Cody & Nikki Marcum

3225 Gilbert Station Rd.

PREAPP202400009

Revision Date. 10/10/24

THE K9 HOTEL

OVERVIEW:

This dog boarding business will be run by Nikki & Cody Marcum. They will be the only two staff members, and they will both live and work on site.

The kennel building will be 16'x40', containing a small walk-in office, bathroom, and a storage closet in addition to the dog kennels. The building will have both air conditioning and heat. The 12 individual dog kennels will each be 4'x6' in size, and each kennel will only house one dog. The kennels will not be the standard chain link style; they will have a full glass front door with anti-fight partition panels on each side. The dogs will not be able to see the dog in the kennel beside them, reducing the likelihood of barking. Each kennel space will have its own 2'x2' window at dog level so they can look outside whenever they would like. Each kennel will be provided with a dog bed, food, and water bowls. This cozy, room style of kennel will make clients and dogs feel more comfortable as the space does not resemble a cage like some built out of chain link.

A rectangular 24'x65' outdoor dog run will be located at one end of the building. The dog run area will be connected to the building; therefore, dogs will always be in an enclosed area whether being let out into the yard for breaks or back inside to rest. The dog run area will be surrounded by a 7-ft tall wooden privacy fence. In addition to the fenced area, the 5-acre property is large enough to allow room for leashed nature walks. Dogs will be outside in the dog run area in the morning (between 8:00am-9:00am) mid-day (1:00pm-2:00pm) and evening (6:00pm-7:00pm) for bathroom breaks and exercise. Dogs will only be walked on the property if a client agrees to pay for that service. If a client would like to have their dog walked, it will take place during the bathroom/exercise breaks. Dogs will be kept indoors from the hours of 10:00 pm-6:00 am.

The building will have ample soundproofing and sound dampening features. The proposed building will be fully enclosed; therefore, dogs will not have free choice access to the outdoor kennels. The dogs will not be able to come in and out of the building as they please, reducing noise and barking that could arise while outside. The building itself will be soundproofed using mineral wool insulation. Mineral wool insulation is made from rock and slag, which gives it a dense structure that provides good soundproofing. This high-density material effectively reduces the transmission of sound and vibrations through walls and floors. It is known to be a superior sound proofing performance.

A 7-ft tall privacy fence will be erected around the proposed 24'x65' dog run area. The wooden 7-ft tall privacy fence will greatly reduce noise while dogs are outside on breaks. The fence will be robustly constructed of 4'x4'x10' posts, 2"x4'x8's and 6'x8x1" privacy fence board.

Existing vegetation on the property will greatly reduce any sound from the outdoor area as well. The site is surrounded by woods and dense foliage from evergreens like pine, cedars, and green giants (arborvitae) as well as oak trees. The green giants, which are already planted along the proposed 7-ft tall privacy fence, are fast-growing evergreens well-known for their screening abilities. They will grow to great heights and provide dark green foliage year-round, blocking noise, neighbors, and views. The pine trees on the property provide plenty of privacy, sound barriers, and are evergreen, maintaining their green foliage throughout the winter, continuing to help with sight and sound as well. No trees will be removed or natural habitat impacted in the construction of the proposed building. All natural resources possible will be protected and preserved.

PROJECT PROPOSAL:

There is a public demand and a public need for trustworthy boarding operations with good indoor and outdoor facilities. The K9 Hotel will address the issue people often face when trying to find a boarding facility to leave their beloved dogs while out of town by providing individual accommodations with access to a fenced area at set times during the day. Having a safe and trustworthy boarding option will be a great benefit to canine owners, allowing them to feel comfortable leaving their dog at The K9 Hotel when they travel out of town. The area of Albemarle County, Charlottesville and surrounding counties is continually growing, and the need for dog boarding is growing.

