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MEMORANDUM

TO: Albemarle County Community Development Staff

FROM: Kendra Moon, PE
Line and Grade Civil Engineering

DATE: September 19, 2022
Revised December 5, 2022

RE: Wakefield Kennel
Special Use Permit Amendment to SP1976-36

Project Details:

Applicant:	Barry Dofflemyer
Engineer:	Line and Grade Civil Engineering | Kendra G. Moon, PE
Name of Project:	Wakefield Kennel
Short Description:	Relocation of existing commercial kennel facilities
Proposed Site:	790 Wakefield Farm, Earlysville, VA 22936

Property Details:

Parcel ID Number:	03100-00-00-047A0
Short Parcel ID:	31-47A
Total Acres:	4.63
Owner:	BND Family Limited Partnership
Property Address:	790 Wakefield Farm, Earlysville, VA 22936
Current Tenant:	Wakefield Kennel (Commercial Kennel)
Magisterial District:	White Hall
Zoning:	Rural Areas (RA)
Proffered:	Yes
ZMAs Related to Proffers:	None
Comprehensive Plan Area:	Rural Area 1
Comprehensive Plan Use:	Rural Area
Comprehensive Plan Use:	Unassigned
Land Use:	Unassigned
Surrounding Uses:	Single family residential on all sides

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113 4th St. NE; STE 100
CHARLOTTESVILLE, VA 22902
TEL: (434) 262-0169
LINE-GRADE.COM

Site Photos:



Photo 1 – Aerial image of existing site (courtesy of Albemarle GIS)

A. Background

Wakefield Kennel has been in operation in its current Earlysville location since the mid-1950s, prior to the adoption of the zoning ordinance. In 1975 it was purchased by the Dofflemyer family, who still own and operate the facility and live next door to it. The facility was expanded around 1976 with Special Use Permit SP1976-36 (see Appendix A) and has operated until present day without significant change.

The current facility is 8,000 sf with 10,500 sf outdoor runs and has 91 kennels (see Appendix B). Of these kennels, 67 are floor-level and 24 are upper-level kennels meant for smaller dogs. Each floor level kennel has a direct connection to the outdoor runs which allows the dog to freely enter and exit the building when staff are present from the hours of 6:30 am to 6 pm. After this time the doors are shut and the dog is kept inside for the night. See Photos 2 and 3 below for current indoor and outdoor kennel areas.

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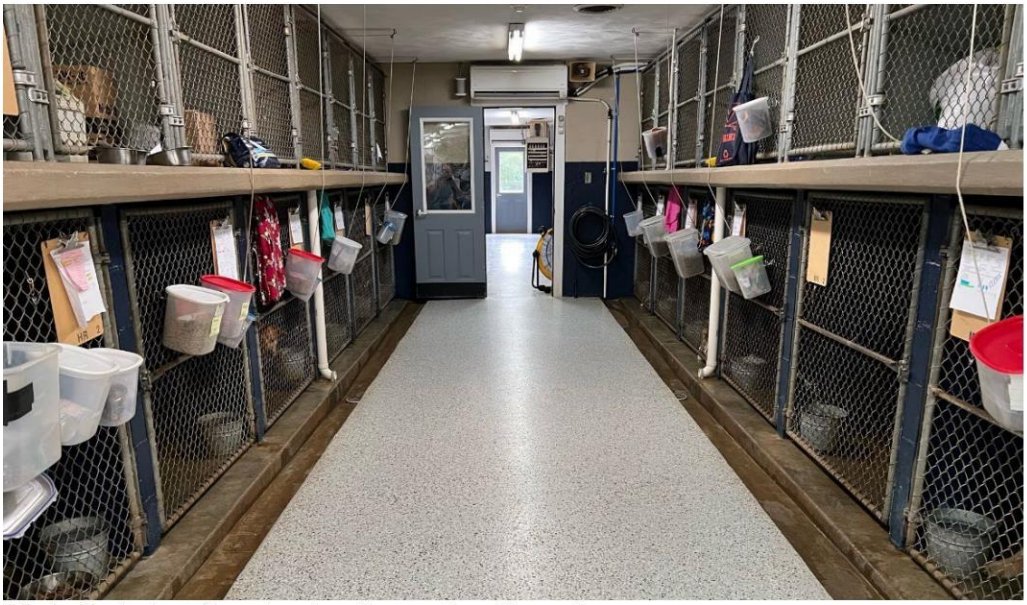


