



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5823

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June 1, 2018

Milestone Partners
Ellie Ray
300 2nd Street, NE
Charlottesville, VA 22906

RE: ZMA201700008 & SP201700022 Charlottesville-Albemarle SPCA Renovation and Expansion

Dear Mrs. Ray,

The Albemarle County Planning Commission, at its meeting on April 24, 2018, took the following actions on the above noted petitions making the following recommendations to the Board of Supervisors.

Regarding ZMA-2017-00008 Charlottesville-Albemarle SPCA Renovation and Expansion

By a vote of 6:0, the Planning Commission recommends approval of ZMA201700008 with the understanding that the applicant is proffering restriction of use to the expansion needs of the SPCA.

Regarding SP-2017-00022 Charlottesville-Albemarle SPCA Renovation and Expansion

By a vote of 6:0, the Planning Commission recommends approval of SP201700022 with the following conditions:

1. Development and use shall be in general accord with the conceptual plan titled "Charlottesville Albemarle SPCA Rezoning/Special Use Permit Application" prepared by Timmons Groups and dated December 18, 2017, last updated April 5, 2018, (hereafter "Conceptual Plan"), as determined by the Director of Planning and the Zoning Administrator. To be in accord with the Conceptual Plan, the proposed development and use shall reflect the following major elements essential to the design of the site:
 - location of buildings and structures (not including fenced outdoor exercise areas)
 - location of parking areas
 - no parking lots, driveways, or permanent structures within 30 feet of the property lines adjoining parcels zoned residentially
 - dedication of right-of-way along Berkmar Drive
 - landscaping and screening at the perimeter of the site as noted on the plan
 - a 30' buffer zone on TMP 0450000008800

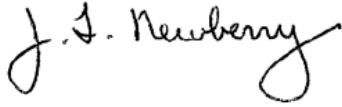
(Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.)

2. Additional buildings, structures, fencing, and parking may occur in the area shown for SPCA expansion in accordance with the Conceptual Plan.
3. Fundraising activities and other special events shall not occur unless a zoning clearance has been issued by the Department of Community Development;
4. Animals may be walked and/or exercised outside only between the hours of 8:00 a.m. and 7:00 p.m. While animals are outside, they must be supervised and be either on a leash if outside the fenced area or contained within a fenced area if not on a leash;

5. Support facilities located on TMP 45-88 must be shown on an approved site plan and fenced to the satisfaction of the Zoning Administrator;
6. Fencing, other than for outdoor exercise areas, shall be of the same or a similar material identified on the plan entitled "Charlottesville/Albemarle S.P.C.A. ZMA-2000-005, SP-2000-022, revised November 6, 2007."

If you should have any questions or comments regarding the above noted actions, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

A handwritten signature in black ink, appearing to read "J. J. Newberry". The signature is fluid and cursive, with the first and last names being more prominent than the middle initial.

Senior Planner
Planning Division

CC: Albemarle Society For The Prevention Of Cruelty To Animals Inc
P O Box 7047
Charlottesville Va 22906