

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

<p>AGENDA TITLE: SP202400004 and SE202400004 The K9 Hotel</p> <p>SUBJECT/PROPOSAL/REQUEST: <u>SP202400004</u>: Special use permit (SP) request for a new commercial kennel with a capacity of up to 12 dogs.</p> <p><u>SE202400004</u>: Special exception (SE) request to reduce the required setbacks from residential/rural properties under Section 18-5.1.11.</p> <p>SCHOOL DISTRICT: Stony Point Elementary, Lakeside Middle, and Albemarle High School</p>	<p>AGENDA DATE: April 16, 2025</p> <p>STAFF CONTACT(S): Filardo, Herrick, Barnes, McDermott, Ragsdale, Shoaf</p> <p>PRESENTER (S): Syd Shoaf, Senior Planner II</p>
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BACKGROUND:

At its meeting on January 28, 2025, the Planning Commission (PC) voted 7:0 to recommend approval of SP202400004 with the conditions stated in the staff report, with an amendment to increase the maximum permissible size of the kennel building in Condition #4 from 650 square feet to 1,200 square feet. Because the PC was not required to act on SE202400004, it did not do so.

Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

DISCUSSION:

The PC public hearing included discussion about the proposed building size, setbacks, fencing, sound-proofing, and noise. Four members of the public spoke in support and three others voiced concerns, primarily regarding water contamination, noise impacts, property values, and County enforcement.

Following the PC public hearing, staff revised the conditions based on the PC’s recommendation and internal staff discussion.

Below are the revised conditions proposed for SP202400004:

1. Development of the use must be in general accord with the Conceptual Plan titled, “Plat Showing Survey of TMP 48-77A3” drawn by Residential Surveying Services dated October 3, 2024. 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 proposed building; and
 - b. Location of proposed parking area

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

2. The structures must not exceed one-story in height.
3. The use may not exceed twelve (12) dog kennels.
4. The kennel building must not exceed 1,200 square feet in size and must be sound-proofed.
5. The outdoor run area must not exceed 1,560 square feet in size.

6. The outdoor run must be surrounded by a sound-dampening fence.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached resolutions (Attachment D and E) to approve SP202400004 and SE202400004, respectively, for The K9 Hotel.

PROPOSED MOTIONS:

To approve special use permit SP202400004:

I move to adopt the resolution attached to the staff report as Attachment D.

To approve special exception SE202400004:

I move to adopt the resolution attached to the staff report as Attachment E.

ATTACHMENTS:

A – January 28, 2025 Planning Commission Staff Report

A1: Existing Conditions Map

A2: Zoning Map

A3: Applicant Narrative

A4: Applicant Conceptual Plan

A5: Public Comments received via Email

A6: SE202400004 Special Exception Request

B – January 28, 2025 Planning Commission Action Letter

C – January 28, 2025 Planning Commission Minutes

D – SP202400004 Resolution

E – SE202400004 Resolution