

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

AGENDA TITLE: SP202200027, SE202200056, and SE202200057 Wakefield Kennel	AGENDA DATE: April 5, 2023
SUBJECT/PROPOSAL/REQUEST: A request for replacement of an existing commercial kennel with a new expanded facility (SP202200027) and associated parking. The proposed kennel is approximately 11,650 square feet with 6,240 square feet of outdoor runs and capacity for approximately 100 kennels. Associated with this request are two special exception applications, one for a reduction in the required setbacks from residential properties (SE202200057), and one for a reduction in the required amount of parking for the proposed kennel (SE202200056).	STAFF CONTACT(S): Filardo, McDermott, Ragsdale, McCollum
SCHOOL DISTRICT: Broadus Wood (Elementary), Journey (Middle), Albemarle (High)	PRESENTER(S): Kevin McCollum, Senior Planner

BACKGROUND:

At its meeting on January 24, 2023, the Planning Commission (PC) voted 5:0 (Chair Clayborne absent) to recommend approval of SP202000027 for the reasons stated in the staff report with conditions. The PC did not make a recommendation on the special exception applications.

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

DISCUSSION:

The PC raised no objections to the Wakefield Kennel's request for a special use permit and associated special exceptions but did ask a few clarifying questions. No members of the public spoke at the public hearing on this proposal.

During the presentation, Staff corrected two errors in the Staff Report. Staff clarified that special exception application SE202200057 is a modification to Section 5.1.11(a) to reduce the 500-foot setback to any agricultural or residential lot line, and not a modification to Section 5.1.11(b), which is a 200-foot setback for fully soundproofed confinements. Staff also clarified that there are 12 existing parking spaces, whereas the Staff report stated that there are 9. Neither of these errors had an impact on Staff's evaluation of the special exceptions. Staff evaluated these special exceptions based on what was submitted in the Applicant's narratives, which correctly cited the applicable Zoning Ordinance sections and number of parking spaces. The Planning Commission had no concerns with these special exceptions during discussion.

RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolutions (Attachments D, E, and F) to approve SP202200027, SE202200056, and SE202200057 Wakefield Kennel with conditions.

ATTACHMENTS:

- A – January 24, 2023 Planning Commission Staff Report
 - A1: Existing Conditions and Context Map
 - A2: Special Use Permit Narrative
 - A3: Special Exception Narratives
 - A4: Existing Conditions, Phasing, and Conceptual Plans
- B – January 24, 2023 Planning Commission Action Letter

- C – January 24, 2023 Planning Commission Minutes
- D – Resolution to Approve SP202200027 Wakefield Kennel
- E – Resolution to Approve SE202200056 Wakefield Kennel
- F – Resolution to Approve SE202200057 Wakefield Kennel