

From: Bart Svoboda
Sent: Thursday, April 3, 2025 5:24 PM
To: Bea LaPisto-Kirtley <bkirtley@albemarle.org>
Cc: Ann Wall <awall@albemarle.org>; Trevor Henry <thentry@albemarle.org>; Jodie Filardo <jfilardo@albemarle.org>
Subject: RE: SE No. 2300: Barboursville Kennel - Acoustic Report (SP202400004, the K-9 Hotel / 3225 GILBERT STATION RD BARBOURSVILLE)

Supervisor LaPisto-Kirtley,

Thank you for the information. I believe the application is SP202400004, the K-9 Hotel. It was recommended for approval by the Planning Commission, with conditions, on January 28, 2025. It is currently scheduled to be heard by the Board of Supervisors on April 16, 2025.

I will forward the information to the appropriate staff members for review of Mr. Blankenship's concerns.

Please let me know if there are addition questions.

Regards,
Bart

This e-mail is not intended to be and shall not be deemed to be an official order, requirement, decision or determination made by or on behalf of the Zoning Administrator.

Bart J. Svoboda
Deputy Director Community Development
Albemarle County

bsvoboda@albemarle.org
office: (434)296-5832 ext.3225
401 McIntire Road, North Wing, Charlottesville, VA 22902

From: Ann Wall <awall@albemarle.org>
Sent: Thursday, April 3, 2025 1:51 PM
To: Bea LaPisto-Kirtley <bkirtley@albemarle.org>; Trevor Henry <thentry@albemarle.org>; Jodie Filardo <jfilardo@albemarle.org>; Bart Svoboda <bsvoboda@albemarle.org>
Subject: RE: SE No. 2300: Barboursville Kennel - Acoustic Report

Supervisor LaPisto-Kirtley – Can you provide the attachment?

Thanks
ann

From: Bea LaPisto-Kirtley <bkirtley@albemarle.org>
Sent: Thursday, April 3, 2025 1:43 PM
To: Ann Wall <awall@albemarle.org>; Trevor Henry <thentry@albemarle.org>; Jodie Filardo <jfilardo@albemarle.org>; Bart Svoboda <bsvoboda@albemarle.org>
Subject: Fwd: SE No. 2300: Barboursville Kennel - Acoustic Report

I am forwarding the email and attachment from a constituent re: his concern over noise and his property values at the proposed K-9 Hotel.

Bea

Bea LaPisto-Kirtley
Albemarle County Board of Supervisors
Rivanna Magisterial District
bkirtley@albemarle.org
(434) 529-0239

From: Bea LaPisto-Kirtley <bkirtley@albemarle.org>
Sent: Thursday, April 3, 2025 1:38 PM
To: Charles Blankenship <cpb.jr.42@gmail.com>
Subject: Re: SE No. 2300: Barboursville Kennel - Acoustic Report

Mr. Blankenship,
Thank you for the additional information that you provided along with your concerns.
Respectfully,

Bea LaPisto-Kirtley
Albemarle County Board of Supervisors
Rivanna Magisterial District
bkirtley@albemarle.org
(434) 529-0239

From: Charles Blankenship <cpb.jr.42@gmail.com>
Sent: Thursday, April 3, 2025 12:01:14 PM
To: Bea LaPisto-Kirtley <bkirtley@albemarle.org>
Cc: Belinda Blankenship <blankenship.bel@gmail.com>
Subject: Fwd: SE No. 2300: Barboursville Kennel - Acoustic Report

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 Bea:

First of all thank you for listening to our concerns about the impacts that we believe the kennel, as proposed by the applicants, and then modified at the planning commission meeting by the commission themselves, will have on our quality of life and property values. If you recall, one of the main points that I made in both my letter and in our meeting was that I believed the proposal included insufficient sound mitigation and thus would be impactful to direct neighbors on the map, as well as our main home that is a neighbor as a "crow flies," and as sound travels. I pointed out that the planning staff erroneously concluded that there is no impact to neighbors, yet no evidence for this conclusion was given, leading me to believe, as a licensed Professional Engineer, that no serious work was performed by the planning staff to draw their conclusion. I informed you that we intended to hire an outside firm to investigate the facts of the matter.

Since the county staff did not do the technical work required to draw their conclusion, we contracted with an independent engineering firm, at significant personal expense, to use the best available technology and accepted engineering methods to create a model of sound transmission to test for impact, as well as compare the proposed structure and methods for mitigating sound with the county codes. Moreover, we asked for an impartial, fact based study, with no other influence on the outcome, save the facts and physics.

Please read the report that is attached, and see that it is a significant NEW finding in this matter, and it was not considered in by the staff in their report. This NEW information was not available to the planning commission for their review, and they approved the proposal based on the planning staff's incomplete work. Numerous neighbors sent letters and spoke at the planning commission against the proposal as-submitted, but the commission chose to prioritize the applicant's desire over the direct impacts on numerous neighbors. There was no compelling evidence for those opposed to share, because the proper work had not been done by the planning staff to support any conclusion on the nature and magnitude of impact.

During our Teams meeting, you indicated that the county would not rely on outside engineering analysis. The firm that we hired stands ready to meet with the planning staff and explore whether the staff is willing to adopt the study into an amended report. If that is not possible for some reason, I respectfully request that this matter be referred back to staff, and back through the process for the planning staff to contract for their own rigorous noise impact study and then devise a design and operational approach that properly mitigates the clear noise non-compliance and unacceptable impact to neighbors.

We have hired counsel, and he will be sharing this new, significant information with the county attorney and with the planning staff. One thing that I would like to bring up— **there is a compromise available here**. The structure can be constructed with proper materials and construction methods to substantially reduce sound transmission, meet the code, and have minimal impact to neighbors with an operational approach that keeps the dogs inside the kennel at all times during their stay. Many commercial kennels, such as Dogtopia operate in this manner. Dogtopia is the largest in North America with 285 locations in North America (and at least one in Albemarle County). This is our preferred outcome, no matter what the process steps are that get us all to that point. We have no personal issue with our neighbors desire to run a commercial business on their property. Our sole concern is the clear impact it will have on our quality of life and property value. **Construction of a kennel with the right materials and methods, as well as keeping the dogs inside at all times, appears to be a way to accomplish both goals.**

Respectfully Submitted,

Chip

Hello Chip and Belinda,

Our noise study report is attached. Upon careful review of the ordinance, we determined that dog barking noise meets the ordinance definition of

impulsive. As a result, the maximum (Lmax) levels were compared with the 55-dBA noise threshold in the kennel section of the ordinance. We showed contour maps of barking noise transmissions to the neighborhood and found that a sound barrier wall around the outdoor run is not sufficient to meet the ordinance. We also described the construction details needed for the kennel building to meet the ordinance. Let me know if you have any questions that we can answer.

Best regards,

Aimee Lalime, Senior Consultant
INCE Board Certified
Direct: (703) 462-5825



Soundscape Engineering | Acoustics • Vibrations • Noise
Illinois | Indiana | Michigan | Virginia
(312) 436-0032 • (317) 489-4151 • (734) 418-8663 • (703) 722-6633
www.SoundscapeEngineering.com

March 27, 2025

Mr. and Mrs. Blankenship
1085 Long Hill Farm
Barboursville, VA 22923
cpb.jr.42@gmail.com
blankenship.bel@gmail.com

**Subject: Acoustic Consulting Report – Proposed Dog Kennel at 3225 Gilbert Station Road,
Barboursville, VA**

Dear Chip and Belinda,

Soundscape Engineering has completed its assessment of the noise transmission from the proposed commercial dog kennel at 3225 Gilbert Station Road in Barboursville, VA to the surrounding neighborhood. This report describes our site visit, analysis, comparison with the Albemarle County noise ordinance, and recommendations regarding kennel sound isolation.

1.0 Executive Summary

The Albemarle County ordinance applies specific limits to noise from kennels – 55 dBA at the nearest agricultural or residential property line with 500-foot setbacks for wall-enclosed areas and 200-foot setback distances for “soundproofed” buildings.

The K9 Hotel proposed at 3225 Gilbert Station Road includes an air-conditioned building, which is proposed to be soundproofed, and an outdoor run surrounded by a 7-foot-tall wooden fence. The distance from the kennel building and run to the closest agricultural property line is approximately 75 feet. The sound levels from a dog barking in the outdoor run is predicted to exceed the ordinance at the closest property line, regardless of barrier construction and height. Due to the 75-foot setback distance, it is not possible for a wall-enclosed outdoor run to meet the ordinance’s sound level limit.

With attention to construction details, it is possible for noise from within the proposed kennel building to meet the 55 dBA limit at the nearest property line (75 feet away). In order to meet the ordinance limit, the building envelope will need to achieve a composite sound transmission class of STC_c 32. This level of sound isolation requires use of sound-isolating doors and windows, intentional HVAC design, and sealing the building air-tight (no holes or gaps are allowed). Further information regarding methods for achieving the necessary sound isolation are provided in this report.

2.0 Background

A commercial kennel has been proposed to be located at 3225 Gilbert Station Road, Barboursville, VA in the Albemarle County, VA. According to the narrative provided by the prospective kennel owners, the

proposed K9 Hotel would consist of a 16' x 40' building with a 24' x 65' outdoor dog run located at one end of the building. The dog run would be surrounded by a 7-foot-tall wooden privacy fence. The kennel building would house up to 12 dogs in visually-separated kennels.

The dogs are planned to be outside in the dog run area in the morning (between 8:00-9:00 am), mid-day (1:00-2:00 pm), and evening (6:00-7:00 pm) for bathroom breaks and exercise. Dogs would also be walked outside the dog run area during these hours if the client pays for the additional service. Dogs would be kept indoors from the hours of 10:00 pm – 6:00 am.

The project has been submitted to the County, recommended by staff, and approved by the planning commission. The project is slated to come before the board in April. Soundscape has been retained to assess the kennel-related noise transmission to nearby properties with respect to the Albemarle County noise ordinance and provide insight on “soundproofing” measures.

3.0 Acoustical Terminology

A glossary of acoustic terminology has been appended to this report for your reference.

4.0 Albemarle County Ordinance

The Albemarle County Code of Ordinances states that the public has a right to and should be free from an environment of excessive or unwanted sound (Chapter 7 Article 1 Section 7-100.E). While the noise ordinance and zoning ordinance contain specific limits for other activities, sound from commercial kennels is specifically covered in Chapter 18 Section 5.1.11:

Sec. 5.1.11 Commercial kennel, veterinary service, office or hospital, animal hospital, animal shelter.

