Syd Shoaf

From: Charles Blankenship <cpb.jr.42@gmail.com>
Sent: Monday, May 27, 2024 11:07 AM
To: Syd Shoaf; Rebecca Ragsdale
Subject: Fwd: Proposed commercial kennel on Gilbert Station Road
Attachments: Scan May 27, 2024 at 10.45 AM.pdf

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.

Dear Syd and Rebecca:

Thank you for hosting the meeting at Stony Point Elementary School on the topic of a proposed commercial kennel on Gilbert Station. It was nice to meet you both.

I wrote the attached letter and email to Bea, our representative on the Board and I sent a similar letter to Corey our representative on the planning commission. As you can tell by our vocal participation in the meeting, and the contents of these letters, I oppose this project. The reasons are outlined in the email and letter. Please keep me apprised of the process. I would like every opportunity to voice my concerns and opposition.

Chip

Begin forwarded message:

From: Charles Blankenship <cpb.jr.42@gmail.com>
Subject: Proposed commercial kennel on Gilbert Station Road
Date: May 27, 2024 at 11:00:32 AM EDT
To: bkirtley@albemarle.org

Dr. Charles P. Blankenship, JR (Chip)
3100 Gilbert Station Road
Barboursville, V 22923
"LongHill Farm"
513-235-5900

May 27, 2024
Bea LaPisto-Kirtley
Albemarle Board of Supervisors
Rivanna District
401 McIntire Road
Charlottesville, VA 22902

Dear Ms. LaPisto-Kirtley,

It was nice to meet you at the community meeting held on 15 April 2024 at Stony Point Elementary School. I appreciate you seeking to understand the project and how community members feel about the request for an exception to rural zoning laws.

I am writing to express my strong opposition to the proposed commercial dog kennel "K9 Hotel" in our rural zoned area of Albemarle County on Gilbert Station Rd. This proposal is not only concerning due to its potential negative impacts on our community and the environment but also because it contradicts the principles outlined in section 7.5 of the Albemarle County Comprehensive Plan (2015).

Our comprehensive plan serves as a roadmap for responsible development and land use in our rural areas. It was crafted with careful consideration of our community's values, needs, and vision for the future. Introducing a commercial dog kennel on Gilbert Station Rd would directly undermine the goals and objectives outlined in this plan and also negatively impact the daily lives of rural residents.

One of the key objectives of our comprehensive plan is to preserve the rural character and scenic beauty of our area. Allowing a commercial dog kennel to operate here would introduce industrial-scale development that is incompatible with this objective. The increased traffic, incessant barking noise, and environmental impact associated with the kennel would detract from the rural ambiance and significantly reduce our property values.

Furthermore, the proposed dog kennel conflicts with our comprehensive plan's goal of promoting responsible land stewardship and environmental sustainability. Commercial kennels often struggle with waste management issues, which could pose risks to our local water sources and ecosystems. It should be heavily considered that this proposed site is located in the headwaters of the Chesapeake Bay Watershed- a highly regulated and protected waterway. Development of this type in this location is in direct opposition to our community's commitment to protecting our natural resources and wildlife habitats. There is an additional exception required for this project, and that is an exception to the setback requirement. The plot of land does not allow the building location to meet the setback requirement, thus infringing further into the sound scape of neighbors.

Moreover, Albemarle County ordinance (5.1.11b) stipulates that sound levels measured at the nearest property line shall not exceed 55dB for both soundproofed and non-soundproofed animal confinements. Research from Purdue University's College of Veterinary Medicine indicates that the average sound level at commercial kennels ranges from 85-100dB, far exceeding the permitted levels. These anticipated sound levels are of great concern to our multigenerational family farm that is located directly across the street from the proposed commercial kennel.

Allowing commercial kennels to operate in rural areas, even with "behavior-based mitigations" to reduce the sound transmission of barking dogs poses a significant threat to the peace, tranquility, and well-being of our family and other Gilbert Station Rd residents. As I am sure you are aware, approving a project like this is an act that lasts in perpetuity. Even if the current applicants have the best intentions to comply with behavior-based mitigations, there is no guarantee that reality of management and exigencies of task-filled days will not result in less stringent application of mitigation. And we do not know how subsequent owners would comply. This puts a burden on the surrounding land owners to then raise issues with the owners and authorities for lapses in sound mitigation. This is an unacceptable burden on the community.