Photo 2 – Indoor floor-level and upper-level kennels



Photo 3 – Outdoor runs, connected to indoor floor-level kennels

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B. Proposal

A new commercial kennel facility is proposed adjacent to the existing facility in the rural areas such that the existing facility may remain operational, though at a reduced capacity, until the completion of the new facility (see Appendix C). The proposed facility is approximately 11,650 sf with 6,240 sf outdoor runs and has capacity for approximately floor-level 100 kennels. The new facility provides the opportunity for better sound control, slightly increased capacity, and increased pet comfort to meet current market demands.

With the rapid growth in the pet care industry, exacerbated by the recent growth in family pets during the Covid-19 pandemic, the kennel industry has experienced a distinct change in the concept of pet care. The current pet care facility is now more commonly known as a "resort" or "spa" and is designed to provide more luxurious indoor accommodations with some outdoor access[1]. Photo 4 below is an example of the type of "suite" that pet owners are increasingly requesting for their pets.

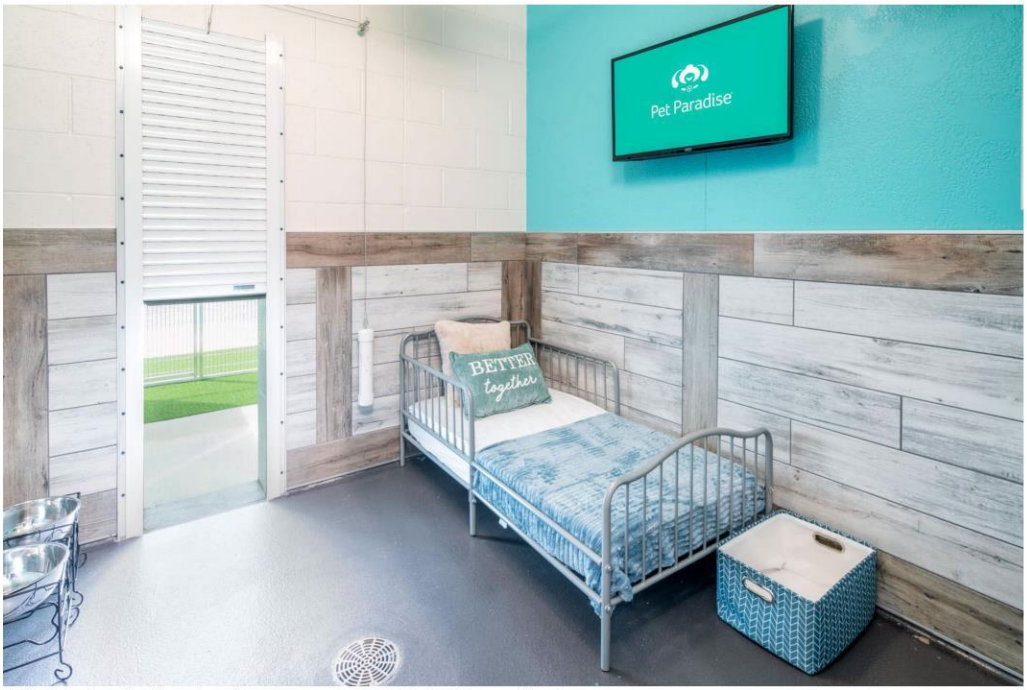


Photo 4 – Animal suite (courtesy of Pet Paradise)

With market demands shifting towards larger, more comfortable indoor facilities, the existing 1950s kennel is increasingly out-of-date - compounded by normal wear and tear on the building. The proposed kennel will have smaller play yard areas where small groups of pets are let outside for short periods of time throughout the day[2], instead of the current "indoor/outdoor" type of pet housing unit where pets can freely enter and exit the building. These designated play times help to reduce noise levels

