

## PLANNING COMMISSION

*The charge of the Planning Commission is to assist the Council in achieving the Town's Comprehensive Plan for orderly growth and development by analyzing, evaluating, and recommending responsible town policies, ordinances, and planning standards that manage land use and involving the community in long-range planning.*

**RECOMMENDATION**  
**2217 HOMESTEAD ROAD – ACTIVE ADULT APARTMENTS**  
**SPECIAL USE PERMIT & REZONING APPLICATIONS**  
**(PROJECT #17-096, 17-110)**  
September 26, 2018

### SPECIAL USE PERMIT

**Recommendation:**    **Approval**             **Approval with Condition**             **Denial**

Amy Ryan moved and Melissa McCullough seconded a motion to find the Special Use Permit consistent with the comp plan. The motion was unanimously approved.

**Vote:**                            8 – 0

**Ayes:**                         John Rees (Chair), Louie Rivers (Vice-Chair), Amy Ryan, Whit Rummel, Melissa McCullough, Buffie Webber, Michael Everhart, Stephen Whitlow.

**Nays:**                         None

Amy Ryan moved and Melissa McCullough seconded a motion to recommend approval of Resolution A, with the suggestion to move the building closer to Homestead Road to conserve landscaping, pursuant to Community Design Commission review. The Planning Commission recommends a compressible speed table or a similar solution be installed in the vehicular connection between the two properties to limit through traffic.

**Vote:**                            8 – 0

**Ayes:**                         John Rees (Chair), Louie Rivers (Vice-Chair), Amy Ryan, Whit Rummel, Melissa McCullough, Buffie Webber, Michael Everhart, Stephen Whitlow.

**Nays:**                         None

Staff Note: John Rees moved and Michael Everhart seconded a motion to excuse Melissa McCullough between the Special Use Permit and Rezoning.

## REZONING

**Recommendation:**    **Approval**             **Approval with Condition**             **Denial**

Amy Ryan and Louie Rivers seconded a motion to recommend approval of Ordinance A. The motion was unanimously approved.

**Vote:**                            7 – 0

**Ayes:**                            John Rees (Chair), Louie Rivers (Vice-Chair), Amy Ryan, Whit Rummel, Buffie Webber, Michael Everhart, Stephen Whitlow.

**Nays:**                            None

Amy Ryan moved and Michael Everhart seconded a motion to find the rezoning consistent with the comprehensive plan. The motion was unanimously approved.

**Vote:**                            7 – 0

**Ayes:**                            John Rees (Chair), Louie Rivers (Vice-Chair), Amy Ryan, Whit Rummel, Buffie Webber, Michael Everhart, Stephen Whitlow.

**Nays:**                            None

Louie Rivers moved and Whit Rummel seconded a motion to recommend amending the comprehensive plan land use map from Medium-Density Residential to High Density Residential. The motion was unanimously approved.

**Vote:**                            7 – 0

**Ayes:**                            John Rees (Chair), Louie Rivers (Vice-Chair), Amy Ryan, Whit Rummel, Buffie Webber, Michael Everhart, Stephen Whitlow.

**Nays:**                            None

Prepared by:    John Rees, Chair, Planning Commission  
                          Aaron Frank, Planning and Development Services Staff