As I am sure you are aware, property values in Albemarle County have risen substantially. As a property owner in Albemarle County, I am counting on the Board of Supervisors to do everything in their power to preserve the value of property investments made by citizens like me. I am a recent investor and resident (2020), though our family is Virginian for many generations and we are enthusiastic about establishing this as our homestead and long-term residence. I am extra-sensitive to acts that would degrade the property value of our farm and surrounding parcels. We strongly believe that introducing an industrial development for a commercial kennel across the street from the property would result in significant, permanent loss of value. This is a big economic issue for me and my family. This project, if approved, would deliver certain, substantial, negative economic impact on my family.

I urge you to uphold the principles outlined in our comprehensive plan and reject the proposal for the "K9 Hotel" commercial dog kennel. It is essential that we prioritize responsible development that aligns with the long-term interests of our community and preserves the rural character that makes our area special.

Thank you for considering my concerns. I trust that you will make a decision that reflects the values and aspirations of our community as outlined in our comprehensive plan.

Very Respectfully,

CHIP

Charles Blankenship, JR

Dr. Charles P. Blankenship, JR (Chip)
3100 Gilbert Station Road
Barboursville, V 22923
"LongHill Farm"
513-235-5900

May 27, 2024
Bea LaPisto-Kirtley
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One of the key objectives of our comprehensive plan is to preserve the rural character and scenic beauty of our area. Allowing a commercial dog kennel to operate here would introduce industrial-scale development that is incompatible with this objective. The increased traffic, incessant barking noise, and environmental impact associated with the kennel would detract from the rural ambiance and significantly reduce our property values.

Furthermore, the proposed dog kennel conflicts with our comprehensive plan's goal of promoting responsible land stewardship and environmental sustainability. Commercial kennels often struggle with waste management issues, which could pose risks to our local water sources and ecosystems. It should be heavily considered that this proposed site is located in the headwaters of the Chesapeake Bay Watershed- a highly regulated and protected waterway. Development of this type in this location is in direct opposition to our community's commitment to protecting our natural resources and wildlife habitats. There is an additional exception required for this project, and that is an exception to the setback requirement. The plot of land does not allow the building

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Allowing commercial kennels to operate in rural areas, even with "behavior-based mitigations" to reduce the sound transmission of barking dogs poses a significant threat to the peace, tranquility, and well-being of our family and other Gilbert Station Rd residents. As I am sure you are aware, approving a project like this is an act that lasts in perpetuity. Even if the current applicants have the best intentions to comply with behavior-based mitigations, there is no guarantee that reality of management and exigencies of task-filled days will not result in less stringent application of mitigation. And we do not know how subsequent owners would comply. This puts a burden on the surrounding land owners to then raise issues with the owners and authorities for lapses in sound mitigation. This is an unacceptable burden on the community.

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Thank you for considering my concerns. I trust that you will make a decision that reflects the values and aspirations of our community as outlined in our comprehensive plan.

Very Respectfully,



Charles Blankenship, JR

Syd Shoaf

From: Scott P Cunningham <sxcunningham@gmail.com>
Sent: Wednesday, October 23, 2024 11:21 AM
To: Syd Shoaf
Cc: Cody Marcum
Subject: Marcum Dog Boarding SUP
Attachments: Marcum Dog Boarding letter.pdf

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.

Syd Shoaf
Departments:Community Development
Divisions:Planning
Title:Senior Planner I

Marcum Dog Boarding SUP letter of support.

