

COUNTY OF ALBEMARLE

TRANSMITTAL TO THE BOARD OF SUPERVISORS

SUMMARY OF PLANNING COMMISSION ACTION

AGENDA TITLE: SP202300011 and SP202300013 Service Dogs of Virginia	AGENDA DATE: April 3, 2024
SUBJECT/PROPOSAL/REQUEST: A request for a private school dedicated to training service dogs and their recipients, and a request for a kennel needed to house the dogs. The proposed buildings on the site include a dorm, training and administrative buildings, a puppy center, and a caretaker residence.	STAFF CONTACT(S): Filardo, Barnes, McDermott, Ragsdale, Shoaf
SCHOOL DISTRICT: Stony Point Elementary, Lakeside Middle, and Albemarle High School.	PRESENTER (S): Syd Shoaf, Senior Planner

BACKGROUND:

At its meeting on February 13, 2024, the Planning Commission (PC) voted 7:0 to recommend approval of SP202300011 and SP202300013 for the reasons stated in the staff report, with conditions.

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

DISCUSSION:

During the PC public hearing, many speakers spoke in favor of the proposal and detailed positive impacts from the organization's service dogs. Others expressed concerns regarding the impacts of this use in the Rural Areas, specifically land disturbance and noise. The PC recommended approval without any revisions to the conditions of the proposed special use permits. Following the meeting, staff and the applicant engaged in further discussion to respond to PC discussion and public hearing comments. Also following the meeting, the concept plan (Attachment D) was revised to clarify both the areas to be fenced and the square footage of proposed building areas. Finally, CDD staff drafted several revisions to conditions of approval to clarify fencing requirements and to address in more detail the nature of the proposed private school use (Attachment E).

RECOMMENDATIONS:

Staff recommends that the Board approve SP202300011 and SP202300013 Service Dogs of Virginia (Attachments E and F), each with the following conditions:

1. Development of the use must be in general accord with the conceptual plan titled "Service Dogs of Virginia Special Use Permit Application Plan" drawn by Collins Engineering, dated March 13, 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 building envelopes;
- b. Location of parking, structures, and facilities within building envelopes;
- c. Location of entrance and access road;

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 maximum height of structures must not exceed 24 feet.
3. Perimeter fencing of outdoor activity areas must be installed prior to the commencement of the uses.
4. All kennel buildings must be sound-proofed.
5. The private school use of the property is limited to service animal instruction, training, and handling.

PROPOSED MOTIONS:

For the proposed SP for a private school:

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

For the proposed SP for a kennel:

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

ATTACHMENTS:

A – February 13, 2024 Planning Commission Staff Report

A1: Existing Conditions Map

A2: Zoning Map

A3: Applicant Narrative

A4: Conceptual Plan

A5: Community Meeting Notes

A6: Public Comments Received via Email

B – February 13, 2024 Planning Commission Action Letter

C – February 13, 2024 Planning Commission Minutes

D – Revised Conceptual Plan

E – Resolution to Approve SP202300011 (private school)

F – Resolution to Approve SP202300013 (kennel)