



**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
401 McIntire Road, North Wing  
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January 11, 2021

Valerie W. Long  
Williams Mullen  
321 E Main Str, Ste 400  
Charlottesville VA 22902  
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**RE: SP202000015 Animal Wellness Center**

Dear Ms. Long,

The Albemarle County Planning Commission, at its meeting on December 15, 2020, recommended approval by a vote of 7:0 of the above-noted application with the conditions and revisions recommended by staff in the staff report.

The Planning Commission recommended approval by a vote of 7:0 of the special exception request SE202000022 to modify the permitted building location requirements of §18-5.1.11(b), to allow the proposed veterinary use to be located within 200 feet of a residential property line, with the conditions as recommended by staff in the staff report.

Listed are the following conditions:

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. 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 area must be separated from access by the public and limited to the area behind the building as shown on the concept plan. Outdoor exercise areas are not permitted elsewhere on the property.
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.

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832 ext 3261 or email [areitelbach@albemarle.org](mailto:areitelbach@albemarle.org)

Sincerely,  
Andy Reitelbach  
Snr Planner  
Planning Division

cc: 1100 Crozet Avenue LLC  
C/o Gwendolyn H Smith  
1514 Ballard Drive  
Crozet VA 22932