Sincerely,

Scott Cunningham
mobile: 317-652-2247

sshoaf@albemarle.org

10/23/2024

Re; Marcum Dog Boarding SUP

Dear Albemarle County,
I am writing as a neighbor in support of the proposed SUP for Marcum Dog Boarding. I am in support for several reasons:

- A necessary service for our community that will provide financial support for my neighbors family.
- The noise concerns are easily manageable and negatable through PROVEN modern designs
    - Designs of buildings - kennel shape & with sound proofing via mineral wool insulation as I researched (see below) from San Diego Humane Society, an inner city shelter with zero noise problems.
    - Designs of fencing - 7 foot tall privacy fence. More sound barrier.
- The noise concerns are manageable through management practices that the Marcums have already researched and proposed implementation as part of their services.
    -
- The land is large and rural and this is a healthy land use that is not detrimental to nature.

I am fully in support of the SUP.

Please contact me with any questions,

A supportive neighbor,
Scott Cunningham
4448 Stony Point Road
Barboursville, Va 22923
Cell 317-652-2247

From: Kathleen Van Dusen <kvandusen@sdhumane.org>

Date: May 16, 2024 at 12:28:08 PM EDT

To: SXCUNNINGHAM@gmail.com

Subject: RE: Form Submission: Contact Us!

Hello Scott,

Thank you for your interest! I am the project manager for SDHS and have been very involved in the design and construction of this build over the last 4 years.

Our architects created a “saw tooth” type kennel layout within our existing dog area footprint. With this layout, most dogs on the floor do not directly across into other kennels, which does decrease stress or barrier reactivity. There is a public side to the dog kennel, which you saw in the video, and a staff/vol only side. The interior material of the dog kennels (floor to ceiling) is Altro installed over moisture resistant drywall. Altro has heat sealed seams which makes it more watertight, therefore more disease resistant (and durable) than FRP. Altro is used in behavior hospital settings, so we decided to try it out in our kennels. We built the divider/guillotine door so the dog would have a little wall to hide behind if

they needed a break from the public viewing. We also put in a sound system, with speakers in every 2nd or 3rd dog kennel, which has also been another *huge* stress reliever for them. As for "soundproof", this is not exactly true. The person who posted the video may have used soundproof, instead of sound dampened habitats. While we used materials that overall provided sound dampening within the dog areas, the dog habitats are not completely soundproofed, but the layout and mix of materials we used have cut down the stress/sound dramatically.

I have included an overhead view of the layout to provide a better idea of the overall design for the dogs - Baby blue: are the public hallways. Brown: is the staff/volunteer only areas. We consider each care area (1-7) as a "pod".

I am happy to answer any other questions you may have.