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[1] Outdoor access is critical, as some animals will not "relieve themselves" on artificial surfaces
[2] Dogs will still be kept indoors between the hours of approximately 7 pm to 6 am.

outside, as pets will be kept inside for longer in the double-insulated Morton building[3]. Additionally, the outdoor fenced areas will include AcoustiFence soundproofing material (see Photo 5 and Appendix D) to further reduce noise levels, though levels measured at the property line are currently below the 55-decibel limit[4]. Hours of operation of the facility will remain the same, with staff present from 6:30 am to 6 pm, and doors open to the public starting at 8 am.



Photo 5 – AcoustiFence (by Acoustiblok) soundproofing material with "foliage" pattern

Special Exceptions

Special exceptions to setbacks and to parking requirements are requested alongside this special use permit.

Setbacks

Per Sec. 5.1.11 a commercial kennel with outdoor areas must be located at least 500 ft from the property line of any agricultural or residential use. All surrounding uses are residential, and the kennel is currently within 500 ft of all surrounding properties[5], including the two owned by the Dofflemyer family. Please see the special exception request accompanying this application for more information.

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[3] Morton buildings feature acoustical steel which helps to reduce noise inside the building
[4] As required per Sec. 5.1.11 of the Zoning Ordinance
[5] Note that the kennel existed before many of these properties were subdivided and built upon

Parking

The required parking for this site is 51 spaces, per the calculations shown in Table 1 below.

Table 1. Parking requirements for proposed use per Sec. 4.12.6

PARKING REQUIRED			
USE	REQUIRED RATE	QUANTITY	REQUIRED SPACES
Kennel, commercial	1 space / 400 sf GFA (including runs)	17882 sf GFA	**45**
	1 space / employee	6 Employee(s)	**6 Employee(s)**
		TOTAL REQUIRED:	**51**

The existing facility, with 91 runs, operates with only 12 parking spaces. Since pet owners are simply dropping off and picking up, they are not parked for long periods of time. To avoid excess parking on site, 20 spaces are proposed. Please see the special exception request accompanying this application for more information.

C. Consistency with the Comprehensive Plan

The land use designation for this site and surrounding parcels is Rural Areas. Though the use is not specifically consistent with the *goals* of the rural area in the comprehensive plan, it is an existing use that provides a service to its community and does not pose a threat to natural resources or existing agricultural operations in the area.

Approximately half of the site (2.1 acres) will remain forested. The proposed kennel will be built within the turf area already on site and will require very minimal grading. The ability for the dogs to leave the kennel and get fresh air and sunlight is an added benefit that the location in the rural areas can accommodate.

D. Impacts on Public Safety Facilities, Public Transportation, Public Schools, Public Parks, Environmental Features, and Adjacent Properties

Due to the location of the facility and its relatively minor increase in proposed capacity, there are no foreseen impacts on public facilities in the area, and minor impacts on the environment and adjacent properties.

Impact on Public Safety Facilities

The nearest public safety facility, Earlysville Fire Station, is located over a mile away from the site. Wakefield Kennel is not within the route to the nearest major road from the fire station, Earlysville Road. In terms of access to the site, if ever needed, nothing will have changed in a significant way to affect fire rescue.

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Impact on Public Infrastructure

Water & Sewer

The site is currently served by private well and drainfield. A new well and new drainfield are to be installed once permitted by the Virginia Department of Health. This process is in its preliminary phase.

Public Roads and Transportation Infrastructure

The subject property is located off of a private road, and trips to the site are only anticipated to increase by 20 trips per day maximum[6]. There is no ITE Trip Generation code that suits the use of this site, but the approximate total trips daily is around 212, assuming that every single kennel is full, the facility is fully staffed, and that each pet is either dropped off or picked up in the same day.

Impact on Public Transportation

The proposed use has no impact on public transportation as there is currently none in the area.

Impact on Public Schools and Parks

No public schools or parks exist in the vicinity. Though Chris Greene Lake Park is just over a mile away geographically, it is 5 miles by road.