Each commercial kennel, veterinary service, office or hospital, animal hospital and animal shelter shall be subject to the following:

- a. Except where animals are confined in soundproofed, air-conditioned buildings, no structure or area occupied by animals shall be closer than 500 feet to any agricultural or residential lot line. For non-soundproofed animal confinements, an external solid fence not less than six feet in height shall be located within 50 feet of the animal confinement and shall be composed of concrete block, brick, or other material approved by the zoning administrator;*
- b. For soundproofed confinements, no such structure shall be located closer than 200 feet to any agricultural or residential lot line. For soundproofed and non-soundproofed confinements, sound measured at the nearest agricultural or residential property line shall not exceed 55 decibels;*
- c. In all cases, animals shall be confined in an enclosed building from 10:00 p.m. to 6:00 a.m.*
- d. In areas where such uses may be in proximity to other uses involving intensive activity such as shopping centers or other urban density locations, special attention is required to protect the public health and welfare. To these ends the*

commission and board may require among other things: Separate building entrance and exit to avoid animal conflicts; Area for outside exercise to be exclusive from access by the public by fencing or other means.

Chapter 18 Section 4.18.03 gives the procedures for measuring sound levels. Sound levels are to be measured and reported in the A-weighted scale with fast response. Equivalent sound level (L_{eq}) is to be used unless the sound level is an impulse sound, in which case the maximum sound level is to be recorded (L_{max}). Impulse sound is defined in Chapter 18 Section 3.1 as any sound of short duration with an abrupt onset and rapid decay. Since dog barking meets the ordinance definition of impulse sound, the ordinance limits the maximum kennel-related noise to 55 dBA at the nearest residential or agricultural property line.

This 55 dBA limit applies whether or not the confinement is “soundproofed”. Note that complete sound isolation is impossible, and phrases such as “soundproof” have no real meaning within the acoustic industry. A layperson may interpret “soundproofed” as rendering the sound inaudible directly outside the building, but that is an unlikely interpretation of the ordinance since a limit of 55 dBA is applied at a 200-foot distance, a level that would be clearly audible in a rural environment. For the purposes of this report, “soundproofed” will be interpreted as a building envelope design that limits the maximum sound level from a single bark to 55 dBA at the nearest property line.

The Albemarle County ordinance also states in Section 7-104 that it is unlawful for any person to produce sound that causes at least a 15 dBA increase in the sound level above the ambient sound level. It also states in Section 7-100 that studies have characterized the human reaction to increases in sound pressure levels over ambient levels, as measured in decibels (dB), as “intrusive” for increases of five to 10 decibels, “very noticeable” for increases of 10 to 15 decibels, “objectionable” for increases of 15 to 20 decibels, and “very objectionable to intolerable” for increases of 20 or more decibels. While dog barking noise and kennel-related noise are exempt from this section of the ordinance, a comparison with the ambient will be provided for reference purposes.

5.0 Surrounding Noise Environment

5.1 Adjacent Properties

The rural neighborhood around the proposed dog kennel at 3225 Gilbert Station Road is composed of agricultural and residential properties. The distance to the closest agricultural property line is 75 feet, and the closest residential property line is approximately 500 feet away. Ambient noise level measurements were conducted at 1085 Long Hill Farm (measurement location M1) and 3119 Gilbert Station Road (M2).

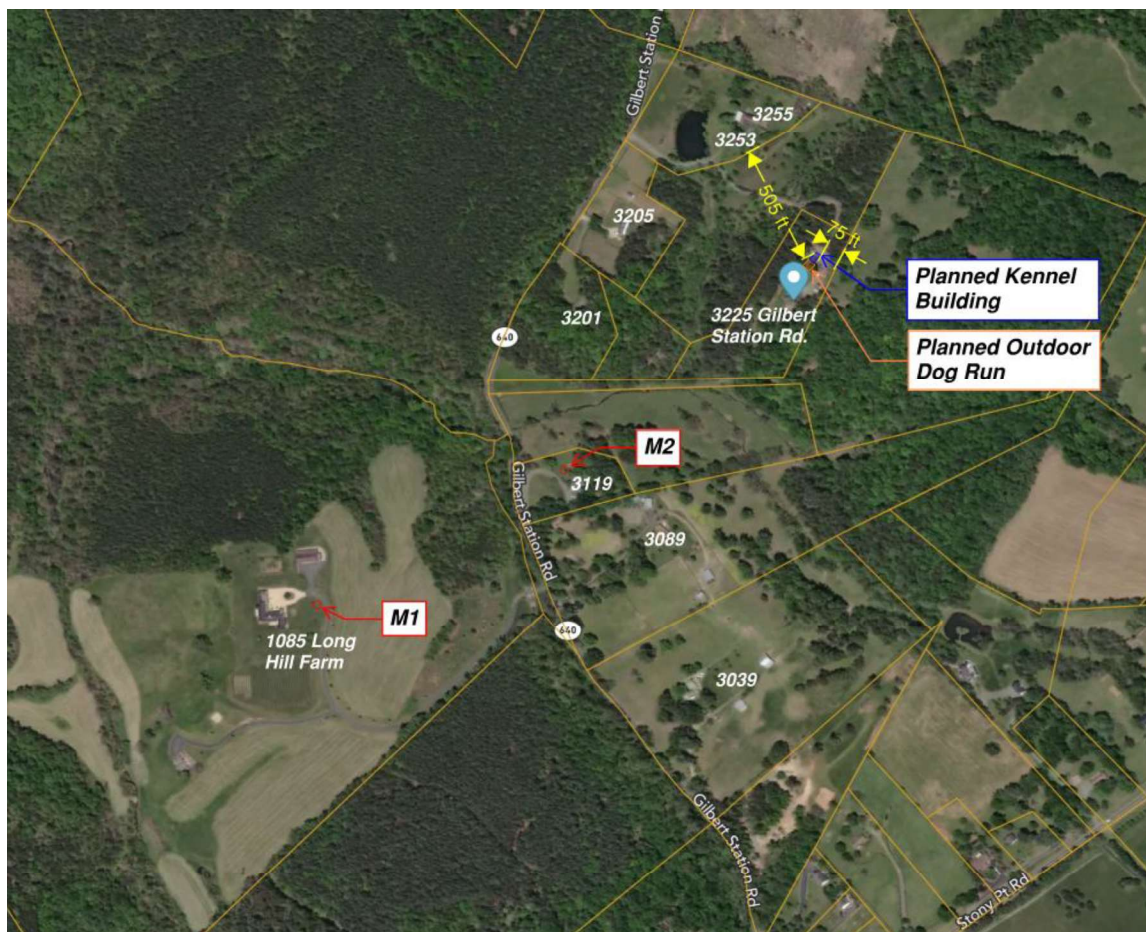


Figure 1: Aerial View Showing Sensitive Receptors and Measurement Locations M1 and M2

5.2 Existing Ambient Conditions

A site noise survey was conducted in the early afternoon on February 23, 2025 to document the existing ambient sound levels near the proposed kennel (see Table 1). Sound levels were logged every second for a duration of 30 minutes at M1 and 10 minutes at M2. The dominant noise sources at both locations were birds chirping and occasional traffic on Gilbert Station Road. The equivalent sound level (L_{eq}) represents an overall energy average of the measured sound levels, and is the metric the ordinance requires to be used for describing the ambient. L_{90} is the level exceeded 90% of the time; it is generally a better representation of the background noise that acoustically covers (masks) a source sound since the L_{90} omits transient sounds that are only present occasionally.

Table 1: Ambient Measurement Summary

Measurement Location	Address	Distance to Gilbert Station Road	Ambient Sound Level (L_{eq})	Ambient Sound Level (L_{90})
M1	1085 Long Hill Farm	830 feet	37 dBA	23 dBA
M2	3119 Gilbert Station Road	250 feet	35 dBA	27 dBA

6.0 Future Noise Environment and Impacts

6.1 Dog Source Levels

Soundscape has measured dog barking noise in an outdoor, rural environment for previous projects, and that data was used as the sound source for this project. Measurements for the previous project were made at a distance of approximately 20 feet from the dogs with intervening terrain of cut grass. The maximum (L_{max}) sound level from a single dog bark was 91.6 dBA. For the K9 Hotel assessment, this sound pressure level at 20 feet was converted to a sound power level and used in our modelling of sound propagation from the proposed kennel and outdoor dog yard.

6.2 Outdoor Run Dog Noise Comparison with Albemarle County Noise Ordinance

We modeled the proposed kennel facility site and the surrounding area using the commercially available environmental noise modeling software, SoundPLAN. The model included site topography, buildings to represent nearby residences, a dog noise source in the outdoor yard, and receiver locations at nearby property lines to provide an accurate representation of the noise environment. Figure 2 shows a 3D view of the proposed kennel and its neighbors from SoundPLAN.

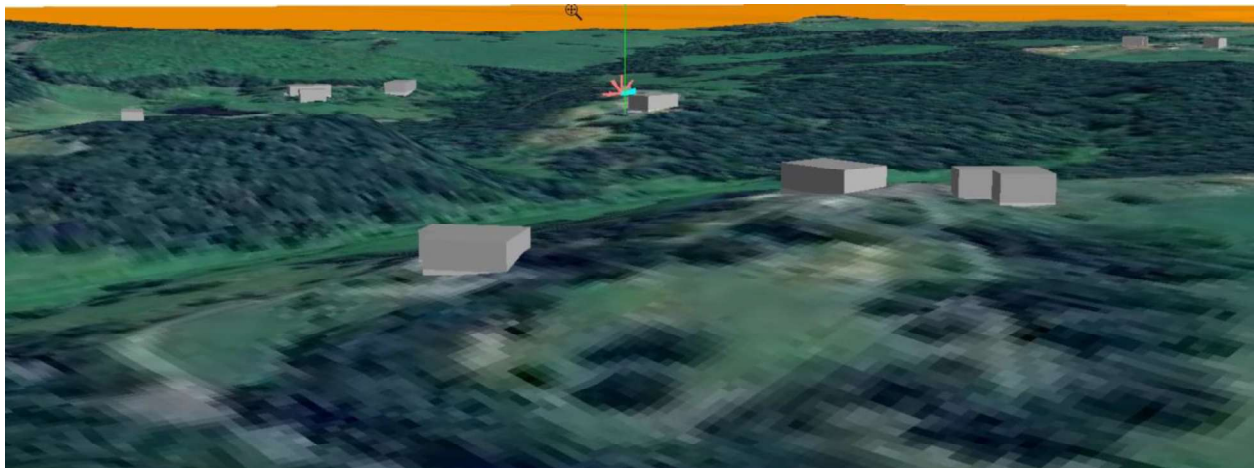


Figure 2: 3D View of Proposed Kennel and Neighborhood

SoundPLAN Results - No Sound Barrier Scenario

Figure 3 presents a SoundPLAN contour map showing the barking-related sound pressure levels predicted over the surrounding properties if a dog is barking in the proposed outdoor run and that run is *not enclosed with a sound barrier wall*. Although the K9 Hotel narrative describes a 7-foot-tall fence around the outdoor run, the typical wooden fence does not function as a sound barrier wall. Red-shaded areas indicate sound levels that exceed the 55-dBA kennel-related ordinance limit; as is shown in Figure 3, the red areas extend well beyond the kennel property boundaries.

