



County of Albemarle
Community Development Department - Planning

Syd Shoaf
sshoaf@albemarle.org
Telephone: (434) 296-5832 ext.3902

February 26, 2025

Christopher & Nikki Marcum
3225 Gilbert Station Road
Barboursville, VA 22923
marcumsservices@yahoo.com

Re: SP202400004 K9 Hotel

Dear Mr. & Mrs. Marcum,

At its meeting on January 28, 2025, the Albemarle County Planning Commission recommended approval of SP202300001 by a vote of 7:0 for the reasons stated in the staff report and with the revised conditions listed below:

1. Development of the use must be in general accord with the conceptual plan titled, "Plat Showing Survey of TMP 48-77A3" drawn by Residential Surveying Services dated October 3, 2024. To be in general accord with the Conceptual Plan, development must reflect the following major elements essential to the design of the development:
 - a. Location of proposed building;
 - b. Location of proposed parking area

Minor modifications to the plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. The maximum height of structures must not exceed one-story in height.
3. The number of kennels may not exceed twelve (12) dog kennels.
4. The maximum size of the kennel building must not exceed 1,200 square feet in size and must be sound-proofed.
5. The maximum size of the outdoor run area must not exceed 1,560 square feet in size.
6. The outdoor run must be surrounded by a sound-dampening fence and as described in the applicant's narrative.
7. The kennel building must be soundproofed.

Should you have any questions regarding the action, please contact me.

Sincerely,
Syd Shoaf
Senior Planner II
Planning Division

CC: File