Syd Shoaf

From: Daniel Graham <dgbuck71@gmail.com>
Sent: Friday, October 27, 2023 2:04 PM
To: Syd Shoaf
Cc: bkirtley@abemarle.org
Subject: Re: SP202300011 and SP202300013 Service Dogs of Virginia - Project Information
Attachments: 20231027_140139.jpg

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hi Syd,

I don't think the meeting was a successful turn out due the confusing letter received from SDV after the Collins letter, there was no information available for discussion after stating the project information, my stand point is about stewardship, I don't believe there should be any special use permits for the property because the property was Planned/ Zoned and stayed in the same deed/ and ownership since 1964 until October 20th 2023, I do not agree that it should have school and kennels , I don't think that there should be any special permits for any property on Turkey Sag Rd, I would like to see the properties in my area used as intended by the current Zoning, the current Zoning follows the same stewardship I moved to the area for, I don't think properties boarding the historic southwest mountain range should be changed for any reason, there is a Historic marker at the beginning of Turkey Sag rd about the southwest mountains
Thanks
Danny Graham
434-760-4285

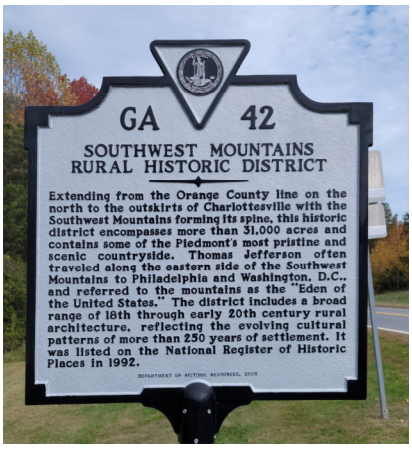
Syd Shoaf

From: Hayley Graham <nettik4369@gmail.com>
Sent: Friday, October 27, 2023 4:25 PM
To: Bea LaPisto-Kirtley; Syd Shoaf
Subject: Homeowner - Turkey Sag Road, Keswick VA

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Hi,

I am writing to say that I **DO NOT** agree or want to see any properties on Turkey Sag Road, Keswick VA received Special Use permits for Schools/Kennels or any other use than zoning already have been in place for the area, we are a farm area community that sits against the Historic Southwest Mountains.



Best,

Hayley Nash Graham

434-760-5078

Syd Shoaf

From: Daniel Graham <dgbuck71@gmail.com>
Sent: Tuesday, January 9, 2024 4:44 PM
To: Syd Shoaf
Subject: Re: SP202300011 and SP202300013 Service Dogs of Virginia - Project Information
Attachments: 20240109_151415.jpg; 20240109_151411.jpg

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Hi Syd
Photos from the property that has the existing SP because the slope and wide mouth entrance
Sending more in separate emails because my can't send more than 2 at a time
Danny

Syd Shoaf

From: Daniel Graham <dgbuck71@gmail.com>
Sent: Tuesday, January 9, 2024 4:50 PM
To: Syd Shoaf
Subject: Re: SP202300011 and SP202300013 Service Dogs of Virginia - Project Information
Attachments: 20240109_150923.jpg; 20240109_150914.jpg

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Flow onto road from existing sp property just up the road from proposed sp property for SDV, running mud red, will be the same if sp is approved

On Tue, Jan 9, 2024, 4:43 PM Daniel Graham <dgbuck71@gmail.com> wrote:

> Hi Syd
> Photos from the property that has the existing SP because the slope and wide mouth entrance
> Sending more in separate emails because my can't send more than 2 at a time
> Danny

Email photo attachments from Daniel Graham (dgbuck71@gmail.com) from January 9, 2024




4803





Syd Shoaf

From: Daniel Graham <dgbuck71@gmail.com>
Sent: Friday, January 12, 2024 10:10 AM
To: Syd Shoaf
Subject: Re: SP202300011 and SP202300013 Service Dogs of Virginia - Project Information
Attachments: 20240110_102129.jpg; 20240110_102115.jpg

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Hi Syd
Day after storm, vdot was working on the erosion damage in front of this sp property,

On Wed, Jan 10, 2024, 10:06 AM Daniel Graham <dgbuck71@gmail.com> wrote:

> Hi Syd
> I will send more,
> Thanks Danny

Email photo attachments from Danny Graham (dgbuck71@gmail.com) from January 12, 2024.





Syd Shoaf

From: cathyeberly@embarqmail.com
Sent: Friday, January 26, 2024 10:58 AM
To: Syd Shoaf
Subject: Re: SP202300011 and SP202300013 Service Dogs of Virginia - Special Use Permit Information

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Thanks, Syd! This is more complicated than I thought -- more buildings taking up more of the 38-acre parcel. Nothing bothers me, beyond wondering how much of the time the caretaker's home would be occupied and by whom. Regardless, I live about a half-mile from this site and don't imagine any impact or noise on my property.

