

**RESOLUTION TO APPROVE  
SP 2017-22 CHARLOTTESVILLE-ALBEMARLE SPCA  
(CASPCA) RENOVATION AND EXPANSION**

**WHEREAS**, the Owner of Tax Map Parcels 04500-00-00-08600 and 04500-00-00-08800 filed an application to renovate and expand the Charlottesville-Albemarle SPCA facility located at 3355 Berkmar Drive in conjunction with a zoning map amendment request to rezone Tax Map Parcel 04500-00-00-08800 (ZMA201700008), and the application is identified as Special Use Permit 2017-00022 Charlottesville-Albemarle SPCA (CASPCA) Renovation and Expansion ("SP 2017-22"); and

**WHEREAS**, on April 24, 2018, after a duly noticed public hearing, the Albemarle County Planning Commission recommended approval of SP 2017-22 with conditions; and

**WHEREAS**, on June 13, 2018, the Albemarle County Board of Supervisors held a duly noticed public hearing on SP 2017-22.

**NOW, THEREFORE, BE IT RESOLVED** that, upon consideration of the foregoing, the staff report prepared for SP 2017-22 and all of its attachments, the information presented at the public hearing, and the factors relevant to the use in Albemarle County Code § 18-22.2.2(13) and the factors relevant to a special use permit in Albemarle County Code § 18-33.8, the Albemarle County Board of Supervisors hereby approves SP 2017-22, subject to the conditions attached hereto.

\* \* \*

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of \_\_\_\_\_ to \_\_\_\_\_, as recorded below, at a regular meeting held on \_\_\_\_\_.

\_\_\_\_\_  
Clerk, Board of County Supervisors

|              | <u>Aye</u> | <u>Nay</u> |
|--------------|------------|------------|
| Mr. Dill     | _____      | _____      |
| Mr. Gallaway | _____      | _____      |
| Ms. Mallek   | _____      | _____      |
| Ms. McKeel   | _____      | _____      |
| Ms. Palmer   | _____      | _____      |
| Mr. Randolph | _____      | _____      |

## **SP-2017-00022 Charlottesville-Albemarle SPCA (CASPCA) Renovation and Expansion 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 general 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 04500-00-00-08800

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 04500-00-00-08800 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.”