

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

AGENDA TITLE: SP201700030 Willow River Veterinary Services	AGENDA DATE: April 11, 2018
SUBJECT/PROPOSAL/REQUEST: Utilize up to 2,900 square feet within the Southside Shopping Center to operate a full service companion animal hospital in the Development Area. No outdoor activity is proposed.	STAFF CONTACT(S): Graham, Gast-Bray, Echols, Benish, Newberry
SCHOOL DISTRICTS: Cale Elementary, Walton Middle, Monticello High	PRESENTER(S): J.T. Newberry

BACKGROUND:

At its meeting on March 6, 2018 the Planning Commission conducted a public hearing and voted 5:0 to recommend approval of SP201700030 with the conditions outlined in the staff presentation. The Planning Commission also voted 5:0 to recommend approval of a special exception from Section 5.1.11(b) subject to the condition outlined in the staff report. Attachments A, B, and C are the staff report, action memo, and minutes from the March 6 meeting.

DISCUSSION:

This special use permit request for a companion animal hospital in an existing shopping center necessitates a special exception to allow a soundproofed confinement located closer than 200 feet of an agricultural or residential lot line. The Board of Supervisors is authorized to approve special exceptions; however the Planning Commission is also made aware of such requests when a ZMA or SP is under review.

Prior to the Planning Commission meeting, staff identified a mistake within the analysis for the special exception request that is outlined in the staff report. The report incorrectly states that the nearest residential property line is approximately 150 feet away across Avon Street Extended. Upon further review, the nearest residential property line is approximately 50 feet away on the site occupied by Calvary Baptist Church, which is zoned R-1 Residential. This error does not change staff's support for the special exception from Section 5.1.11(b) subject to the condition outlined in the report.

Additionally, minor changes to the proposed conditions of approval outlined in the staff report were made for clarity, and a third condition was added to note that animals under medical supervision are permitted to stay overnight. The language of the third condition is consistent with prior applications for this type of use and it clarifies that overnight boarding for animals under medical supervision is distinct from a commercial boarding use.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve SP201700030 and the attached Resolution (Attachment E) to approve the special exception.

ATTACHMENTS:

Attach.A – Staff Report for 3/6/2018 PC Public Hearing
 Attach.A-A1 – Area Map (1" = 164')
 Attach.A-A2 – Applicant's Description of Proposal
 Attach.A-A3 – Concept Plan
Attach.B – Action Letter
Attach.C – Meeting Minutes from 3/6/2018 PC Public Hearing
Attach.D – Resolution to Approve SP201700030
Attach.E – Resolution to Approve Special Exception