

Attachment D – Revised Language for Conditions

Conditions for SP202000015 Animal Wellness Center

1. Development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the concept plan entitled, “Special Use Permit SP2020-00015, An Amendment to SP2008-009, Concept Plan, Animal Wellness Center, 56A2-01-00-7,” prepared by Shimp Engineering, P.C., dated July 20, 2020, ~~last revised October 19, 2020~~ **last revised January 15, 2021**. To be in general accord with the exhibit, development must reflect the following essential major elements:
 - Location of the existing building and its proposed additions
 - Location of the proposed new building in the “future phase/development”
 - Location of the parking areas
 - Location of the outdoor animal exercise areaMinor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. ~~Only the walking of animals is permitted in the outdoor animal exercise area as designated on the concept plan. This~~ **The outdoor animal exercise** area must be separated from access by the public and limited to the area behind the building as ~~shown on the concept plan.~~
3. Final site plan approval is subject to approval of the landscape plan (submitted with the site plan) by the Architectural Review Board (ARB). Landscaping shown on the plan may be required to be in excess of the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate visual impacts of the proposed use.
4. **Subject to the approval of the Albemarle County Facilities and Environmental Services department, a parking lot may be permitted in the location of the existing drainage channel located within the Albemarle County drainage easement (deed book 3982, page 599), as shown to the west of the existing building depicted on sheets 6 and 7 of the concept plan. For a parking lot to be permitted in this area, at a minimum, the developer must relocate and reconstruct the drainage channel to a condition that is consistent with the design of the existing channel and modify the drainage easement to reflect the new location. Piping of the existing or new drainage channel is not permitted. Any disposal of the County’s existing drainage easement is further subject to the requirements of Virginia Code § 15.2-1800(B).**

Conditions for SE202000022 – §18-5.1.11(b), Location of Structures

1. Development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the concept plan entitled, “Special Use Permit SP2020-00015, An Amendment to SP2008-009, Concept Plan, Animal Wellness Center, 56A2-01-00-7,” prepared by Shimp Engineering, P.C., dated July 20, 2020, ~~last revised October 19, 2020~~ **last revised January 15, 2021**. To be in general accord with the exhibit, development must reflect the following essential major elements:
 - Location of the existing building and its proposed additions
 - Location of the proposed new building in the “future phase/development”
 - Location of the parking areas

- Location of the outdoor animal exercise area

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. The buildings used for the veterinary clinic and overnight animal boarding uses must be air-conditioned and must be sound-proofed so that sound measured at the nearest agricultural or residential property line shall not exceed 55 decibels. Prior to the issuance of a building permit, the applicant must submit information to the satisfaction of the County Engineer and the Zoning Administrator (or their designees) that demonstrate that the sound attenuation qualities of the construction materials used in the renovation, expansion, and/or construction of the veterinary clinic and overnight animal boarding service buildings can reasonably meet the fifty-five (55) decibel sound limit in County Code §18-5.1.11(b).