Impact on Environmental Features

With the slightly larger building footprint and larger parking area, the overall impervious area on site is increased. However, a stormwater management pond or similar will be built in accordance with County and State stormwater management requirements to ensure that runoff flow rates are reduced from what is existing. Stormwater regulations will be evaluated with the VSMP plan. As mentioned, the new kennel facility will be built within the existing turf area on site to avoid impact on the wooded areas on site. Approximately 2.1 acres of wooded area will be left untouched, and no disturbance of critical slopes is proposed.

Impact on Adjacent Properties

The surrounding properties are residential properties zoned RA, with the exception of the residential properties zoned Planned Unit Development (PUD) to the east and south across Wakefield Farm. It is worth noting that the Owner and family own and reside in two of the six adjacent parcels to this site, and that the PUD property to the east has an open space buffer of approximately 75 ft from this property. The

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[6] For comparison, the construction of one single family residence is estimated to increase trips by 15 per day.

existing kennel predates the construction of many of these houses, and the proposed facility will only decrease noise levels from the current condition, as mentioned in Section B.

E. Conclusion

This special use permit amendment is proposed to allow the improvement of an existing establishment that has been in operation for nearly 70 years. The number of kennels will increase slightly from 91 to 100, but the overall footprint of the building and outdoor runs will slightly decrease from 18,500 sf to 17,890 sf. With the improved soundproofing of building materials, added soundproofing fence, and the revised schedule for outdoor play time, the goal is not only to decrease the impact on neighbors from what is existing, but to eliminate potential nuisances (i.e., excessive noise) entirely.

List of Appendices

Appendix A: SP1976-36
Appendix B: Existing Conditions Plan
Appendix C: Conceptual Phasing Plan and Concept Plan
Appendix D: AcoustiFence Product Data Sheet

Appendix A

SP1976-36

COUNTY OF ALBEMARLE

Planning Department
804/296-5823
414 EAST MARKET STREET
CHARLOTTESVILLE, VIRGINIA 22901

ROBERT W. TUCKER, JR.
DIRECTOR OF PLANNING

RONALD S. KEELER
ASSISTANT DIRECTOR OF PLANNING

MARY JOY SCALA
PLANNER

July 22, 1976

Barry G. Dofflemyer
Post Office Box 118
Earlysville, Virginia

Re: Board of Supervisors Action - SP-36-76

Dear Mr. Dofflemyer:

This is to advise you that the Albemarle County Board of Supervisors at its meeting July 21, 1976, approved your request for SP-36-76 subject to the following conditions:

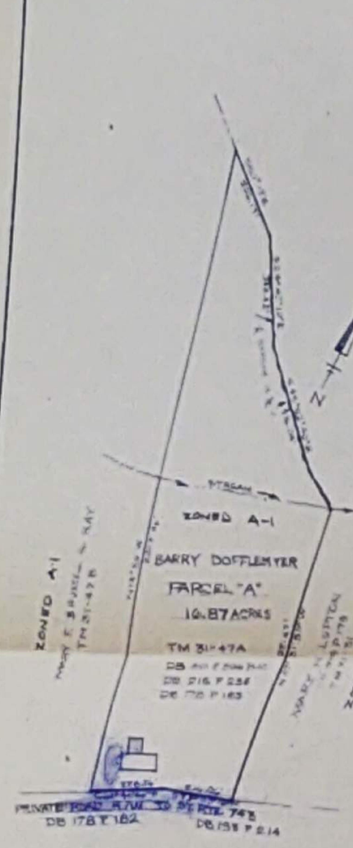
1. Expansion limited to 26 runs as proposed on the site sketch;
2. A minimum of nine parking spaces to be provided;
3. Dogs to be kept within the building between the specified hours at night of 10:00 p.m. to 6:00 a.m.