Best Regards,

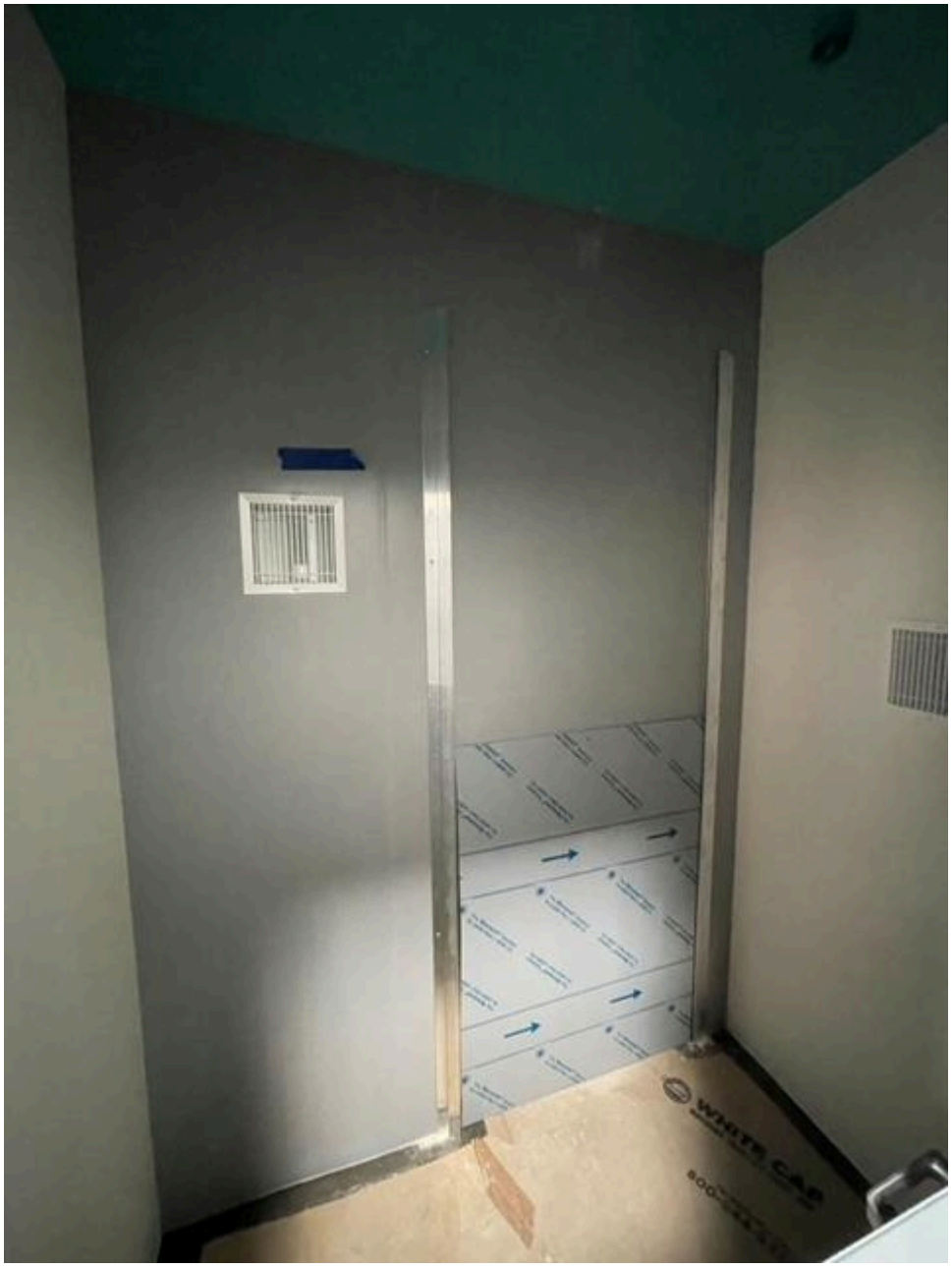
Kathleen










WHITE CAP


CARE 7
INTER. 3
WOMEN
CONSULT E
CONSULT F
CONSULT D
CARE 5
DOG PREP 2
CARE 6
INTER. 2
CARE 4
CONSULT A
CARE 3
CONSULT B
CONSULT C
CARE 2
INTER. 1
DOGS
FEATURE HABITAT
CONSULT
SMALL ANIMALS
CARE 1

Syd Shoaf

From: Norford <webnorford@gmail.com>
Sent: Friday, October 25, 2024 10:48 AM
To: Syd Shoaf
Subject: Marcum dog boarding

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.

Mr. Shoaf,
We live in Stony Point and have a rental house near where Cody and Nikki Marcum would like to have dog boarding. We also farm the property next to them.

We have known Cody and Nikki for well over 20 years. They are extremely responsible and hardworking. We believe the dog boarding will not intrude on any of the surrounding properties. Having this service in Stony Point will actually benefit many in our area as there is a great demand for dog boarding. Most of these facilities are either in Charlottesville or the urban ring. We have no doubt that Cody and Nikki will run this responsibly and respectfully.

Thank you,
Dave and Joanne Norford

Syd Shoaf

From: emily white <emilynelsonwhite@gmail.com>
Sent: Friday, October 25, 2024 5:52 PM
To: Syd Shoaf
Cc: Cody Marcum
Subject: Letter of Support for Marcum Special Use Permit
Attachments: LOS K9 Hotel_White.pdf

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.

Greetings Syd,

Attached is a letter of support for The K9 Hotel, a special use application submitted by Cody and Nikki Marcum.
Please don't hesitate to contact me if you have any questions.
This business would be an asset to the community.

Thanks,
Emily
(434) 996-8337

White Farm, Irvin & Emily White
1713 Proffit Rd
Charlottesville, VA 22911
whitefencing@gmail.com
(540) 406-2309

October 25, 2024

Syd Shoaf
Senior Planner I, Community Development
Albemarle County
401 McIntire Rd
Charlottesville, VA 22902

SENT ELECTRONICALLY

Dear Syd,

We are writing to express our support for a special use permit for a dog kennel, The K9 Hotel, submitted by Cody and Nikki Marcum. We live in their neighborhood, and we strongly support the approval of this permit for many reasons.

