GREENBRIER VET USES *dated 12/1/21*

This SP was previously amended in 2010 & 2011 – There are currently 4 conditions. This is to request that Condition 3 be revised as follows:

EXISTING CONDITION 3 PER ACTION LETTER DATED MAY 11, 2012 (ATTACHED)

3. Use is limited to 370 Greenbrier Drive as shown on the attached Land Title Survey Showing Parcel B-1 Section One Westfield created by B. Aubrey Huffman and Associates, LLC dated April 13, 2005; and

REQUESTED REVISION TO THIS CONDITION:

3. Use is ***allowed in*** 370 ***& 380-386*** Greenbrier Drive as shown on the attached Land Title Survey Showing Parcel B-1 Section One Westfield created by B. Aubrey Huffman and Associates, LLC dated April 13, 2005; and

No other changes. Conditions 1, 2, and 4 remain the same.

BACKGROUND INFORMATION RELATED TO THIS APPLICATION.

This is to request the Vet use be allowed to expand into the front building on this parcel. It has already been proven that the Vet use is successful at this location and has had no adverse impacts on the neighborhood. The distance to residential property in the vicinity is greater than 200ft and greater than 580ft from the front building. The existing Emergency Animal Hospital has operated for more than 14 years and other Vet specialty uses have been added since 2010 in building 370. There is no more space in 370 building available. More space is needed for veterinary specialists and licensed technicians to provide a greater range of services to the community. The need for advanced procedures for animals has been well established and having a location in proximity to one another has benefits to the Vet businesses and to the animal owners in our community. Rather than traveling to Richmond or Northern Virginia, local services are provided which relieves a bad situation caused when having to transport a pet for repetitive cancer treatment for example. Medical services for animals is as specialized as it is for people.

Allowing building 380 – 386 to house additional Vet uses will add the potential of approx. 29,000sf. Approval of this request to allow Vet use in the additional building does not guarantee that this entire square footage will be converted to Vet use but it does allow for expansion on a unit by unit basis. When Sp2011- 00031 was approved, the expansion of Vet uses in 370 building was a gradual process and took approximately 4 years for the specialty practices to move into their space. Approval of this request will allow for more space to be allocated to Vet use but does not mean that the entire building must or will be converted to Vet use as other provisions of the ordinance must be met including parking requirements. This request does not include any additional building(s) or changes to the site. It only covers the existing buildings. There is no request to change setbacks or building heights or parking.

Parking: Each time a zoning clearance is requested by a potential tenant which involves a change in use, zoning evaluates the required number of parking spaces and confirms that the requirements are met prior to the issuance of the zoning clearance. Staff has provided the tracking spreadsheet for this property used to evaluate the required spaces based upon use to

confirm that the parking requirements are met per the ordinance. Currently, that spreadsheet indicates that about 2/3rds of the spaces provided on site are required based upon the current tenant uses and about 1/3 are excess. There is no reason or basis to go through a parking analysis at this time because the approval of this SP Amendment will not change the zoning clearance process or change any requirement related to parking. We cannot predict the future demand for Vet specialties or when spaces will open up for a change in use. This amendment will only provide the flexibility to meet the demand as it occurs. Therefore, building 380-386 may house more veterinarians provided the parking requirements are met but does not mean that the entire building will be converted to Vet use.

Other Criteria for Evaluation of this request:

Section 33.4(C)

Project proposal, including its public need or benefit:

The project is to expand the potential for Vet uses on the same parcel as the existing Emergency Animal Hospital and other Vet specialty uses. There is no change to existing building footprints or exterior of the buildings. This is only to allow the owner to rent more tenant spaces to Vet specialties. There is benefit to the public to have a variety of vet services in proximity to each other and for follow up after emergency treatment transitions to after care.

Consistency with the Comprehensive Plan, land use plan and the master plan:

This application to amend the existing special use permit to allow more of the same Vet use on this parcel does not change the fact that it was consistent with the Comprehensive Plan when the Vet use was originally approved at this site. Community Services include animal/pet care services and this is consistent with providing additional services.

Are there any impact to environmental features:

There are no impacts proposed by this application. No buildings are to be changed and the site if fully developed.

Are there impacts on public transportation facilities, public safety facilities, public school facilities, and public parks:

There are no impacts to any of these. There is no change to the buildings or to the site proposed in this application to allow Vet use in an existing building.