Sincerely,

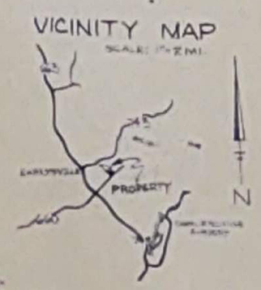
Jane Gloeckner

Jane Gloeckner
Planning Department

jg/



PARCEL "A" SITE LOCATION
SCALE 1" = 300'



SITE SKETCH FOR
PROPOSED ADDITION TO
WAKEFIELD KENNEL
NEAR EARLYSVILLE
ALBEMARLE COUNTY, VIRGINA
SCALE 1" = 30' JUNE 8, 1976

KURT GLOECKNER
ENGINEER, SURVEYOR, LAND PLANNER
CHARLOTTESVILLE, VIRGINIA

0464-B

Appendix B

Existing Conditions Plan

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2 VICINITY MAP
1" = 30000': 0 30000 60000

1 EXISTING CONDITIONS
1" = 40': 0 40 80

SUBMITTAL LOG

SUBMITTAL	RECIPIENT	DATE
1	CDD - INITIAL SP SUBMISSION	9/19/2022
2	CDD - REVISIONS PER COMMENTS	12/05/2022

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WAKEFIELD KENNEL
DIAGRAMMATIC SITE LAYOUT
ALBEMARLE COUNTY, VIRGINIA

EXISTING CONDITIONS

CONCEPTUAL EXHIBIT
12/05/2022
FOR APPROVAL

APPROVED

SUBMISSION NO. 2
PROJECT 2206005

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Appendix C

Conceptual Phasing Plan and Concept Plan

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TMP: 31-47A1
OWNER: BARRY AND NANCY DOFFLEMYER LIVING TRUST
D.B. 3360-731
D.B. 583-358 PLAT

TMP: 31-47A2
OWNER: ANDREW L. DOFFLEMYER & KARLA N. DOFFLEMYER
D.B. 3919-602
D.B 3919-5998600 PLAT

TMP: 31-47A
OWNER: BND FAMILY LIMITED PARTNERSHIP
D.B. 4821-9
D.B. 3919-5998600 PLAT
D.B. 583-358 PLAT
D.B. 401-308 PLAT

TMP: 31-31A
OWNER: MICHELE D. WOOD METE
W.B 157-14
D.B. 475/-575
D.B. 717-36 PLAT
D.B. 398-39 PLAT

TMP: 31B-N
OPEN SPACE

100' STREAM BUFFER

35' REAR YARD

CRITICAL SLOPES (TYP)

EXISTING BUILDING

APPROX. LOCATION PROPOSED DRAINFIELD + RESERVE

SEDIMENT TRAP LOCATION DURING CONSTRUCTION - TO BE CONVERTED TO SWM POND

30' ACCESS EASEMENT

CONSTRUCTION ACCESS

TEMPORARY PLAY YARD AREA DURING CONSTRUCTION

EX. POLE BARN

DRIVEWAY

25' SIDE YARD

PROPOSED COMMERCIAL KENNEL
MAXIMUM 11,652 SF BUILDING
6,230 SF RUNS

25' FRONT YARD

EXISTING DRAINFIELD TO REMAIN DURING CONSTRUCTION

EXISTING BUILDING 6,000 SF

14.01'

EXISTING OUTDOOR RUNS TO BE REMOVED FOR CONSTRUCTION

DROP-OFF AREA TO BE BUILT AFTER DEMOLITION OF EXISTING BUILDING

WAKEFIELD FARM ROAD (PRIVATE R/W)

EXISTING PARKING AREA TO REMAIN UNTIL CONSTRUCTION OF NEW PARKING AREA IS COMPLETE

25' RIGHT OF WAY

PARK SIDE DR

1 PHASING PLAN
1" = 40': 0 40 80

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WAKEFIELD KENNEL
DIAGRAMMATIC SITE LAYOUT
ALBEMARLE COUNTY, VIRGINIA