Cody and Nikki Marcum are exceptional people who care about their neighbors and want to improve their community. We have known both since they were teenagers. Cody worked building fence for around five years, starting in high school and ending when he wanted to start his own business. Nikki cared for our children in the home for about five years also. Both are hard-working, upstanding people of the highest integrity. Seeing them build this dream of a dog kennel is inspiring, and of course they are working to make certain they keep their neighbors happy and that they meet County regulations. The Marcums deserve the opportunity to make a living for their family on their land.

As local small business owners ourselves, we would like to see the County support small local businesses such as The K9 Hotel. This kennel, run by lifelong Albemarle County residents, will keep income and tax dollars in the County. People bringing their dogs to The K9 Kennel will be contributing to the local economy, and those funds will stay local. County residents will not have to drive to Charlottesville to board their pets or give their money to large corporations if this small, personal operation is made available. This business will benefit northern Albemarle and the County overall.

Finally, there is a need for trustworthy dog boarding operations in this area. The K9 Hotel, just based on its location in a rural area, can offer better accommodations than anything located in the City. The large kennels with windows, the outdoor exercise area, and the option for leashed nature walks is unique. The care and attention Cody and Nikki can offer will be outstanding. The K9 Hotel will be convenient for many in the Stony Point community which has many single-family residences despite the rural area zoning.

We strongly encourage the County to approve this special use permit to allow these good citizens to make a living on their land. The kennel will have no more impact on the community than the cows in the fields that surround them.

Thanks,

Irvin White Emily White

Cc: Nikki & Cody Marcum

Syd Shoaf

From: Norford <webnorford@gmail.com>
Sent: Thursday, November 7, 2024 7:09 PM
To: Syd Shoaf
Subject: Re: SP202400004 The K9 Hotel - Special Use Permit - Project Update

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.

Mr. Shoaf,
We live in Stony Point and own property near this location. We also farm the land adjacent to it. We support this application and do not feel it will have any negative impact on our community. Dog daycare is a growing market. It seems fitting for this to be a business that can be located in a country setting without having a detrimental effect on the neighborhood.

Thank you,
Dave & Joanne Norford

On Wed, Nov 6, 2024 at 11:32 AM Syd Shoaf <sshoaf@albemarle.org> wrote:

> Good morning,
>
> You are receiving this email because you have attended a community meeting or have provided public comment for SP202400004 The K9 Hotel – Special Use Permit.
>
> This application was originally submitted to the County for review on March 6, 2024. A community meeting was held on April 15, 2024, and review comments were sent to the applicant on May 1, 2024. On May 6, 2024, the applicant requested a deferral to revise their application and now the revised application materials are under review by County Staff and partners. The revised materials can be accessed through the link below and are dated with 2024-10-24.
>
> https://lfweb.albemarle.org/weblink/search.aspx?dbid=0&searchcommand=%7b%5bCDD-Planning%5d:%5bApplicationNumber%5d=%22SP202400004%22%7d
>
> Review comments for the revised plan will be available after December 19, 2024. If a Planning Commission Public Hearing gets scheduled, I will notify you immediately.

As a reminder, this application is still under review by the County. It needs to go to the Planning Commission for a public hearing where the Planning Commission will have a recommendation for approval or denial. After, the application will need to go to the Board of Supervisors for a public hearing where the Board will act to approve or deny the application. At both public hearings, there is opportunity to provide direct public input to the Commission and Board, as well as, learn more about the project from the applicant. You will be notified if and when these public hearings get scheduled.

In the meantime, you may provide public comments directly to me at sshoaf@albemarle.org. If you have any questions, please do not hesitate to reach out.

Thank you,

Syd Shoaf

Senior Planner

Community Development Department

Albemarle County

sshoaf@albemarle.org

434-296-5832 ext. 3902

401 McIntire Road, Charlottesville, VA 22902