



County of Albemarle  
Community Development Department - Planning

**Kevin McCollum**  
[kmccollum@albemarle.org](mailto:kmccollum@albemarle.org)  
Telephone: (434) 296-5832 ext.3141

January 31, 2023

Kendra Moon  
Line Grade  
113 4<sup>th</sup> Str NE Suite 100  
Charlottesville VA 2202  
[kmoon@line-grade.com](mailto: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

Cc: BND Family Limited Partnership  
800 Earlysville Forest Dr  
Earlysville VA 22936  
[barrdoff@gmail.com](mailto:barrdoff@gmail.com)