

**Summary of the Planning Commission's
Committee of the Whole Meeting
October 26, 2017, Room 003 (RMB), 4:00 PM**

Members present: Ms. Alcine, Mr. Braun, Mr. Fluhrer, Ms. Hicks, Ms. Jeffreys, Mr. Lyle, Mr. Terando and Mr. Tomasulo

Excused: Ms. Queen and Chair Swink

Staff members present: Planning Director Bowers, Assistant Planning Director Crane, Planner Hardin, Planner Hardin and Administrative Specialist Eason.

TC-11-17 Senior Housing

This is a request to permit a Life Care Community, hereby renamed a Continuing Care Retirement Community, with no minimum area requirements, reduced open space requirements and to remove the requirement of a special use permit when a Life Care Community is located in R—6, R-10 and RX. Similar changes are proposed for Congregate Care and include the removal of the special use permit requirement for this use in the R-6 district.

Planner Hodge gave a brief overview of the case regarding name change is to be consistent with the industry changes from life care to continuing care retirement community and clarifying dwelling unit to comply with density.

Joe Whitehouse the applicant spoke regarding having meeting this week with Wade CAC; revising text change regarding special use and the importance of keeping seniors within their neighborhoods.

There was discussion regarding the difference between permitted use and limited use. Mr. Hodge stated that each has specific set of use criteria.

There was further discussion of whether special use permit would be required under the new code; would they have to go to site plan review for approval and difference of names of rest home, life care and congregate care facilities and use standards for each.

Donna Bailey, Wade CAC chairperson made clarifying remarks regarding R-10; whether there was any public input on the appropriateness of the project; impact on the neighbors; are there any special parking requirements and how to distinguish between boarding houses and congregate care.

Suzanne Davis spoke regarding concerns with not having a say in what could possibly be built behind her house and no community involvement being allowed.

There were statements that there is a need for senior housing; help with dialogue of special use permit; suggested language change and concerns regarding type of congregate care.

Karen Rindgen with Wake-Up Wake County spoke regarding growth perspective and the desire for citizens to age in place.

Philip Poe spoke regarding levels of care; preservation of neighborhoods and looking at the issue in a different way and the overall impact.

Carol Meyers, Chair of Five Points CAC spoke regarding code use 1 term and marketplace use another; different uses; categories of care needs to be looked at individually.

Anne Stoddard spoke in favor of the request regarding supply and demand; making it easier for seniors to be in the city rather than harder; special use permit being a meaningful deterrent and the need for density and taller buildings.

There was discussion regarding limitation of R-6; merging the two uses (Congregate Care and Retirement Center) together; need to embrace as a community; potential for neighborhood to be greatly impacted and concern of oversight.

Mr. Whitehouse responded that a one size fits all mentality doesn't work and as a community we have to come together.

There was regarding being in support of smaller lot sizes; not elimination of 5 of change to R-10; uneasy without knowing impact of neighbors; setback and regulatory things would be helpful; in support of affordable senior housing but no control of regulatory issues; concerns with property values issues; traffic; and deliveries.

Mr. Braun stated he is comfortable with this request regarding embracing change; integrate seniors and let them age in place.

Mr. Terando made a motion to approve with amendments to section 2 to remove R-6 from where 5 designations are. Ms. Hicks seconded the motion. The vote is not unanimous 7- 1. Ms. Jeffreys was opposed.

Z-22-17 Trinity Road

This is a request to rezone property from OX-3-PL w/SHOD-1 to OX-4-PL. Planner Hardin gave a brief overview of the case.

Beth Trajos representing the applicant spoke regarding not changing the substance of the uses, asking for increase in height; reason for removing SHOD; adding lighting consistency with Urban Form Map; willingness to provide condition regarding façade at lake; frontage; sidewalks West CAC's unanimously recommending approval of this case and is in public interest.

Ross Massey also representing the applicant spoke regarding identifying corridor that addresses steep slopes and property being just below 8 acres with approximately 3 acres being developable.

Ms. Jeffreys made a motion to refer case to full Planning Commission without recommendation. Ms. Alcine seconded the motion. The vote is unanimous 8-0.

CP-5-17 Six Forks Road Corridor Study

The proposed changes would amend maps LU-3, T-1, and AP-1 and incorporate a new area plan into the 2030 Comprehensive Plan.

Brent Lawrence, 308 A West Millbrook Road spoke on behalf of Jefferson Square Condominiums regarding being in support but is concerned with road coming through neighborhood with this proposed plan.

David York representing Jefferson Square Condos spoke regarding CP-5B-17 layout suggesting removal of the road from map so as not to impact property owners right now.

Susan Cavanaugh spoke regarding cut through concern with possible intersection coming to front of the house from residential to mixed use barrier not needed.

Carter Pettibone gave a brief overview of the case regarding steps to approve, Tara of 200 Killington Drive spoke in support of this request speaking for an elderly neighbor at 100 Killington Dr. stating that this proposal could possibly take her property.

Alan Oakley, 511 North Glen spoke regarding concern of the right of way width.

John Hall spoke regarding difference between corridor study and area plan.

Mr. Pettibone responded that this is a big undertaking and will discuss be discussed over several meetings.

Meeting Adjourned 7:10 p.m.

Chenetha Eason –