PHASING PLAN

CONCEPTUAL EXHIBIT
12/05/2022
FOR APPROVAL

APPROVED

SUBMISSION NO. 2

PROJECT 2206005

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PROJECT SUMMARY

NAME OF PROJECT: WAKEFIELD KENNEL

PROJECT ADDRESS: 790 WAKEFIELD FARM
EARLYSVILLE, VA 22936

DEVELOPMENT TYPE: SPECIAL USE

PROJECT NARRATIVE: **ON-SITE RELOCATION OF EXISTING COMMERCIAL KENNEL**

PLANNING HISTORY: **SP1976-36**

APPLICANT/OWNER:

CONTACT: BARRY DOFFLEMYER
BND FAMILY LIMITED PARTNERSHIP
ADDRESS: 800 EARLYSVILLE FOREST DRIVE
EARLYSVILLE, VA 22936
PHONE: 434-962-1758
EMAIL: BARRDOFF@GMAIL.COM

ENGINEER OF RECORD:

CONTACT: LINE AND GRADE CIVIL ENGINEERING
KENDRA G. MOON, PE
ADDRESS: 113 4TH STREET NE; STE 100
CHARLOTTESVILLE, VA 22902
PHONE: 434-262-0169
EMAIL: KMOON@LINE-GRADE.COM

SOURCE OF SURVEY AND TOPOGRAPHY:

SOURCE: ALBEMARLE COUNTY GIS

PARCELS:

PARCEL ID: 31-47A
OWNER: BND FAMILY LIMITED PARTNERSHIP
CONTACT: BARRY DOFFLEMYER
ZONED: RA
OVERLAYS:
PROFFERS: SP1976-36
LEGAL AREA: 4.63 AC

PROPOSED SITE PLAN REQUIREMENTS	ALLOWED OR REQ'D
BUILDING HEIGHT:	
MAX HEIGHT ALLOWED =	35 FT
EXISTING BUILDING HEIGHT =	15 FT
PROPOSED BUILDING HEIGHT =	15 FT
SETBACKS:	
FRONT (FRONTING ON PRIVATE ROAD) =	25 FT
SIDE =	25 FT
REAR =	35 FT
*COMMERCIAL KENNEL FROM RESIDENTIAL OR AGRICULTURAL LOT LINE PER SEC. 5.1.11 =	500 FT
*NOTE A SPECIAL EXCEPTION IS REQUESTED TO REDUCE THIS REQUIRED SETBACK	
BUILDING FOOTPRINTS/MISC:	
EXISTING	
COMMERCIAL KENNEL	8,000 SF
OUTDOOR RUNS	10,500 SF
PROPOSED	
MAXIMUM FOOTPRINT OF COMMERCIAL KENNEL	11,650 SF
OUTDOOR RUNS	6,240 SF
PARKING:	
***TOTAL REQUIRED PARKING =**	**51 SPACES**
HANDICAP SPACES REQUIRED =	**3 SPACES**
TOTAL PARKING PROVIDED =	**20 SPACES**
HANDICAP SPACES PROVIDED =	**1 SPACE**

*NOTE A SPECIAL EXCEPTION REQUESTED FOR REDUCED PARKING REQUIREMENTS

SUBMITTAL LOG

SUBMITTAL	RECIPIENT	DATE
1	CDD - INITIAL SP SUBMISSION	9/19/2022
2	CDD - REVISIONS PER COMMENTS	12/05/2022

N 1

CONCEPT PLAN
1" = 40': 0 40 80

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WAKEFIELD KENNEL
DIAGRAMMATIC SITE LAYOUT
ALBEMARLE COUNTY, VIRGINIA

CONCEPT PLAN

CONCEPTUAL EXHIBIT
12/05/2022
FOR APPROVAL

APPROVED
SUBMISSION NO. 2
PROJECT 2206005
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Appendix D

AcoustiFence Product Data Sheet

Product Data Sheet

Product Name

AcoustiFence® Noise Reducing Fences

For Manufacturer Info:

Contact:
Acoustiblok, Inc.
6900 Interbay Boulevard
Tampa, FL 33616
Call - (813) 980-1400
Fax - (813) 549-2653
Email - sales@acoustiblok.com
www.acoustiblok.com

