

**COUNTY OF ALBEMARLE**  
**TRANSMITTAL TO THE BOARD OF SUPERVISORS**  
**SUMMARY OF PLANNING COMMISSION ACTION**

<p><b>AGENDA TITLE:</b> SP202200025 &amp; SE202200051 Ivy Proper Veterinary Office; SP202200024 Water Consumption; SP202200031 Catering</p> <p><b>SUBJECT/PROPOSAL/REQUEST:</b> <u>SP202200025-</u> Proposed 2,500-3,000 square foot veterinary office within a new 6,500 square foot, multi-tenant building under construction; includes a special exception request (SE202200051) to waive the requirements of Sec. 5.1.11(b) to allow the proposed location of the veterinary building to be within 200 feet of a residential property line. <u>SP202200024-</u>Proposed water consumption of up to 875 gallons per day. <u>SP202200031-</u> Catering kitchen (restaurant) limited to no more than 2,000 square feet and no on-site dining.</p> <p><b>SCHOOL DISTRICT:</b> Murray (Elementary), Henley (Middle), Western Albemarle- (High)</p>	<p><b>AGENDA DATE:</b> February 15, 2023</p> <p><b>STAFF CONTACT(S):</b> Walker, Filardo, McDermott, Ragsdale</p> <p><b>PRESENTER (S):</b> Rebecca Ragsdale, Planning Manager</p>
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**BACKGROUND:**

At its meeting on November 29, 2022, the Planning Commission (PC) held a combined public hearing to review the proposed applications. The staff report, PC action letters, and PC minutes are provided as Attachments A, B, and C. During the public hearing, no members of the public spoke. The PC actions are summarized below:

SP202200025 Ivy Proper Veterinary Office- Recommended approval of by a vote of 6:0, for the reasons stated in the staff report with conditions, including a revision to condition 2 to allow Sunday operations for emergencies only. Associated with this request is SE202200051. The PC had no concerns during discussion.

SP202200024 Water Consumption- Recommended approval of by a vote of 6:0, for the reasons stated in the staff report with conditions.

SP202200031 Caterer- Recommended approval by a vote of 6:0, for the reasons stated in the staff report with conditions, including a revision to condition 2 to allow customer pick up of food.

**DISCUSSION:**

Staff has updated conditions of approval for SP202200025 Ivy Proper Veterinary Office and SP202200031 Caterer to reflect the PC's recommendations.

**RECOMMENDATIONS:**

Staff recommends the Board hold a combined public hearing on the requests. The Board should take separate action on each request. Staff recommends the Board adopt the resolutions to approve each request with conditions as provided in the following attachments:

- D. Resolution to approve SP202200025 for a veterinary office
- E. Resolution to approve SE202200051
- F. Resolution to approve SP202200024
- G. Resolution to approve SP202200031

**ATTACHMENTS:**

- A. November 29, 2022 Planning Commission Staff Report
  - 1. Location Map
  - 2. Zoning Map
  - 3. Concept Plan-SDP202100001 Approved Site Plan
  - 4. Applicant Narrative for Veterinary Office Request
  - 5. Applicant Narrative for Water Consumption Request
  - 6. Applicant Narrative for Catering Request
- B. PC Action Letters
- C. PC Minutes
- D. Resolution to approve SP202200025 for a veterinary office
- E. Resolution to approve SE202200051
- F. Resolution to approve SP202200024
- G. Resolution to approve SP202200031