Map – Conceptual Plan/building envelopes & parking envelope showing this project:

There is map of these items are all shown on the survey plat dated April 13, 2005 which is part of the SP previously approved – which this application is requesting no change to footprint or exterior of the buildings or parking. This parcel is fully developed.

Other information:

Building 370 which was approved to allow Vet use under SP2011-00031. The tenant spaces are all leased to Vet specialty tenants. After May 2012 when the SP was approved, there was a gradual change in tenants and took approximately 4 years to change to Vet uses. The entire 370 building is currently Vet use.

How will the proposed special use affect adjacent property?

No change or impact to adjacent property will occur. This adjacent uses are commercial with offices, a hotel, a vet clinic, and a bread making/delivery business (Flower).

How will the proposed special use affect the character of the district(s) surrounding property?

The character of the district will not be affected. Substantial Vet use is already located here and community services complies with the designation in the Comprehensive Plan. There is a growing number of citizens of Albemarle County that own pets and need pet services. The services will not happen if the demand is not there.

How is the use in harmony with the purpose and intent of the Zoning Ordinance?

This parcel is Highway Commercial zoning which is a district to provide commercial uses oriented to highway. The Emergency Vet Hospital serves the Charlottesville -Albemarle community that arrive via vehicles and other modes of transportation.

How is the use in harmony with the uses permitted by right in the district?

The proposed expansion of the vet office/hospital/ various specialty services continues to be compatible with the other permitted uses in this district. The additional vet specialty uses are compatible with the Emergency Animal Hospital to give follow up care to animals after the emergency period has past.

What additional regulations provided in Section 5.0 of the Zoning Ordinance apply to this use?

Section 5.1.11 Each of these regulations have already been addressed as this is an amendment to the special permit for Vet uses. This expansion is only indoor use in existing buildings and no storage of animals will be outdoors.

How will this use promote the public health, safety, and general welfare of the community?

The general welfare of the community is best served when services are available locally to the residents of Albemarle County. There are many pets in Albemarle County. We all recognize how important pets have become as service animals and beloved family members. Health care for our pets is very important to most owners. Pets who are properly immunized are important to the public health & safety to each family and the neighborhood generally.

COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, Room 227
Charlottesville, Virginia 22902-4596
Phone (434) 296-5832 Fax (434) 972-4126

May 11, 2012

SPECIAL USE PERMIT AMENDMENT REQUEST DEC 2021
- NOTED BELOW IS REQUESTED CHANGE TO CONDITION #3.

Jo Higgins
2564 Mt Torrey Road
Lyndhurst, Va. 22952

RE: SP201100031 Greenbrier Emergency Animal Hospital
TAX MAP 61W-1-A PARCEL 5

Dear Ms. Higgins

On April 4, 2012, the Albemarle County Board of Supervisors approved the above referenced special use permit to extend veterinary services to include specialty medical care and expand the space in the existing building. The emergency animal hospital use remains. This special use permit was approved based on the following conditions:

1. There shall be no outside exercise area. However, walking of animals is permitted and shall be delineated with either post and cable or fencing to an area in the northwest corner of the parcel as shown on the attachment (described in 3);
2. No animals are to be confined outside;
3. Use is limited to 370 Greenbrier Drive as shown on the attached Land Title Survey Showing Parcel B-1 Section One Westfield created by B. Aubrey Huffman and Associates, LLC, dated April 13, 2005; and
4. No overnight boarding shall be permitted, except for those animals under emergency medical care.

ALLOWED IN

& 380 - 386

Please be advised that although the Albemarle County Board of Supervisors took action on the project noted above, no uses on the property as approved above may lawfully begin until all applicable approvals have been received and conditions have been met. This includes:

- **compliance with conditions of the SPECIAL USE PERMIT;**
- **approval of and compliance with a SITE PLAN amendment if aplicable; and**
- **approval of a ZONING COMPLIANCE CLEARANCE.**

In the event that the use, structure or activity for which this special use permit is issued is not commenced within twenty-four (24) months from the date of Board approval, it shall be deemed abandoned and the permit terminated. The term "commenced" means "construction of any structure necessary to the use of the permit."

If you have questions or comments regarding the above-noted action, please do not hesitate to contact Rebecca Ragsdale at 296-5832.

Sincerely

V. Wayne Cilimberg
Director of Planning