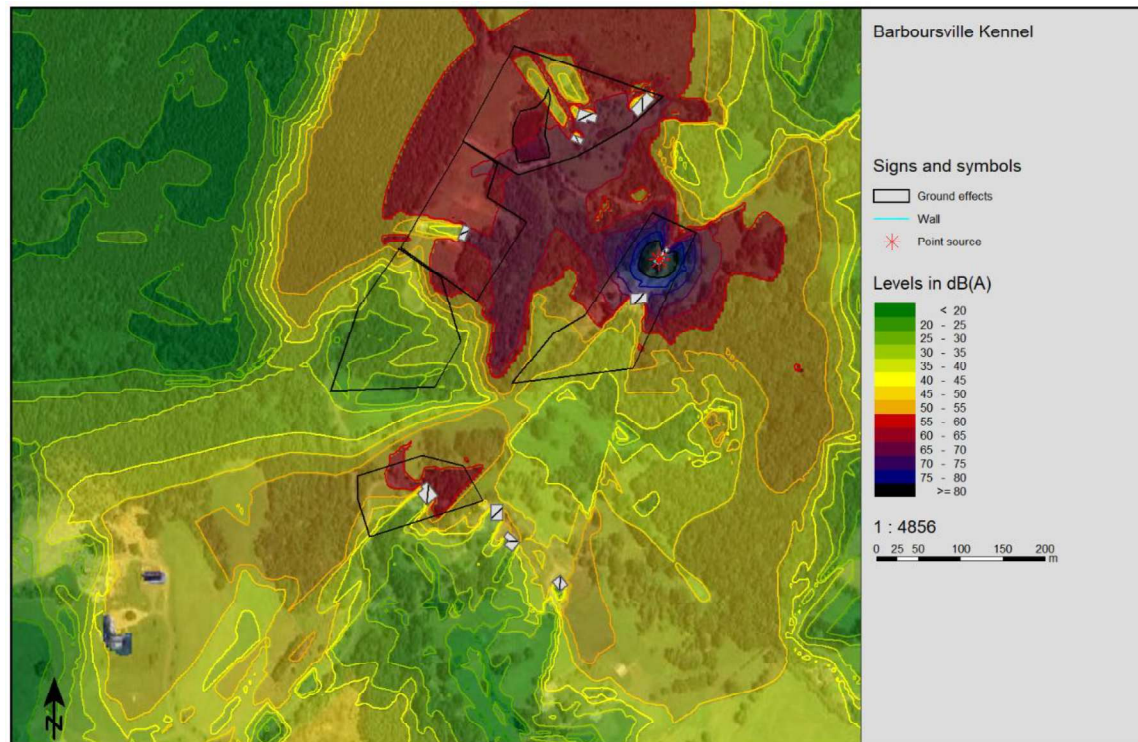


Figure 3: Contour Map of Predicted Dog Noise from Outdoor Yard *without* a Sound Barrier Wall

Sound Barrier Construction

Generally speaking, there are minimum acoustical requirements for the sound barrier walls. They must be constructed from a material with a minimum acoustical rating of STC 22 or a mass no less than 2 pounds per square foot. An example of a suitable material would be overlapping, 1" (nominal thickness) cedar or pine planks, assembled such that the total, actual thickness of the wall is at least 1-½" along the entire length of the wall. They would need to be screwed together rather than nailed so that the natural warping of the planks over time does not cause them to pull apart and create gaps between them. Because this is a "sound barrier wall" rather than a "fence," there must not be any gaps and it must be constructed tight to the ground. Alternatively, a sound barrier wall could be composed of concrete block or brick as described in the noise ordinance.

SoundPLAN Results – 7-foot Sound Barrier Scenario

If the wooden fence is constructed as described above or composed of concrete block or brick, it could function as a sound barrier. Figure 4 shows the contour map for the case with a 7-foot-tall sound barrier wall. We found that a 7-foot sound barrier was not sufficient to meet the ordinance at the nearest property lines.

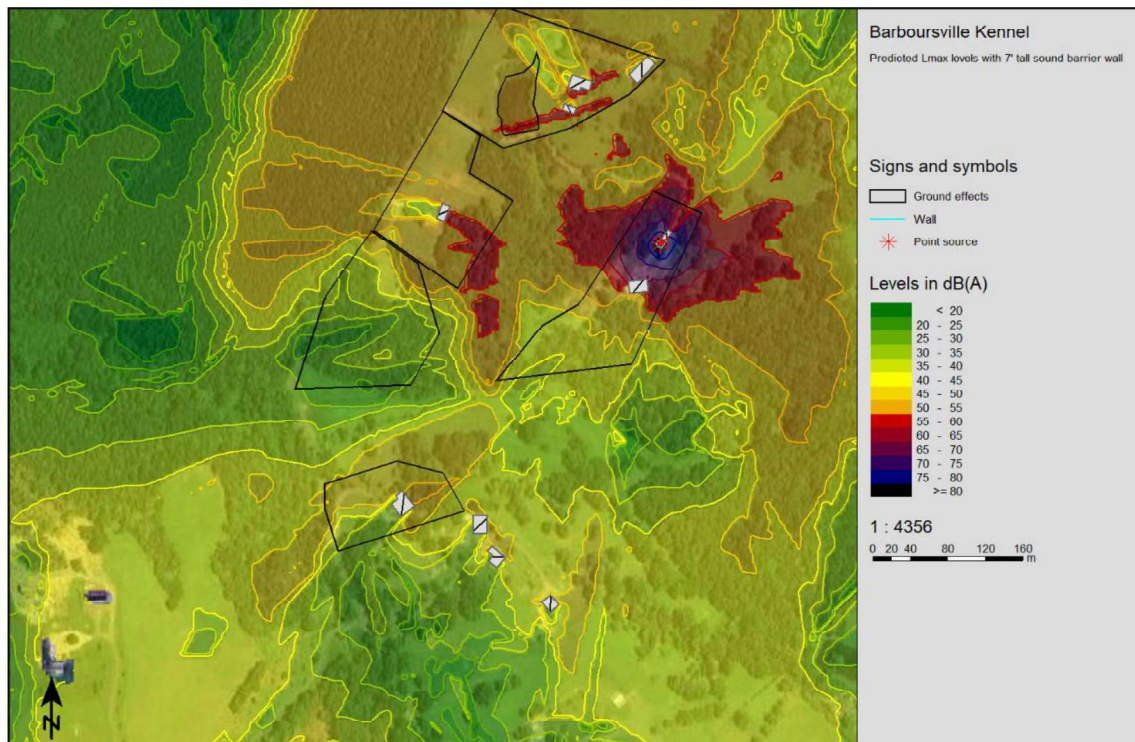


Figure 4: Contour Map of Predicted Dog Noise with 7-foot-tall Sound Barrier Wall

SoundPLAN Results – 10-foot and 16-foot Sound Barrier Scenarios

Since the 7-foot-tall barrier did not meet the ordinance, we also evaluated a 10-foot barrier and a 16-foot barrier. As shown in Figures 5 and 6, the red contour area continues to extend beyond the kennel property line, so even the 16-foot-tall barrier would not provide sufficient attenuation to meet the noise ordinance.

Note that the lime, yellow, and orange shaded areas on these images are all above the measured ambient L_{eq} of 35-37 dBA. Based on the ordinance's description of sounds relative to the ambient, yellow-shaded areas would generally be considered "intrusive", light orange-shaded would be "very noticeable", and dark orange would be "objectionable". Red areas exceed the kennel-related ordinance and are also described as "very objectionable or intolerable".

With the planned setback distances, the only feasible way to meet the kennel-related 55 dBA ordinance limit is to keep the dogs contained within a kennel building at all times.