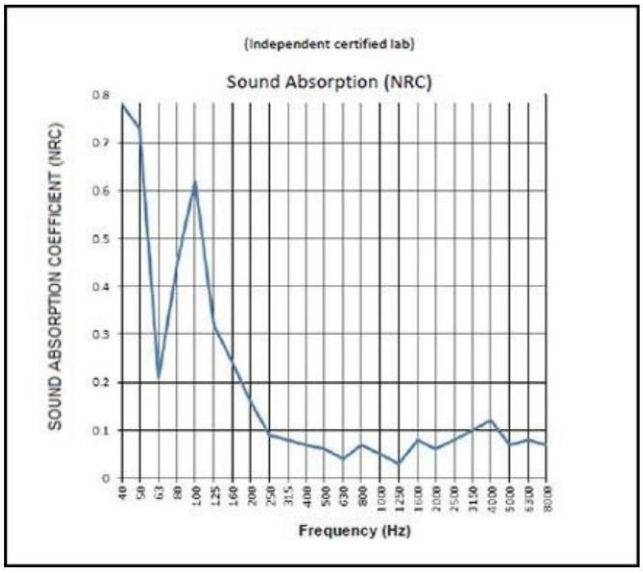
Product Description

Basic Use

AcoustiFence was originally developed by Acoustiblok, Inc. for noise isolation on offshore oil rigs, but has since proven successful in many other demanding outdoor settings, such as construction sites, commercial/industrial facilities, and residential communities.

AcoustiFence Noise Reducing Fences

AcoustiFence is a unique, heavy-mineral filled, barium free, viscoelastic acoustical material that is made in the U.S.A. Unlike fences or shrubs, this material does extraordinarily well in blocking direct sound, and a unique characteristic of the material sets it apart from other sound barriers when dealing with very low frequencies.



Sound Absorption Test Results

Benefits:

- Effectively reduces exterior noise
- Easy to install
- Resistant to UV, dirt and water
- Resistant to corrosion, mold and mildew

Product Name

AcoustiFence® Noise Reducing Fences

AcoustiFence Noise Reducing Fences continued…

In frequencies of 50Hz and below, the heavy limp AcoustiFence material actually begins to vibrate from low frequency sound waves. In essence it is transforming these low frequency sound waves into mechanical movement and internal friction energy. Laboratory tests indicate that this transformation process inhibits these lower frequencies from penetrating AcoustiFence, reducing their level by over 60 percent relative to the human ear. In addition, AcoustiFence becomes an absorbent material in these frequencies with test results show an NRC (noise reduction coefficient) as high as 0.78 (with 1.00 being the max). As such it is clear that AcoustiFence not only reduces sound as a barrier, but also acts as an acoustical absorbent material in very low frequencies, as opposed to reflecting those frequencies back like most other barriers. It is worth noting that lead sheets (which are toxic) work in the same manner.

Green AcoustiFence

One of Acoustiblok's most popular products, designed as an advanced sound barrier that easily attaches to most types of fencing, is now available in a new green shade that easily blends into the environment. This makes it ideal for landscaping projects, residential home use and any outdoor applications where blending into the natural foliage is a concern.

Green AcoustiFence has the same sound deadening properties and features as our original black AcoustiFence. In addition, this new version features advanced reinforced edging and stainless steel cable ties. Made and sourced in the USA, It comes in 6x30 foot sections and is one of the most effective first steps in reducing noise for industrial, commercial and residential projects.

Product Name

AcoustiFence® Noise Reducing Fences

Sound Transmission Class (STC)