SUBSTANTIAL DETRIMENT:

Having this special use permit will not be a substantial detriment to adjacent lots because the proposed business will be located centrally on the 5-acre property, and neither the home nor the business is visible to neighbors. With the exception of one small parcel, the property is completely surrounded by land enrolled in the agricultural land use program. In addition, there is only one house on one of the adjacent parcels. The property primarily backs up to rural farm fields or woods. The proposed building site is not visible to any neighbors, nor will it affect their property in any way. With limited drop off/pick up hours and a low maximum capacity for boarding, this business will not affect traffic in any way on Gilbert Station Road. In addition, not everyone would be boarding at the same time. Drop offs and Pick-ups would be spread out over the course of a week.

THE CHARACTER OF THE ZONING DISTRICT:

The character of the Rural Areas zoning district will not be affected by the proposed special use permit. The property is not located on a main highway, and the business will not interfere with traffic. We will not be operating a daily doggy daycare or grooming, so traffic in and out of the driveway and on Gilbert Station Rd is limited. The character also will not change due to our special exception of where we would like to place our building. The building and privacy-fenced dog run area will not be seen from the road or neighbors.

PUBLIC HEALTH, SAFTEY & GENERAL WELFARE:

The K9 Hotel will have no effect on public health, safety, and general welfare. The dogs will be kept in their individual kennels except when they are in the fenced dog run. The dog run area will be connected to the building; therefore, the dogs are always contained while being let out and in for breaks. Any time the dogs are in the fenced area, they will be supervised. Any time the dogs are not in their kennel and or fenced in dog run they will always be leashed. That includes drop off and pick up times as well. All dog owners will provide proof of up-to-date rabies & any required vaccines.

SECTION 5.1.11:

A: We have applied for a special exception. The proposed kennel building will be located 75ft feet away from the adjacent property line which is well past the county staff's requirement. The building will be air-conditioned and soundproofed, and will also include a 7-foot-tall privacy fence for the outdoor dog run.

B: We have applied for a special exception under 5.1 (a) to request modification of the setback required in 5.1.11 (b) The proposed kennel building will be located 75ft feet away from the adjacent property line which is well past the county staff's requirement. The building will be air-conditioned and soundproofed, and will also include a 7-foot-tall privacy fence for the outdoor dog run.

C: All dogs will be confined in the enclosed sound-proofed building from 10:00 p.m. to 6:00 a.m.

D: Does not apply. We are not located in proximity to intensive activity such as shopping centers or any public building.

*For the requested setback for Rural Area Zoning, Staff requested the building and run should be at least 25-ft off of property line. We have relocated building and dog run to 75ft off the property line meet these criteria. We had Residential Surveying Services come back out and reset pins for the new location of building. Please see attached Plats.

SECTION 4.1 WATER SUPPLY & SEWER SYSTEM:

The property is served by a well and septic system. The current dwelling is on the system, and the addition of the kennel would bring the system up to two connections. The system has been evaluated by Old Dominion Engineering, and one modification will be implemented to meet the required capacity.

SECTION 4.3 TREE CUTTING:

No trees will be cut or disturbed for this project.

SECTION 4.4 VISIBILITY CLEARANCE AT INTERESCTION:

There are no visibility issues entering or exiting our driveway. You can see both ways for more than 300 yards.

SECTION 4.10 HEIGHT OF BUILDING:

The kennel will be a standard one-story building with eight-foot walls. The height of the building will not interfere with fire safety requirements or aerial navigation.

SECTION 4.12 PARKING:

There is a designated parking area in front of the proposed building as shown on the map. The proposed gross floor area of 2,200 square feet requires 6 parking spots plus one space per employee. The parking area allows parking for 6 vehicles plus 2 for employees. The parking spot closest to the front door will be visibly marked Handicap with a parking sign and will follow ADA requirements. Parking is noted and labeled on attached map. The existing driveway is a large looping circle, which allows vehicles to turn around easily.

SECTION 4.15 SIGNS:

We do not plan on using any signs for advertising on any main highway or road.

SECTION 4.17 OUTDOOR LIGHTING:

Outdoor lighting will be minimal as a dusk/dawn light on the electric/utility pole located close to the building site is already in operation. Any exterior lights located at doors will be controlled by full cut-off switches. Lumens will not exceed 3,000. There will be no spillover of lighting onto roads or adjacent properties.