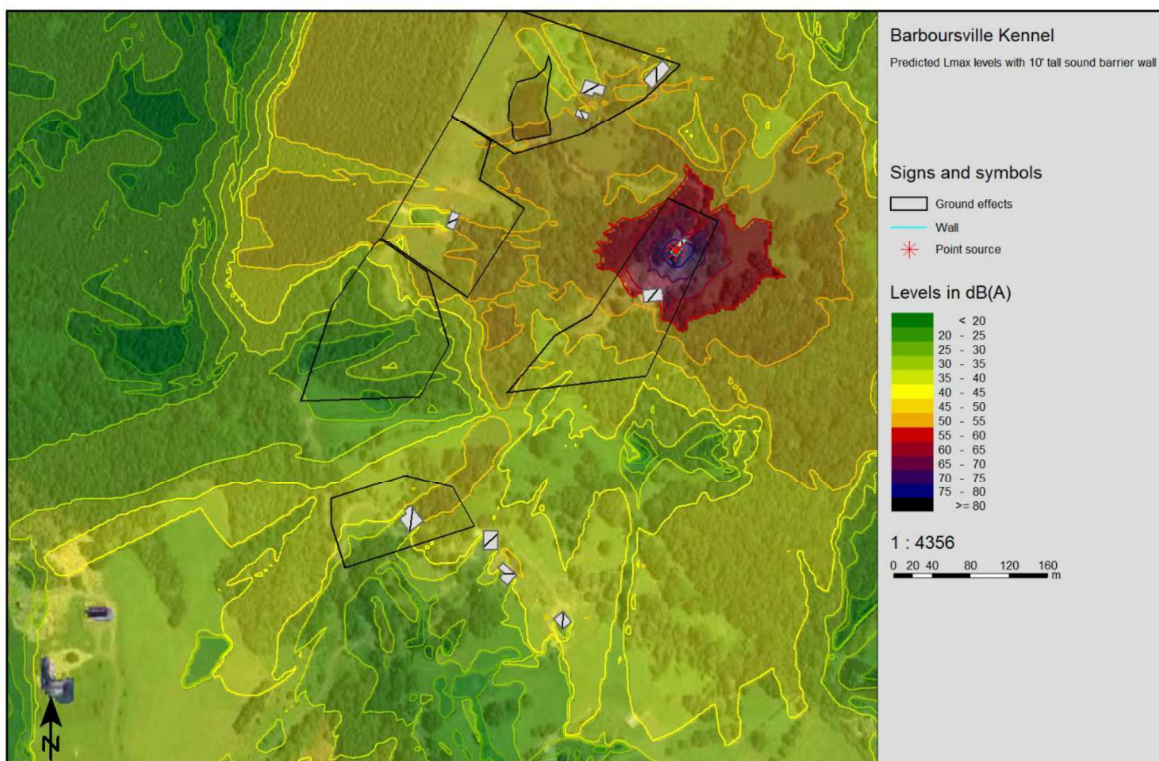


Figure 5: Contour Map of Predicted Dog Noise with 10-foot-tall Sound Barrier Wall

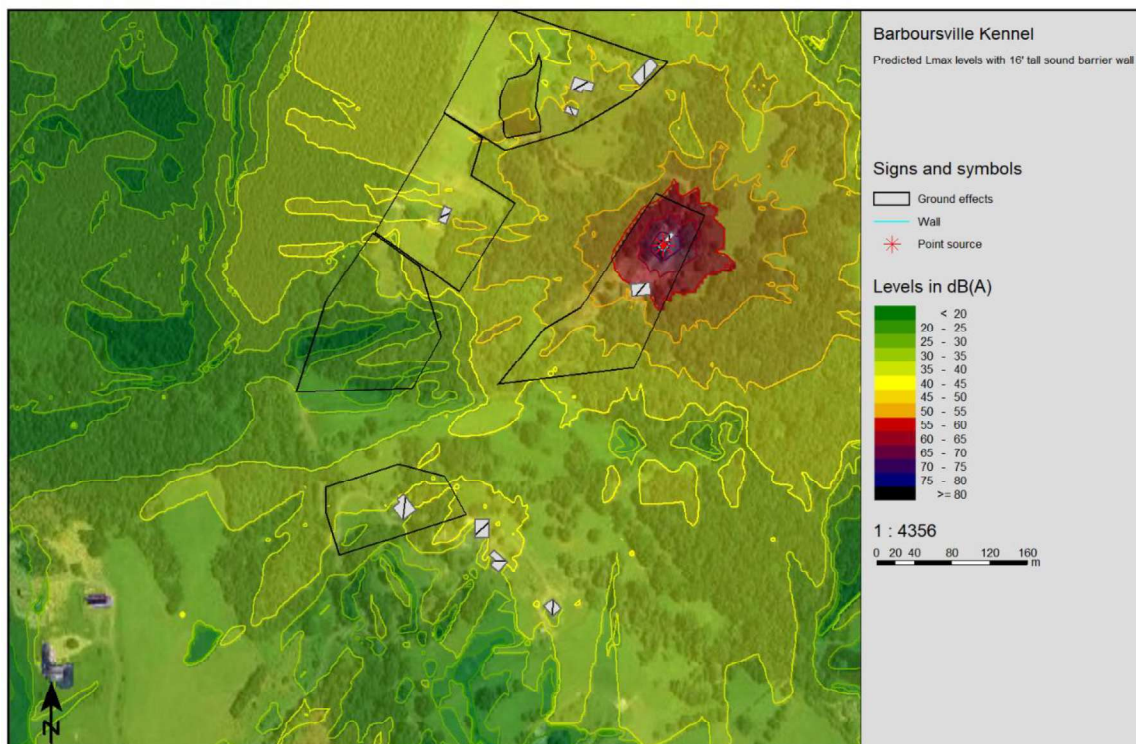


Figure 6: Contour Map of Predicted Dog Noise with 16-foot-tall Sound Barrier Wall

SoundPLAN Results – Specific Receiver Location

In addition to creating contour maps, SoundPLAN also calculates sound levels at individual receiver locations. Figure 7 shows the single point map for the case with no sound barrier wall. These sound levels are also tabulated in Table 2, along with the sound levels at individual receivers with different height sound barrier walls.

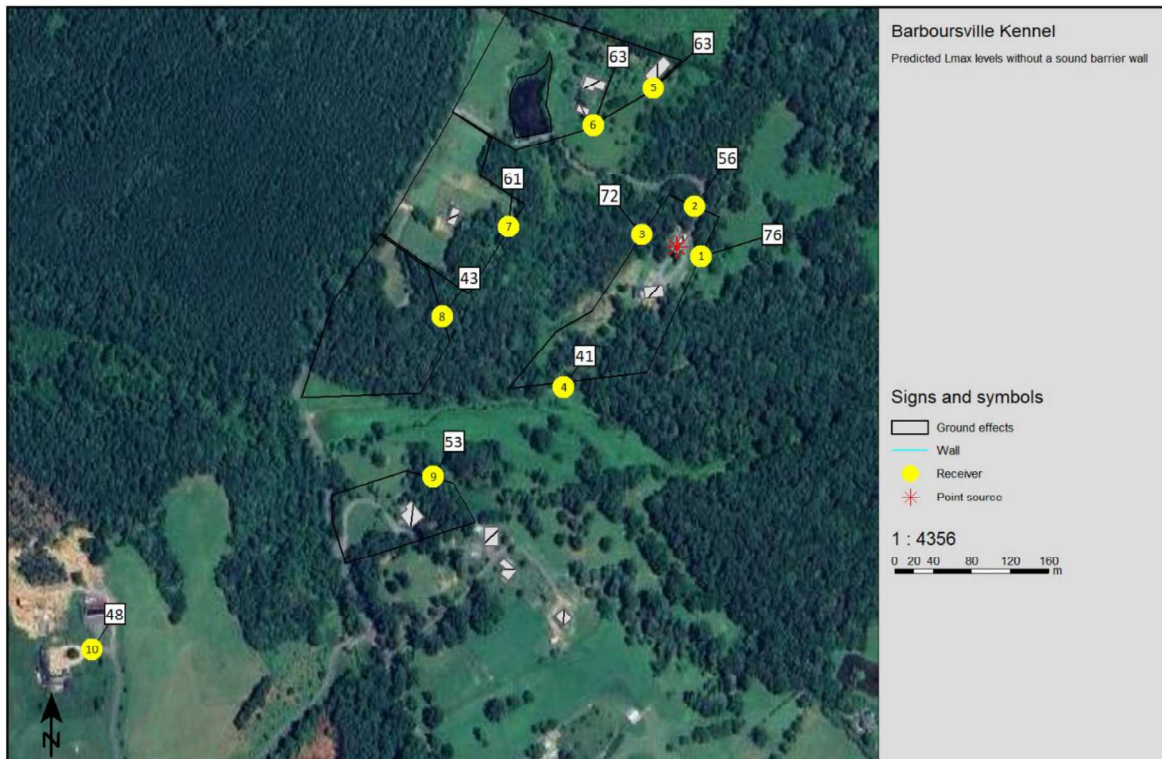


Figure 7: Single Point Map of Predicted Dog Noise *without a Sound Barrier Wall*

The sound levels predicted at individual receivers are shown in Table 2. Sound levels that exceed the 55-dBA kennel-related noise ordinance are shown in bold red text. Red, orange, yellow, and green cell highlights are used as described in the table footer to indicate the difference between the predicted barking noise level and the ambient L_{eq} . The ordinance describes these sound levels in a range of annoyance from “intrusive” (green cell shading) to “very objectionable to intolerable” (red cell shading). Sound levels less than 5 dB above the ambient L_{eq} are not shaded because they are not characterized by the ordinance. However, the L_{90} (the relatively constant background noise level that acoustically covers or masks a new sound source) we measured was only 23-27 dBA, indicating that even the unshaded noise levels in Table 2 would clearly be audible in this quiet, rural neighborhood.

As shown in Table 2, the sound levels at the closest property lines to the planned kennel exceed the 55-dBA ordinance limit, even with a very tall sound barrier. Without a barrier, they exceed 55 dBA at the closest residences as well. This is not surprising because the ordinance requires a 500-foot setback distance *and* a sound barrier wall for non-soundproofed kennel areas such as an outdoor run.

Table 2: Predicted Maximum Sound Levels from Barking in Outdoor Dog Run

Receiver Location in Figure 7	Receiver Location Description	Ambient Sound Level (L_{eq} , dBA)	L_{max} Barking Noise Level (dBA)			
			No Sound Barrier	7-ft Sound Barrier	10-ft Sound Barrier	16-ft Sound Barrier
1	3225 Gilbert Station east property line	35 ⁷	76	70	67	62
2	3225 Gilbert Station north property line	35 ⁷	56	63	59	56
3	3225 Gilbert Station west property line	35 ⁷	72	65	61	56
4	3225 Gilbert Station south property line	35 ⁷	41	41	41	40
5	3255 Gilbert Station	35 ⁷	63	53	49	45
6	3253 Gilbert Station	35 ⁷	63	55	51	47
7	3205 Gilbert Station	37 ⁷	61	54	50	45
8	3201 Gilbert Station	37 ⁷	43	39	35	29
9	3119 Gilbert Station	37	53	48	45	39
10	1085 Long Hill Farm	35	48	41	36	31

1. **Red text-** Sound levels that exceed the 55-dBA kennel-related noise ordinance
2. **Red cell shading** - Sound levels that are more than 20 dB above the ambient, "very objectionable to intolerable"; these levels would exceed the ordinance threshold that applies to noise sources other than those from a commercial kennel
3. **Orange cell shading** – Sound levels that are 15-20 dB above the ambient, "objectionable"; these levels would exceed the ordinance threshold that applies to noise sources other than those from a commercial kennel
4. **Yellow cell shading** – Sound levels are 10-15 dB above the ambient, "very noticeable"
5. **Green cell shading** – Sound levels are 5-10 dB above the ambient, "intrusive"
6. No shading – Sound levels less than 5 dB above the ambient; likely still audible, but not characterized by the ordinance.
7. Ambient level at these locations is estimated based on levels measured at M1 and M2

6.3 Kennel Building Sound Isolation to Meet Albemarle County Noise Ordinance

We calculated the amount of barking-related sound produced within the kennel building and transmitted through the building envelope to the exterior. Based on these calculations, the building envelope construction needs to achieve a composite sound transmission class (STC_c) of at least STC 32 in order to meet the 55-dBA noise limit at the property line.

