

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

<b>AGENDA TITLE:</b> SP201700022 Charlottesville-Albemarle SPCA Renovation and Expansion	<b>AGENDA DATE:</b> June 13, 2018
<b>SUBJECT/PROPOSAL/REQUEST:</b> Request to expand the SPCA on the existing and adjacent parcel.	<b>STAFF CONTACT(S):</b> Echols, Newberry
<b>SCHOOL DISTRICTS:</b> Agnor-Hurt Elementary, Burley Middle, Albemarle High	<b>PRESENTER(S):</b> J.T. Newberry

**BACKGROUND:**

On April 24, 2018, after recommending approval of ZMA201700008 to rezone property adjacent to the existing SPCA property, the Planning Commission conducted a public hearing and voted 6:0 (Firehock absent) to recommend approval of SP201700022 with the conditions recommended by staff as outlined in the staff presentation. Attachments A, B, and C are the staff report, action memo, and minutes from the April 24 meeting.

**DISCUSSION:**

This special use permit request is to expand the existing SPCA facility on its current site and to the adjacent parcel. No outstanding issues with the special use permit request were identified at the meeting, and the Planning Commission did not request any changes.

Requests were also made for special exceptions to waive/modify County Code § 18-21.7, which prohibits disturbance of a 20-foot area between commercial and residential districts, County Code § 18-4.20, which requires a 50-foot minimum side and rear setback for structures, and an exception to County Code § 18-5.1.11 (a) and (b), which deal with soundproofing confinements and the distance to the nearest agricultural or residentially zoned properties. Analysis of the requests is included in the PC staff report, and the Commission did not raise any concerns with the special exceptions. Attachments D and E are Resolutions to approve the special use permit and the special exceptions, respectively.

**RECOMMENDATIONS:**

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve SP201700022 and the attached Resolution (Attachment E) to approve the special exceptions.

**ATTACHMENTS:**

Attach.A – Staff Report for 4/24/2018 PC Public Hearing  
    Attach.A-A1 – Location Map  
    Attach.A-A2 – CASPCA Proposed Development Plan dated April 5, 2018  
    Attach.A-A3 – CASPCA Narrative  
    Attach.A-A4 – SP200700044 Special Use Permit Conditions  
    Attach.A-A5 – Request for Special Exceptions  
Attach.B – Action Letter  
Attach.C – Meeting Minutes from 4/24/2018 PC Public Hearing  
Attach.D – Resolution to Approve SP201700022  
Attach.E – Resolution to Approve Special Exceptions