SECTION 4.18 NOISE:

The proposed building will be fully enclosed; therefore, dogs will not have access to outdoor kennels to come in and out of the building as they please. This stops any extra noise from being made outside. Our Building will be soundproofed using mineral wool insulation. Mineral wool insulation is made from rock and slag, which gives it a dense structure that provides good soundproofing. This high-density material effectively reduces the transmission of sound and vibrations through walls and floors. It is known and designed to have a superior sound proofing performance.

WATER PROTECTION ORDINANCE AND CRITICAL SLOPES:

The proposed building will not require any disturbance of trees/vegetation; therefore, the construction of the building will not alter any surface run-off or water flow that already exists. The building will be located approximately 200-ft from the closest stream/creek, giving even more protection to the water. As the building site and fenced outdoor dog area is level, the proposed construction will not impact any critical slopes.

For additional protection of water quality, all dog feces will be removed from both interior and exterior dog areas. All feces will be collected, bagged, and picked up by a removal service.

EXISITING CONDITIONS:

The current owners Cody & Nikki Marcum live on the property in the single-family dwelling that will remain on the property. We will continue to live on-site if the special use is approved.

FIRE AND RESCUE:

The owner of the property is a former long-time volunteer fireman with Albemarle County, and the Stony Point Fire Department is located only 1.8 miles away from the property. There is an Albemarle County dry hydrant located along the driveway by the pond which is .11 miles away from proposed building. The fire department has easy and close water access at the end of our driveway to help fight fires in the entire neighborhood area. The large looping circular driveway provides easy access for fire trucks and rescue vehicles to approach the dwelling and proposed building as well as to turn the emergency vehicles around. The driveway is constructed to support heavy equipment. The driveway is paved through the incline and turn, which allows access in all weather conditions. All fire prevention steps will be followed and will be listed on all building plans.

The Required Fire Flow for building: 1,500 GPM

Available Fire Flow from Albemarle County/Stony Points Dry Hydrant at pond located on driveway: 225,000 GPM

IMPACTS ON PUBLIC FACILITIES AND PUBLIC INFRASTRUCTURE:

The proposed project has no impact on any public transportation facilities, public safety facilities, public school facilities or public parks. The closest public building is Stony Point Elementary School which is adjacent to the Fire Department, located 1.8 miles away from the property.

IMPACTS ON ENVIROMENTAL FEATURES:

The proposed site will have minimal impact on the environmental features of the property. The area is level, and water naturally flows across the site without any erosion. Site preparation for the building will require very little disturbance of the ground. There will be no trees cut or disturbed in the area during the building process. As far as vegetation, the 5-acre property consists of woods/foliage with pine trees,

cedars trees, and oak trees. The pine trees and cedar trees on the property provide plenty of privacy and act as a sound barrier. The trees are evergreen, so they maintain their green foliage throughout the winter, continuing to help with sight and sound year-round. The pine trees and oak trees on the property are mature, standing are over 50-ft tall. The cedar trees range from seedlings to over 20-ft tall. There is also good understory growth in the woods, with dense shrubbery, a mix of pines, oaks, cedars, and holly growing that range from seedlings to over 20-ft. Along with all the other trees, Green Giants have been planted along the proposed project stie. These trees currently stand 17-ft tall, and they are still growing.

For additional care and protection of the environment, all dog feces will be removed from interior and exterior dog facilities. All feces will be collected, bagged, picked up by a service and removed from the property.

VIRGINIA DEPARTMENT OF HEALTH:

The proposed outdoor kennel and building is at least 350 ft from the well and 200ft from the closest waterbody. The building will have one bathroom, and we plan to connect to the existing well and drain field that serves our current dwelling. Old Dominion Engineering performed a capacity assessment and determined the existing septic system is adequate for the new usage with the following modifications in place: Adding a lift pump to the new build. Please see attached Capacity Assessment from Old Dominion Engineering.