The composite STC is a combination of the acoustical performance of all building elements (roof, walls, windows, doors, etc.) and is significantly reduced by any air gaps in the construction. A ¼" gap around a door, for example, can reduce the STC of the door by 30 points. It is acoustically important for constructions to be air-tight.

According to the narrative provided by the prospective kennel owners, the proposed K9 Hotel would consist of a 16' x 40' building with a 24' x 65' outdoor dog run located at one end of the building. The kennel building would house up to 12 dogs in visually-separated kennels. Each kennel would have a 2' x 2' exterior window at dog height.

Exterior Wall Construction

Figure 8 shows the conceptual design for the building. The planned wall construction is as follows:

- Hardi Plank exterior siding
- ½" Oriented Strand Board (OSB) sheathing
- 2x4 wood studs @ 16" o.c.
- Mineral wool insulation in the stud cavity
- ½" Quietrock 500 interior gypsum panels
- If built to be air-tight, this element of the construction is predicted to achieve up to **STC 40**

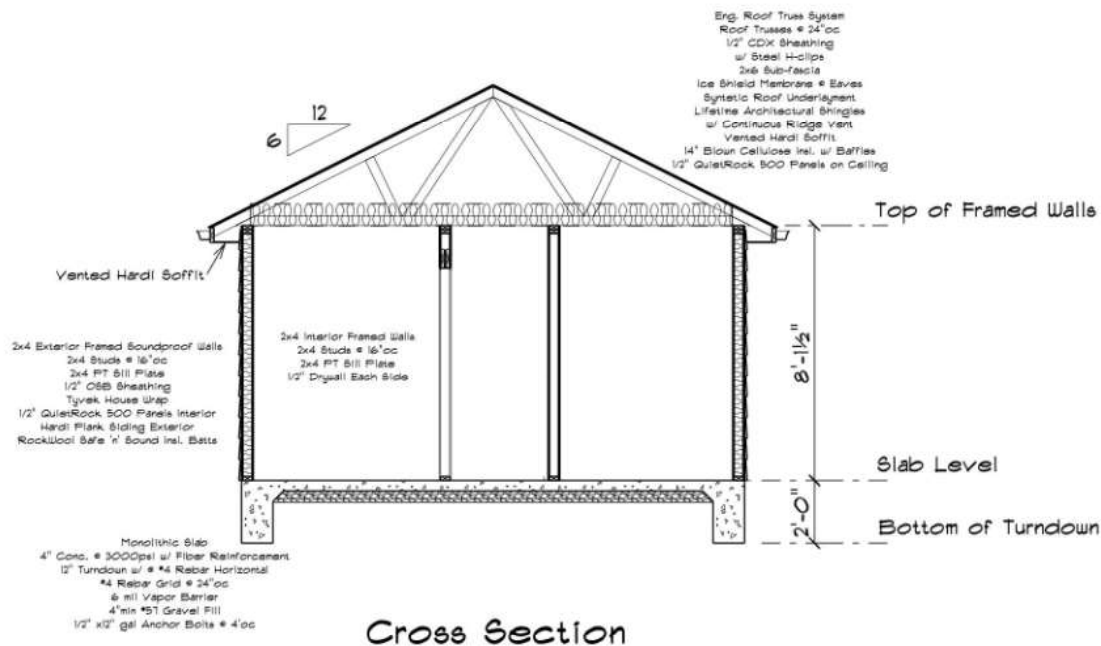


Figure 8: Conceptual Plans for Kennel Building

Roof/ceiling Construction

The planned ceiling construction includes plywood sheathing in the roof, insulation in the attic, and ½" QuietRock in the ceiling with vented soffits. This construction is predicted to achieve **greater than STC 32**.

Window Construction

The window glazing type is not specified on the conceptual drawings. The kennel owners should select a **minimum STC 32** glazing. An example of an acceptable glazing is an insulated glazing unit such as 1/4" glazing – 1/2" air gap – 1/4" glazing (STC 35).

Door Construction

The exterior doors are a potential acoustic weakpoint if not fully sealed. Select 1-3/4" thick insulated, 18 gauge (maximum) metal doors with full perimeter acoustic seals and automatic door bottom as described in Door Type D1 in Appendix B. Use a solid threshold so that the bottom seals can make air-tight contact with a flat, rigid surface. With attention to detail, Door Type D1 can achieve **STC 28-33**. Although STC 28 is lower than the STC 32 mentioned above, the composite STC of the wall and door will be acceptable because the STC 40 wall type causes the composite to average up to at least STCc 32.

Building Envelope Penetrations

In order for the planned construction to achieve a minimum composite STC of **STC_c 32**, we recommend the following steps:

1. Seal all exterior walls to prevent sound leaks, including around any pipes or other penetrations of the exterior wall.
2. Design the HVAC system such that there is no untreated path for sound to transmit from the interior to the exterior. Any openings in the exterior wall, such as exhaust fans or thru-wall heaters, would significantly degrade the composite STC. The kennel owners should demonstrate that sound transmission via exhaust or ventilation units to the exterior will be controlled.

7.0 Conclusions and Abatement Considerations

Our analysis shows that the barking-related noise from the outdoor run will exceed the Albemarle County noise ordinance limit of 55 dBA, even with a 16-foot-tall sound barrier wall. Since the planned setback distance is only 75 feet (much less than the required 500-foot setback for wall-enclosed areas), the only feasible way to meet the ordinance is to contain the dogs within the kennel building at all times.

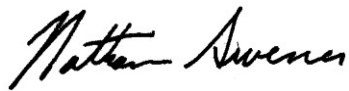
The kennel building can meet the 55 dBA noise ordinance threshold if sound-isolating windows and doors are used, acoustic door seals are installed, and the exterior walls are sealed airtight with no gaps/vents. The composite STC of the building envelope must be STC_c 32 (min.) as described in Section 6.3.

Please note that our recommendations and comments are exclusive to acoustics. We cannot comment on such things as local codes, life-safety requirements, or any other non-acoustic issues. Our recommendations should be reviewed by an appropriate design professional for code compliance before they are implemented and they should be incorporated into the appropriate tenant buildout architectural and mechanical design drawings.

This concludes our assessment and recommendation. Thank you for the opportunity to assist you with this project. Please contact us if you have any questions and we will be happy to answer them.

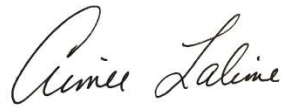
Sincerely,

Soundscape Engineering LLC
Per:



Nathan Sevens, Principal Consultant
INCE Bd. Cert.

nsevens@SoundscapeEngineering.com
(312) 436-0032 x100



Aimee Lalime, Senior Consultant
INCE Bd. Cert.

alalime@SoundscapeEngineering.com
(703) 462-5825

Appendix A: Acoustics Terminology

Sound level is measured in units called decibels (abbreviated dB). Decibels are logarithmic rather than linear quantities and thus a doubling of the sound level does not translate to a mathematical doubling of decibels. Also, our ears do not interpret a doubling of sound energy (two sources instead of one) as a doubling of loudness. The logarithmic nature of dB and our subjective perception of relative sound levels result in the following approximate rules for judging increases in sound.

- 3 dB sound level increase or decrease - just noticeable
(the addition of one identical sound source to an existing source)
- 5 dB sound level increase or decrease - clearly perceptible and is often considered significant
(the addition of two identical sound sources to an existing source)
- 10 dB sound level increase or decrease - perceived as twice as loud/half as loud
(the addition of nine identical sound sources to an existing source)

These perceived changes in the sound level are mostly independent of the absolute sound level. That is, a 35 dB sound will be perceived as approximately twice as loud as a 25 dB sound, and a 60 dB sound will be perceived as approximately twice as loud as a 50 dB sound.

Audible sound occurs over a wide frequency range, from low pitched sounds at approximately 20 hertz (abbreviated as Hz) to high pitched sounds at 20,000 Hz. These frequencies are commonly grouped into octave bands or 1/3 octave bands. Building mechanical systems generally produce sound in the 63 Hz to 1000 Hz octave bands, with the lower frequency sound generated by large fans. Speech is predominantly contained in the 250 Hz to 2000 Hz octave bands.

Some common sounds with their corresponding decibel level are listed in the table below.

Average Sound Pressure Level, L_{eq} (dBA)	Sound Source
130	Threshold of pain
120	Loud rock band near loudspeaker
110	Train siren at 50 ft
100	Loud automotive horn at 10 ft
90	NYC subway train at 20 ft
80	Gas engine lawn mower at 10 ft
70	Inside an aircraft cabin during flight
60	Conversational speech at 3 ft
50	Average open office background sound
40	Wind in trees (10 mph)
30	Average residence – no activity
20	Whisper
10	Human breathing
0	Threshold of hearing

A-weighted sound level - Humans do not hear equally well at all frequencies. We are especially poor at hearing low frequency sound and are best at hearing sound in the frequency range of speech. A microphone does not have these same characteristics. Therefore, when sound is being measured to determine how well people will be able to hear it, a “weighting” or microphone-to-human correction factor is applied to the sound level measured using a microphone. The most common weighting is the “A-weighting”, and the resulting sound level is expressed in A-weighted decibels (dBA). This weighting reduces the low frequency energy contribution to the overall sound level, slightly increases the contribution at the dominant frequencies of speech, and slightly reduces the contribution at high frequencies.

