

**RESOLUTION TO APPROVE
SE202000022 ANIMAL WELLNESS CENTER**

NOW BE IT RESOLVED that, upon consideration of the staff reports prepared in conjunction with the special exception request and the attachments thereto, including staff's supporting analysis, all of the comments received, and all of the factors relevant to the special exception in Albemarle County Code §§ 18-5.1.11 and 18-33.49, the Albemarle County Board of Supervisors hereby approves SE202000020 Animal Wellness Center to allow the veterinary clinic and associated uses to be located less than 200 feet from a residential property line, 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. Gallaway	_____	_____
Ms. LaPisto-Kirtley	_____	_____
Ms. Mallek	_____	_____
Ms. McKeel	_____	_____
Ms. Palmer	_____	_____
Ms. Price	_____	_____

SE202000022 Animal Wellness Center Conditions

1. Development of the use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the concept plan entitled, “Special Use Permit SP2020-00015, An Amendment to SP2008-009, Concept Plan, Animal Wellness Center, 56A2-01-00-7,” prepared by Shimp Engineering, P.C., dated July 20, 2020, last revised January 15, 2021. To be in general accord with the exhibit, development must reflect the following essential major elements:

- Location of the existing building and its proposed additions
- Location of the proposed new building in the “future phase/development”
- Location of the parking areas
- Location of the outdoor animal exercise area

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

2. The buildings used for the veterinary clinic and overnight animal boarding uses must be air-conditioned and must be sound-proofed so that sound measured at the nearest agricultural or residential property line shall not exceed 55 decibels. Prior to the issuance of a building permit, the applicant must submit information to the satisfaction of the County Engineer and the Zoning Administrator (or their designees) that demonstrate that the sound attenuation qualities of the construction materials used in the renovation, expansion, and/or construction of the veterinary clinic and overnight animal boarding service buildings can reasonably meet the fifty-five (55) decibel sound limit in County Code §18-5.1.11(b).