

**UNAPPROVED MINUTES OF THE OCTOBER 3, 2005 MEETING
OF THE PLANNING COMMISSION**

SUP-28-05 NEW DAWN ASSISTED LIVING

Mr. Joel Almquist presented the staff report. Mr. Brian May has applied for an amendment to a previously approved special use permit allowing the construction of an assisted living facility in the R-8 Rural Residential and LB-Limited Business Zoning Districts. The proposed building is approximately 8,000 square feet larger than the current SUP allows. Staff recommended approval of the application and attached conditions.

Mr. Fraley asked if the time frame referred to in condition number one (1) of the staff recommendations had been removed.

Mr. Almquist said it would be removed prior to the Board of Supervisor's consideration of the case. He also confirmed that there would be no time limit.

Ms. Jones asked if the applicant proposed to build into the hillside due to the sloping topography.

Mr. Almquist referred the question to the applicant.

Ms. Hughes asked if it was permissible to have a perimeter fence in the buffer.

Mr. Almquist answered yes.

Mr. Hunt opened the public hearings.

Mr. Brian May, Dewberry and Davis represented the applicant. He stated that the housing would be gradually stair-stepped upwards to blend in with the slope.

Ms. Jones asked how the drainage would be addressed.

Mr. May said the drainage would be either channeled or piped to the BMP onsite.

Ms. Hughes stated that there appeared to be a dry intermittent stream and wetlands running through the site.

Mr. May said the possible stream and wetlands areas were being confirmed at this time.

Ms. Jones confirmed that the height of 35' included the chimney.

Mr. May confirmed that the chimney was included in the measurement.

Hearing no other requests to speak Mr. Hunt closed the public hearings.

Mr. Kennedy motioned to recommend approval of the application and conditions as amended.

Ms. Jones seconded the motion.

In a unanimous roll call vote the application and amended conditions were recommended for approval (6-0). AYE: Hunt, Jones, Fraley, Hughes, Kennedy, Billups (6). NAY: (0). (Kale Absent)