board of Adjustment.

The ordinance was presented for review and discussed. Since this was a public hearing it was open for comment by the public. The discussion of various topics took place and praise was given the committee for their hard work in preparing this Ordinance. After a lengthy discussion and changes made to the proposed Ordinance for the Historic Overlay District and the change to section 11 (Board of Adjustment) was approved and recommended, to be forwarded to Town Council for adoption. Copy of Ordinance attached. The motion to forward to Council was made by Denny Hughes and seconded by Dean Sherman. All voted in favor.

5. WORKSHOP WITH CHESTNUT PROPERTIES ON POSSIBLE ANNEXATION OF PROPERTY.

Colby Cox with Bob Graham from Rogers Graphics discussed the possibility of annexing Dr. White's property into the Town of Milton. Density and zoning was discussed along with the uses permitted in a LPD overlay district. Tape is on record.