Many thanks!

Syd Shoaf

From: silverlee@aol.com
Sent: Sunday, February 4, 2024 3:28 PM
To: Syd Shoaf
Cc: 'MICHELE GRIFFIN'
Subject: Our Input to: SP202300011 and SP202300013 Service Dogs of Virginia - Planning Commission Public Hearing on Tuesday, February 13, 2024

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To Whom it May Concern,

We are writing to express **our opposition** to the special use permit application submitted by Service Dogs of Virginia (SDVA) to build a dog kennel, 20 space parking lot, residential dormitories, and a training facility on Turkey Sag Road in Keswick VA.

We are residents of Albemarle County and have owned and lived on a farm near the proposed site for the past 23 years. We have several concerns about the impact of this project on our (and our neighbor's) quality of life.

First, the kennel and dormitories would increase the noise and traffic in the area. Our family has built hiking trails throughout our 90 acres for the enjoyment of our large family. Over the years, our farm has also hosted wellness retreats and not for profit workshops for various groups, such as area educators. The barking of the dogs and the coming and going of the staff and volunteers would disturb the peace and quiet of these gatherings as well as our ability to enjoy our own property.

Secondly, the kennel compound would be incompatible with the rural character and aesthetic of the neighborhood, which is zoned for agricultural and residential use. The kennel and dormitories would be an eyesore and a nuisance and would lower the property values and the quality of life of the residents. The beautiful sounds of horses, cows and even an occasional donkey are all a part of rural life--kennels, dormitories and incessant barking dogs are not.

Thirdly, there is no need for a kennel and dormitories in this neighborhood. By definition, the need for a special use permit implies there is something special about this situation. This is simply a commercial operation. Its location is being proposed in this area because of the convenience to the Director, Peggy Law, and her specific knowledge of the property. Her personal residence is directly adjacent. We simply don't "buy" the argument presented at the last meeting that The SDVA looked everywhere, far and wide, and couldn't find anything else suitable. The zoning for this area is specific and should be honored.

At the previous meeting, The Applicant for the permit "implied/threatened" that the property was already zoned for development of 5 estate properties. The implication was clear. If a special use permit was denied, the property would be developed and there would be more disturbance, noise, light, traffic, etc. -- So be it we say! That was the risk that we took when we bought our property 23 years ago. That was the deal. The deal wasn't, that we should pour our money and sweat into creating a tranquil, beautiful, rural lifestyle only to have it shattered by an operation that should never be proposed or approved.

We respect the mission and work of SDVA, but we must separate the quality of organization's mission from the realities of the operation. We believe that their proposed project is not suitable for this location. We urge you to deny their special use permit application and to protect the interests, rights, and property values of the residents of Albemarle County.

Thank you for your attention and consideration.

Sincerely,
Lee Silver and Michele Griffin
Stony Point Farm
4289 Stony Point Road
Keswick, VA 22947

434.989.1959
434.242.6213

Syd Shoaf

From: Greg Weisiger <erate1@aol.com>
Sent: Tuesday, February 6, 2024 4:40 PM
To: Syd Shoaf
Subject: Special Use Application
Attachments: Planning Commission letter.docx

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Caution: The sender name (Greg Weisiger) is different from their email address (erate1@aol.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Secured by Check Point

Dear Mr. Shoaf,

Please find attached a letter for the record in Special Use applications SP202300011 and SP202300013

Thank you,
Greg Weisiger
804-892-1449

February 5, 2024

Mr. Syd Shoaf
Senior Planner
Community Development Department
401 McIntire Road
Charlottesville, Va 22902

RE: SP202300011 and SP202300013

Dear Mr. Shoaf:

We write to object to the Special Use proposals for construction of a canine breeding and training facility for Service Dogs of Virginia (SDVA). We are owners of the property adjacent to the proposed site and currently use the property for tree farming and recreation.

The proposed commercial operation would drastically upend the rural, pastoral nature of the Rosina area with construction of a complex of buildings with up to 50,000 square feet of heated space, including living quarters for students, caretaker, breeding kennels training facility and public meeting space. For perspective, the proposal envisions the same total square footage as the new Public Lands mega-store at Fifth Street Station. Rosina has one small country store and two churches. The area is not ready for such a massive complex with associated traffic, noise and environmental disruption.

While SDVA is a valued and worthy organization, the proposal to build the equivalent of a Target or small Walmart on the side of the Southwest Mountains in rural Rosina is wholly unacceptable.

We ask the Planning Commission to reject these proposals in their entirety.

Sincerely,

Greg Weisiger
Beverly Gordon