Sound Power and Sound Pressure Levels - Sound pressure can be directly measured by a microphone. Outdoor sound pressure levels are influenced by the distance and orientation of the receiver, obstructions, and ground absorption between the source and receiver, the temperature, and wind gradients. Sound power is a physical property of the source alone and is not influenced by the external environment. It is an important parameter which is used for rating and comparing sound sources. The sound power is calculated by taking sound pressure or sound intensity measurements according to strict standards and calculation procedures. Conversely, the sound pressure level at a particular location can be calculated from the sound power level for a given source and the environmental factors affecting the sound propagation path between the source and receiver.

Equivalent Sound Level (L_{eq}) is essentially the average sound level in an environment. However, the L_{eq} is a logarithmic average over a period of time and not a simple arithmetic average which means that louder sounds have more influence on the level. L_{eq} can be measured for any time period. It is typically measured for the time increments of 10 minutes, 15 minutes, 1 hour, or 24 hours. Steady sounds, such as fan or pump noise, can be accurately measured for much shorter periods of time, such as 30 to 60 seconds if the equipment is the dominant sound. An A-weighted equivalent sound level is sometimes designated as LA_{eq} though the unit dBA after the decibel level also indicates an A-weighted level.

Maximum sound level (L_{max}) is the highest sound level that occurs during a measurement period.

Minimum sound level (L_{min}) is the lowest sound level that occurred during a measurement period.

Slow Time Response or Slow Time Weighting is a measurement setting that uses a time constant of 1 second. This setting is most appropriate when the sound level being measured does not fluctuate much. Fan and condensing unit noise are examples of sounds that do not fluctuate much. Some regulations, ordinances, and standards call for a slow response setting regardless of the type of sound source.

Fast Time Response or Fast Time Weighting is a measurement setting that uses a time constant of 125 milliseconds. This setting is most appropriate when the sound level being measured fluctuates quickly, but is also often used as a default setting. Music and speech are examples of sounds that fluctuate quite a bit. Some regulations, ordinances, and standards call for a fast response setting regardless of the type of sound source.

Impulse Time Weighting is a measurement setting that uses a time constant of 32 milliseconds. This setting is most appropriate when the sound level being measured is extremely short. Gunfire and similarly impulsive sound should be measured with the impulse time weighting.

While the **time response setting** will not affect the average sound level (L_{eq}) measurement result, it will affect the maximum sound level (L_{max}) and minimum sound levels (L_{min}) measurement results. For example, if measuring the sound level of music, the fast time weighting will result in higher L_{max} results. When presenting an L_{max} or L_{min} result, the time weighting, impulse, fast, or slow, should be specified.

Statistical sound levels, as they are most often called, quantify the sound level exceeded during a period of time for the measurement period. For example, the L_{90} sound level is the sound level exceeded during 90% of the measurement period. If the measurement period is 60 minutes long, then the L_{90} is the sound level exceeded during 54 minutes. It is most often lower than the L_{eq} . The L_{90} is generally considered to be the “background” sound level, which is the baseline level that is present most of the time. Another commonly used statistical level is the L_{10} . The L_{10} is the sound level exceeded during 10% of the measurement period. If the measurement period is 60 minutes long, then L_{10} is the sound level exceeded during 6 minutes of the measurement period. L_{10} can be used to quantify the fluctuating sound levels in an environment. L_{01} is often used as the maximum sound level for perceptibility and analysis in the design of interior spaces where music and amplified speech could disturb need to be sound isolated.

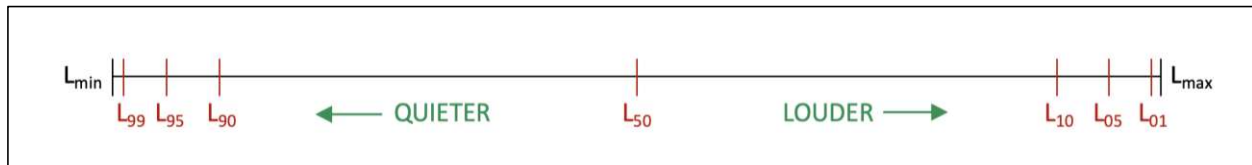


Figure 9: Relative scaling of statistical sound levels

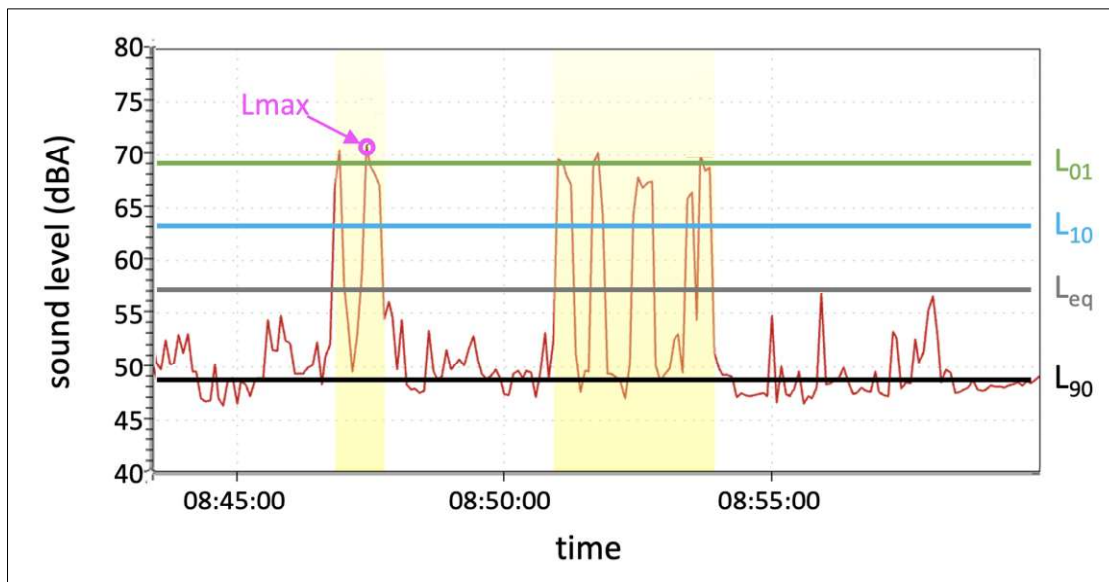


Figure 10: Statistical sound levels, L_{max} , and L_{eq} applied to a sound signal

The **ambient or background sound level** often refers to the indoor or outdoor sound level without the sound source of interest but with other sounds that contribute to the level. For example, if the sound level of an outdoor condensing unit is being assessed, the extraneous sound of traffic and other mechanical equipment should also be measured to determine if it affects the measurement of the condensing unit.

Sound Transmission Class (STC) is a single number rating of the amount of sound blocked by a material or assembly (a window glazing unit, door, wall, floor-ceiling assembly). This metric is measured in a laboratory under ideal conditions. STC is calculated from the measured one-third octave band spectrum. This metric is mathematically normalized and can be compared other partitions or test data. STC is most appropriately used to assess the ability of a material or partition to block sound in the frequency range of speech. The original sound transmission test reports should be consulted when the sound source contains low frequencies, such as music or mechanical noise. A higher number indicates better sound isolating performance.

Composite Sound Transmission Class (STC_c) is the combined sound transmission class rating of all elements in a partition. The rating is often controlled by the weakest element of the partition, though its influence is dependent on the relative size of the weak element. For example, a window in a concrete block wall will reduce the STC_c rating. Another example is an undercut in a door. A higher number indicates better sound isolating performance.

Noise Reduction (NR) The numerical difference, in decibels, of the sound pressure levels in two areas of the same room or in two different rooms. The Noise Reduction is used in both Noise Isolation Class (NIC) and Sound Transmission Class (STC) ratings, the latter being normalized with the partition area and the receiving room reverberation time. For an outdoor measurement, the noise reduction is the difference in sound level between two measurement locations, typically on either side of a barrier.

Appendix B: Door Type Descriptions

The acoustical performance of doors is described by the Sound Transmission Class (STC). With respect to STC, doors can be grouped into three categories.

- Standard door with acoustical seals, STC 28 – 33
- Acoustically rated door slab with acoustical seals, STC 33 – 42
- Acoustical door assembly supplied with frame and all hardware, STC 42 – 55

These doors are all hinged, swinging doors with door stops at the jamb and head. With the exception of only a few sliding doors that achieve STC 28 to STC 30, sliding doors, pivot doors, and frameless glass doors cannot meet these ratings and should not be used anywhere that there is an STC, sound isolation, or speech privacy requirement.

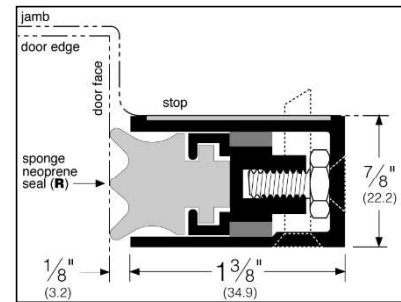
To help place the ratings into perspective, a 3 STC point difference is usually not discernable to the listener, a 5 STC point difference is easily noticeable and usually considered significant, and a 10 STC point difference means that noise transmitting through the door will sound twice as loud or half as loud, depending whether it is a 10 STC point increase or decrease.

A door generally can have a lower STC rating by 5 to 10 points than the wall into which it is placed, due to the smaller area of the door in comparison to the rest of the wall partition. A small partition would need a door that is more similar to the wall rating than a large partition. Regardless, a lower STC rated door will degrade the composite (i.e., overall) STC rating of the partition. However, the compromise is often made for budgetary reasons.

Door Type D1: Standard Door with Acoustical Seals, STC 28 – STC 33

These are 1- $\frac{3}{4}$ " thick solid core wood or insulated 18 gauge (maximum) metal doors. They need to have adjustable acoustic seals at the head and jambs and an automatic door bottom which seals against a saddle or drop seal compatible threshold.

- Adjustable door jamb acoustical seals (Pemko 350 or equivalent) or magnetic door jamb acoustical seals (Pemko 281 or equivalent). The adjustable seals should be specified as sponge neoprene.
- Raised threshold saddle (Pemko 173 or equivalent). Alternatively, the threshold may be any level, hard, smooth surface.
- Automatic door bottom (Pemko PDB411 or equivalent). The seal should be fully mortised into the door. This means that a center strip is removed from the bottom of the door and the seal is placed inside the door.

