



County of Albemarle

Community Development Department - Planning

Kevin McCollum

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Telephone: (434) 296-5832 ext.3141

January 31, 2023

Kendra Moon

Line Grade

113 4th Str NE Suite 100

Charlottesville VA 2202

kmoon@line-grade.com

Re: SP202200027, SE202200056, & SE202200057 Wakefield Kennel Action Letter

Dear Ms. Moon,

The Albemarle County Planning Commission at its meeting on January 24, 2023, recommended approval of the above noted application by a vote of 5:0, for the reasons stated in the Staff Report, and with the staff recommended conditions listed below.

1. Development of the use must be in general accord with the conceptual plan titled "Wakefield Kennel Diagrammatic Site Layout" drawn by Line and Grade Civil Engineering. To be in general accord with the Conceptual Plan, development must reflect the following major elements essential to the design of the development:
 - a. Location of buildings;
 - b. Location of parking areas;
 - c. Location of outdoor runs; and
 - d. Location of sound-dampening fenceMinor modifications to the plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. The number of kennels may not exceed one hundred (100) dog kennels.
3. The outdoor runs must be surrounded by a sound-dampening fence as shown on the concept plan and described in greater detail in the application narrative.

Should you have any questions regarding the above-noted action, please contact me.

Sincerely,

Kevin McCollum

Senior Planner I

Planning Division

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