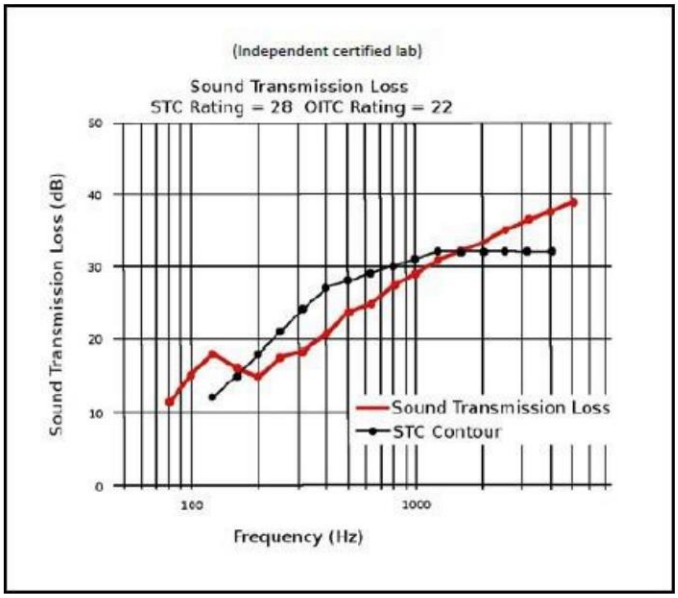
Sound Transmission Class (STC) is a single number that represents the sound blocking capacity of a partition such as a wall or ceiling.

STC numbers are often called out in architectural specifications, to assure that partitions will reduce noise levels adequately. For performance similar to laboratory test numbers, it is necessary to adhere closely to the construction materials and techniques used in the tested partition.

STC is calculated by comparing the actual sound loss measured when 16 test frequencies pass through a partition, with fixed values for each STC level. The highest STC curve that the measured sound loss numbers fit under, determines the STC rating of the partition.

STC calculations emphasize sound frequencies that match the human voice. A high STC partition will block the sound of human speech and block noise that interferes with human speech. To estimate high and low frequency performance, consult the Sound Transmission Loss graph included in STC test reports. Impact Insulation Class (IIC) measure transmitted impact noise and are specified for floor-ceiling assemblies only.

Acoustical test reports for numerous wall and floor/ceiling designs are available from Acoustiblok on request. All our test data is taken directly from independent 3rd party laboratories under NVLAP certification.



Sound Transmission Loss Test Results

Product Name

AcoustiFence® Noise Reducing Fences

Physical Properties

- Barium free
- Minimum STC 28 per ASTM E90-02 & ASTM E413-87
- Minimum sound attenuation 24 dBA @ 100Hz & 16dBA @ 40Hz
- Size - 6 ft.(1.83m) x 30 ft.(9.14m) x 0.125 in. (.3mm) – 180 ft² (16.83m²)
- Color - black or green
- High UV resistance
- Heat tolerance: 200°F (93°C) for 7 days, less than 1% shrinkage with no deformation.
- Do not unroll or flex frozen material. Properties not affected by freeze/thawcycles.
- No fungal or algal growth and no visible disfigurement, per ASTM D3273 and ASTM D3274 (rating=10)
- Tensile Strength - min. 510 PSI
- Weight per section: 185 lbs. (84Kg)

Material Specifications – Part # "Acoustifence 6x30 Industrial"

Acoustical Rating	STC 28 / OITC 22
Size	6 ft. (1.83m) x 30 ft. (9. 14m) x 0.125 in .(3mm) 180 ft² (16.72m²)
Weight	185 lbs. (84Kg)
Fastening	Black brass grommets every 6 in. (152mm) along top edge with four grommets spaced along the bottom edge. Commonly installed horizontally.
Color	Black
(This is an industrial product and minor surface blemishes are a possibility.)	

6900 Interbay Blvd.
Tampa, Florida USA 33616
Telephone: (813)980-1400
www.Acoustiblok.com
sales@acoustiblok.com

Information herein is, to the best of our knowledge and belief, accurate. However, since conditions of handling and use are beyond our control, we make no guarantee of results and assume no liability for damages incurred by the use of this material/product. All material/products may present unknown health hazards and should be used with caution. Although certain hazards are described herein, we cannot guarantee that these are the only hazards are that exist. Final determination of suitability of this material/product is the sole responsibility of the user. No representations or warranties, either expressed or implied, of merchantability, fitness for a particular purpose or any nature are made hereunder with respect to the information contained herein or the material/product to which the information refers. It is the responsibility of the user to comply with all applicable federal, state and local laws and regulations. Specifications subject to change without notice.