All dog feces will be removed from interior and exterior dog facilities. All feces will be collected, bagged, picked up by a service and removed from the property.

The new location of the building addresses runoff concern onto adjacent lot. The location of the proposed building has been revised by Timmons Group (concept grading) so there will be no run-off issues with the adjacent properties. Please see attached concept grading document.

OPERATING HOURS:

Monday-Friday & Sunday 9AM-10AM drop off. 6:00PM-7:00PM pick up.

Saturday – Closed for drop offs and pick-ups.

OTHER KEY POINTS:

The location of the proposed building has been moved to meet the setback requirements. Please see attached documents for new concept plans.

There will be no transport of dogs while boarded at The K9 Hotel unless there is a medical emergency.

All dogs will be required to show proof that they are up to date on vaccines and have had their Bordetella shot prior to stay.

Pictures of the planned kennels, fenced play area, and parking area are included with this proposal.

The site plan illustrates a 20" maple tree. 20" is the diameter of the tree not the height. The tree will remain on the property, and it is approximately 50-ft tall.

CONSISTENCY WITH COMPREHENSIVE PLAN:

The proposed boarding operation lies within a Rural Area designation. As stated in the 2015 Comprehensive Plan, the goal of the Rural Area designation is to have thriving farms and forests, traditional crossroads communities, protected scenic areas, historic sites, and preserved natural resources. This boarding operation, located at the home site of a young family, aligns with the spirit of rural entrepreneurship common to and an essential part of the history of rural Albemarle County. This small business will allow a family to make a living off their land while providing a support service to their neighbors, many of whom engage in farming or forestal businesses.

The boarding operation aligns with many of the objectives for the Rural Area, which are underlined in the following sentences. This support service allows neighbors to drop off their dogs close to home and work, therefore supporting a strong agricultural and forestal economy. As it will have minimal impacts to the land or the scenic quality of the area, it will protect and preserve natural resources, which include mountains, hills, valleys, rivers, streams, groundwater, and retain continuous and unfragmented land for agriculture, forestry, biodiversity, and natural resource protection. It will have no negative impact on the County's historic, archeological, and cultural resources. Finally, even though the area served by the boarding operation is not formally recognized as a traditional crossroads community, it will provide a service needed by neighbors in a fairly residentially developed part of the Rural Area.

The land uses supported by the Rural Areas chapter of the Comprehensive Plan emphasize the preservation and protection of agricultural, forestal, open space, and natural, historic and scenic resources. The proposed project is consistent with the comprehensive plan as it provides a support service for those engaged in agricultural or forestal operations in the Rural Area. It does not differ in its merit from other dog boarding operations which have been permitted in the Rural Area.

To evaluate this new operation by the standards outlined within the Comprehensive Plan for the consideration of a new use that are not covered in other sections of this proposal:

1. This service is directly tied to the Rural Area and requires a Rural Area location in order to be successful, as it is providing a needed community service in the northern portion of the County where neighbors can have their dogs cared for within their own community.
2. The operation is compatible with and will have a negligible impact on natural, cultural, and historic resources;
3. It will not conflict with nearby agricultural and forestal uses, and it is perhaps complementary to these uses.
4. It is reversible, and the fenced land and the boarding building could easily be used for farming, forestry, or other preferred rural uses;
5. The success of the operation is directly tied to its rural location. The boarding operation will serve the immediate area, providing a support service for those who are engaged in agricultural

or forestal businesses. This part of the County has many families living in the area, and this will meet an existing need for dog care.

While the proposed use does not directly contribute to the land uses outlined in the Comprehensive Plan, it also does not adversely affect those uses. The operation will not change the rural character of the area, as it is accessed by an existing driveway, will not be visible from the road, and will require minimal clearing and no removal of trees. We are protecting and preserving all natural resources. The hours of operation are reasonable, and the size and scope of the business are small. This boarding operation will provide a service to and enhance the lives of neighbors living in the Rural Area.

*LAST REVISION 10/10/24