

Planning Commission Staff Report

File #: C-22-2
Applicant: Sara Kello
CUP Request: To operate a Commercial Kennel in the A-2 Zoning District
Property Location: 11630 Wheelers Pond Road Dinwiddie, Va. 23841
Tax Map Parcel #: 43-6-5
Property Size: 7.04 acres
Magisterial District: Rowanty District
Planning Commission Mtg.: April 13, 2022

CASE OVERVIEW

The property owner, Sara Kello, is requesting a conditional use permit to utilize the following described property for a commercial kennel. The property is located at 11630 Wheelers Pond Road, further identified as Tax Map Parcel # 43-6-5 is zoned A-2. The Agricultural, General, A-2, zoning classification allows for a commercial kennel with a conditional use permit pursuant to the Zoning Ordinance allowed density. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Rural Conservation Area, which recommends agricultural residential and limited commercial and service development for this general area.

The applicant intends to have the commercial kennel in order to develop a dog-training kennel and to breed Mastley retrievers.

ATTACHMENTS

Rezoning Application and Property Location Map

LAND USE/ZONING ANALYSIS

The subject property, which is a platted property originally created in 1984 as part of the Wilkinson Land subdivision, is mainly surrounded by large acreage single-family residential lots, open space, and forestal/timberland land uses. The surrounding zoning pattern consists of properties zoned A-2, Agricultural, General.

In the Comprehensive Land Use Plan the subject property is located within the Rural Conservation Area, which recommends agricultural residential and limited commercial and service development for this general area. The commercial kennel would allow for a limited service use to be added as an accessory use to the primary residential use of the property.

There is adequate area on the property to locate the proposed commercial kennel buildings on the subject property. There is one existing accessory building on the property that may be utilized as part of the kennel. The subject property is partially wooded and the residence is located toward the rear of the property where an additional accessory building could be constructed as part of the kennel operation.

OVERVIEW OF IMPACTS

Public Utilities & Public Safety Impacts

Currently, there is no impact to the public utility system. Any future expansion beyond what is allowed under the conditional use permit will be subject to governmental agency reviews and permitting. The potential impact on public safety is limited.

Transportation Impacts

With the proposed use of the property generating very few vehicle trips, the impacts on the existing transportation network are negligible. The subject property has direct access to Wheelers Pond Road.

Planning Staff Recommendation:

The planning staff has reviewed the impacts of the request for a conditional use permit to utilize the subject property for an accessory commercial kennel, and staff recommends APPROVAL WITH CONDITIONS of the request subject to the following conditions:

CUP, C-22-2, Conditions:

1. With the exception of dogs kept temporarily (i.e. kept for no more than 30 days) as part of the rescuing of dogs and locating foster families for these rescued dogs, there shall be no more than fifteen (15) dogs (i.e. any dog over six months of age) on the subject property at one time.
2. With the exception of dogs that are being actively trained by the owner or by an individual employed by the owner, the dogs that are part of the kennel operation shall be kept in a fenced area, in dog runs, or inside a structure for boarding dogs.
3. All defactory matter shall be placed in a controlled location, covered and disposed of per County and State Codes.
4. Operation of the kennel shall comply with all applicable County, State, and Federal Codes.
5. The conditional use permit shall be reviewed for compliance with stated conditions a minimum of one time per calendar year.

PLANNING COMMISSION RECOMMENDATION

BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (7) it is stated that the public purpose for which this Resolution is initiated is to fulfill the requirements of public necessity, convenience, general welfare and good zoning practice, I move that conditional use permit request, C-22-2, as presented be recommended for approval with conditions to the Board of Supervisors.