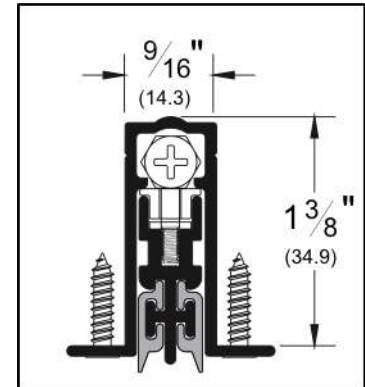


Pemko 350 Seal



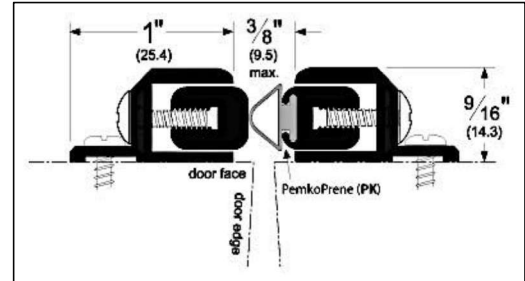
Pemko 173 Saddle

Although it is advisable to have an ADA compliant threshold saddle for the door bottom to seal against, where wheelchairs or wheeled carts will frequently be moved through the doorway, the threshold saddle may be omitted and the threshold be finished with a flat, hard surface against which the automatic door bottom can seal.

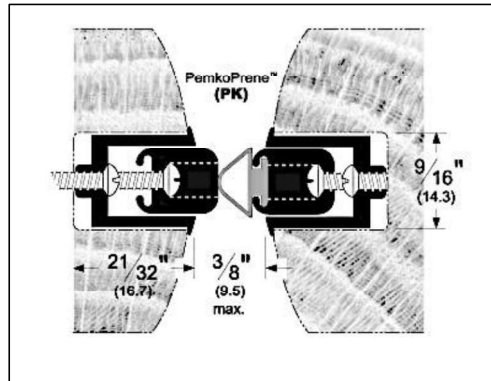


**Pemko PDB411 Seal
– Fully Mortised**

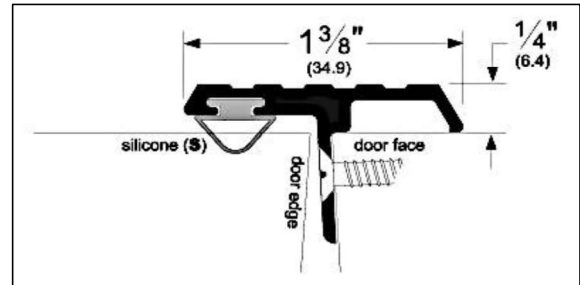
For door pairs, either use a meeting stile (acoustically preferable), adjustable astragal seals (e.g., Pemko 351PK or 354PK), or an overlapping astragal seal (e.g., Pemko 355S).



Pemko 351PK



Pemko 354PK



Pemko 355S

Saddle	564
Automatic Door Bottom	362
Hinge	910 DB
STC Rating	41

System tested with STC 52 acoustical door (rated as a panel).
The Product Code for ordering the SOUND TRAP-Pairs system is JD6S.

SOUND TRAP PAIRS SYSTEM
Product Code STC #JD6S

For a similar configuration with suitable wood doors, you need Model #383 astragals for the meeting stile. #383 provides three sets of seals to block sound: the neoprene bulb with extra "lip" of neoprene in the primary seal at the meeting edge, plus another neoprene "finger" for added sound cushioning against the active door.

Example seals from Zero International

Door Type D2: Acoustically Rated Door Slab with Acoustical Seals, STC 33 – STC 42

These are specialty doors where the door slab has been acoustically tested in a laboratory and is heavier than a standard door slab. They are more expensive than standard doors. Prices vary significantly, particularly for the wood doors, based on wood type and finish. Check on current prices with the manufacturers. When pricing these door slabs in the past, the least expensive of the wood doors was \$650 for an STC 45 door slab and \$1,500 for a STC 45 door pair. The contractor needs to be aware that these doors may have a longer lead time than a standard door. Like standard doors and unlike acoustically rated door assemblies, door frames and hardware must be sourced separately.

Acoustically rated metal doors (door slabs) are available from the following manufacturers:

Ambico Limited:

<http://www.ambico.com/>

Ceco Door Products:

<http://www.cecodoor.com/>

Acoustically rated wood doors (these are actually wood doors not metal doors with a wood veneer) are available from the following manufacturers:

VT Industries (formerly Eggers Industries):

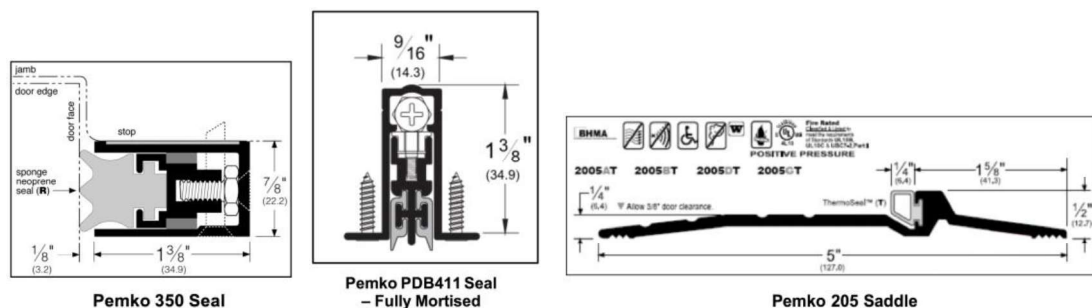
<https://www.vtindustries.com/architectural-doors/heritage-collection/>

Masonite Architectural:

<https://architectural.masonite.com> (Acoustic Solutions in pull down menu)

The doors need adjustable acoustic seals at the head and jambs and an automatic door bottom which seals against a saddle, such as the Pemko seals described below. Similar acoustic seals are available from Zero International. Please note that these acoustically rated doors must have a manufactured threshold saddle to seal against and simply having a smooth, hard threshold will not suffice.

- Adjustable door jamb acoustical seals (Pemko 350 or equivalent) or magnetic door jamb acoustical seals (Pemko 281 or equivalent). The adjustable seals should be specified with sponge neoprene seals.
- Raised threshold seal (Pemko 205 or equivalent).
- Automatic door bottom (Pemko PDB411 or equivalent). The seal should be fully mortised into the door. This means that a center strip is removed from the bottom of the door and the seal is placed inside the door.



Door Type D3: Acoustical Door Assembly, STC 42 – STC 55

Acoustical door assemblies come as a complete assembly from the door manufacturer and include door frame, door, hardware, and acoustical seals. In general, it is preferred that the acoustical doors, frame, and hardware be assembled in the factory rather than assembled on-site by the door installer. All hardware pieces, including lockset and closures, should be specified in the hardware schedule. The manufacturer orders the corresponding pieces, like locksets, to be installed on-site.

At the high end of this STC range, the doors have cam-lift hinges which cause the door to lower as it is closed, and thereby press the fixed bottom seal against the threshold. At the lower end of this STC range, the doors from some manufacturers have automatic door bottoms. The bottom seals on these doors must seal against a threshold saddle, not against carpet or any other floor finish.

These acoustical doors are much heavier than a standard door, with weights of 6 to 15 pounds per square foot.

Metal finished and wood veneer finished metal acoustical door assemblies are provided by several manufacturers, including the following:

Industrial Acoustics Company: <http://www.iacacoustics.com/>

Noise Barriers LLC: <https://www.noisebarriers.com/>

Krieger Specialty Products: <http://www.kriegerproducts.com/acoustical/>

Ambico Limited: <http://www.ambico.com/>

Overly Door Company: <http://www.overly.com/>

For project cost estimating purposes, prices should be obtained from the acoustical door manufacturers. However, it can be expected that the door prices will be in excess of \$3,000 for STC 45 assemblies and \$4,200 for STC 50 door systems (for single width doors).

Although the range of STC 42 -STC 55 is shown above, there are acoustical door assemblies with ratings higher than STC 55. However, above STC 55, the price increases dramatically.

When using acoustical door assemblies which must provide sound isolation from anything other than human speech, the one third octave band or octave band transmission loss requirements should be included in the project specifications. That is, where the noise source will be aircraft, road traffic, mechanical equipment, music, or any source other than people talking, note on the door schedule that it is an acoustical door (without noting the door STC) and provide the one third octave band or octave band transmission loss requirements in the acoustical door specification.

Vestibule Entrances (“sound locks”)

Where doors must have an acoustical rating greater than STC 52, where the use of acoustical door assemblies is to be avoided, or where people will use the door while a noise sensitive function is taking place, vestibule entrances can be used. Walls within the vestibule should be treated with 1” thick, impact resistant, fabric-wrapped glass fiber acoustical wall panels. The use of a sound lock entrance generally results in a 10 to 15 point improvement in the STC of the entrance. That is, two STC 45 doors on a vestibule would result in an overall rating for the entrance of STC 55 to STC 60.

Syd Shoaf

From: Crystal Buyaki <caskeens@yahoo.com>
Sent: Tuesday, January 28, 2025 5:14 PM
To: Syd Shoaf
Subject: Permit Application SP202400004
Attachments: IMG_0018.jpeg

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.

I am writing in support of this permit.

I recieved an anonymous letter from a neighbor who is opposed to this.

A small dog kennel is a perfect business for our rural area. It is not inconsistent with Albemarle County's plan for rural areas as the anonymous letter write writes. Albemarle County has other small, dog kennels in operation in rural areas.

The concern that the high elevation of this property would allow sound to travel is interesting. Yes. Sound travels. Is it louder the higher up one's business is?

This site is not surrounded by residential communities. I equate residential communities with actual neighborhoods (Fontana, Key West, Forest Lakes). There are not neighborhoods in Stony Point.

I do not believe there will be a negative impact on surrounding property values. This business will benefit and provide a needed service for it's neighbors and others in a well thought out and respectful way.

The negative impact of noise is a non-issue to me. We hear neighbors dogs, cows, donkeys and chickens all through the day. The sound that travels is much lower than some of traffic on Rt. 20. This business has already stated they will have sound proofing in the building, have a large privacy fence and dogs will not be left out unattended. There will not be a significant nuisance.

I would suggest anyone who is unsure based on the noise to visit any vet office, kennel or the CASPCA in our county. How close do you need to be in order to hear the barking? We drove one of our teenagers to her part-time kennel job for two years. You could not hear the dogs from the end of the drive or driving up to the building. You could not hear the dogs when parking/waiting. The noise was contained to inside the building. When they dogs play outside and are supervised there is occasional barking, but not anymore than the other animals in our rural area.

Permit Permanence is not an issue for me. Ms. Marcum has lived in Stony Point for her entire life. Her parents have lived here longer. This is a family who has plans to contribute to the community they love in a positive way and stay forever.

There is oversight regarding businesses and noise complaints already established for Albemarle County. This too is a non issue for me.

Our rural Stony Point community that already has many farms with all manner and number of animals is a perfect location for this small business. I support this permit.

Thank you,

Crystal Buyaki

Syd Shoaf

From: JoAnne McTague <joanne.o.mctague@gmail.com>
Sent: Tuesday, January 28, 2025 8:50 AM
To: Carolyn Shaffer; Syd Shoaf
Cc: Planning Commission
Subject: Commercial Dog Kennel Gilbert Station Rd

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.

Good morning.

My husband Jeff and I live at 3039 Gilbert Station Rd. and wanted to weigh in on the public meeting scheduled for tonight that we unfortunately cannot attend. We did attend the initial meeting for this project at Stony Point Elementary , so understand all that's involved.

It's hard, because we would never want to deprive anyone of their livelihood, we like the people involved, and strive to be good neighbors.

That said, looking at it objectively ...
we don't feel Gilbert Station Road and particularly our section of it is suited for a commercial operation.

We live in the country and moved here for a reason... peace and quiet!
No matter the intentions, a kennel with 10-12 dogs would definitely disturb the peace! Especially with the way sound travels around us.

We are concerned , if the project is approved, that it will be the end of any further follow up or oversight by the county (no offense, but speaking from experience.)and could lead to issues down the road, especially if the property is sold.

Like any homeowners, we're concerned about our property value as well, and would find it a lot harder to sell to a buyer also looking for peace and quiet with a dog kennel so near our property!!!

It seems totally inconsistent with our understanding of how Gilbert Station Road fits into the county's comprehensive plan as we understood it when we bought our house.

Our hope would be that this project is not approved.

Thank you for your consideration and enjoy the day.

JoAnne McTague.

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, January 28, 2025 7:08 AM
To: Syd Shoaf
Subject: Fw: K9 Hotel SP202400004

Thank you,

Carolyn Shaffer

Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: ninmcgee@aol.com <ninmcgee@aol.com>
Sent: Monday, January 27, 2025 6:13 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Carolyn Shaffer <cshaffer2@albemarle.org>
Subject: Fw: K9 Hotel SP202400004

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.

Ninnette McGee
3089 Gilbert Station Road
Barboursville Va 22923

Dear Members

After great thought and consideration, I oppose the special use permit for the commercial kennel project.

My biggest concern with the project is noise pollution. Being the owner of many farm animals (that can be vocal at times), nothing compares to the constant sound of a dog barking- much less, multiple dogs barking.

I understand the applicants are offering to "soundproof" the walls of the kennel. I work in an office with "sound proof walls", that aren't soundproof to say the least.

I have resided on Gilbert Station my entire life and the growth alone has not been ideal but it would be nice to keep it as Rural as possible.

I know the Marcum's personally and wish them nothing but the best. that being said, I came to my decision with what I believe to be the best overall choice for the community, resale values, and peace and quiet.

Thanks

Ninnette McGee

Syd Shoaf

From: Carolyn Shaffer
Sent: Tuesday, January 28, 2025 7:07 AM
To: Syd Shoaf
Subject: Fw: K9 Hotel comments

Thank you,

Carolyn Shaffer

Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Norford <webnorford@gmail.com>
Sent: Monday, January 27, 2025 9:46 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Carolyn Shaffer <cshaffer2@albemarle.org>
Subject: K9 Hotel comments

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 Planning Commission:

I own the property adjacent to the proposed K9 Hotel and also lease a property also adjacent to it. I support the project 100%. We have know both Cody and Nikki Marcum since they were teenagers. They are fine, hard-working young people who have show sound and mature judgement. There is a need for this type of service out in the country, and they will do it responsibly.

Thank you,
Dave & Joanne Norford

Syd Shoaf

From: Jason Buyaki <jbuyaki@yahoo.com>
Sent: Tuesday, January 28, 2025 7:02 AM
To: Syd Shoaf; Planning Commission
Cc: Crystal Buyaki; Kasia Buyaki
Subject: Commercial Dog Kennel Permit application SP202400004 The K9 Hotel

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.

Good morning,

I write to you in regards to Commercial Dog Kennel Permit application SP202400004 The K9 Hotel.

I support this permit. I live approximately 3/4 mile as the crow flies from the proposed kennel.

I was mailed recently a letter opposing the permit and the sender had neither the courage or honesty to represent themselves and despicably hid under the guise of a pseudonym while attempting to rally opposition to the application. In their letter, they make substantial false claims which must be debunked. Stony Point should not be a NIMBY area.

1. Claim: This business better suited to light industrial area. Truth: This business supports care and nurture of animals, which is highly appropriate for a natural rural and agricultural area, no different than one raising cattle, horses, donkeys, chickens, or swine.
2. Claim: High elevation will allow sound to travel. Truth: Applicants have plan to install sound proofing to mitigate sounds.
3. Claim: Site surrounded by residential communities Truth: Individual homesteads will very little community engagement. There are three major communities within the area, Stony Point Ruritan Club, Stony Point Volunteer Fire Company, and Stony Point Elementary School. As members of two of these organizations (Ruritan and SPVFC), my wife and I have seen nearly no community engagement or membership from the populace in the area with regards to our meetings and activities. SPES is almost always focused on school matters.
4. Claim: Business will have negative impact on property values. Truth: extremely unlikely, property assessments continue to rise year over year regardless of economic conditions.
5. Claim: negative impact of noise. Truth: no more so than any other activity in the area or the continual noise from vehicles racing down Stony Point Road. We can always hear neighboring dogs, cattle, and donkeys which are far away. Applicants have sound proofing plan.
6. Permit Permanance Truth: Non-issue. No guarantee that property owners will sell, nor that future owners will want to continue with the business.
7. No Oversight. Truth: Albemarle County has oversight as the jurisdiction regarding business compliance and noise regulations and the County takes complaints seriously.

In closing, I again restate that I support the applicants permits, which allows them to utilize their property rights to generate a livable income, which in turn will also increase Albemarle County revenues through business taxation. Little to no harm will come to the area with little to no disruption to the natural landscape and surrounding area which Albemarle likes to pride itself in. Let this business rise, grow, and prosper.

Thank you,

Jason Buyaki

Syd Shoaf

From: Nick Payne <miotu2.np@gmail.com>
Sent: Tuesday, January 28, 2025 6:22 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.

Dear Mr shoaf

We have property adjacent to Cody and Nikki marcum on the back side of their property. Knowing the area of stony point and them as well, we believe there will be no problem with the dog kennel they are proposing. The Marcums are very respectful and responsible and will do a fine job for the dogs and their community.

Thank you

The Paynes

Sent from my iPhone

Syd Shoaf

From: Rebecca Ragsdale
Sent: Monday, January 27, 2025 7:17 PM
To: Syd Shoaf; Francis MacCall
Subject: Fw: K9 Hotel SP202400004

From: ninmcgee@aol.com <ninmcgee@aol.com>
Sent: Monday, January 27, 2025 6:13 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Carolyn Shaffer <cshaffer2@albemarle.org>
Subject: Fw: K9 Hotel SP202400004

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.

Ninnette McGee
3089 Gilbert Station Road
Barboursville Va 22923

Dear Members

After great thought and consideration, I oppose the special use permit for the commercial kennel project.

My biggest concern with the project is noise pollution. Being the owner of many farm animals (that can be vocal at times), nothing compares to the constant sound of a dog barking- much less, multiple dogs barking.

I understand the applicants are offering to "soundproof" the walls of the kennel. I work in an office with "sound proof walls", that aren't soundproof to say the least.

I have resided on Gilbert Station my entire life and the growth alone has not been ideal but it would be nice to keep it as Rural as possible.

I know the Marcum's personally and wish them nothing but the best. that being said, I came to my decision with what I believe to be the best overall choice for the community, resale values, and peace and quiet.

Thanks

Ninnette McGee

Syd Shoaf

From: Glenn Hall <braxton50@gmail.com>
Sent: Monday, January 27, 2025 5:06 PM
To: Syd Shoaf
Subject: Commerical Dog Kennel 3225 Gilbert Station Rd

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 (Glenn Hall) is different from their email address (braxton50@gmail.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

I am writing to let you know that I am against the special use permit(SP202400004) at 3225 Gilbert Station Road.

Unfortunately I will not be able to attend on January 28th.

I have many concerns regarding this

1. noise from barking dogs
- 2.feces/urine runoff into creeks and wells
- 3.location is surrounded by residential communities
- 4.This could affect the value of my property
- 5.Who ensures that the business owners or any future owners complies with rules and what recourse do I have

I would like to make sure my name is kept confidential as I don't want any hard feelings.

thank you

Gilbert Station Property Owner

Syd Shoaf

From: Grace Steljes <gracesteljes@gmail.com>
Sent: Monday, January 27, 2025 12:04 PM
To: Syd Shoaf
Subject: Marcum- letter of support
Attachments: Marcum- Letter of Supports.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.

Good afternoon,

I have attached a letter of support for the Marcum family and their K9 Hotel proposal. Thank you!

Respectfully,

Grace S.

Syd Shoaf

From: DALE MCWILLIAMS <bmcwms1216@embarqmail.com>
Sent: Monday, January 27, 2025 11:56 AM
To: Syd Shoaf
Subject: SP20240004

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 (DALE MCWILLIAMS) is different from their email address (bmcwms1216@embarqmail.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 Syd,

Hope this letter finds you well. I am writing this letter to express my full support of permit SP20240004 Cody & Nikki Marcum with The K9 Hotel. As a life long resident of Stony Point there is a need for a great local family to open a small rural dog boarding business. It allows them to 1. Support their family using their land and 2. Provide a safe trustworthy place for residents to board their dogs. Cody & Nikki are extremely responsible people and fully trustworthy to run this business properly and respectfully. We would strongly like to see the county approve this permit.

Thank you,

Dale & Brenda McWilliams

Syd Shoaf

From: Jennifer Elvgren <jenniferelvgren@gmail.com>
Sent: Monday, January 27, 2025 8:37 AM
To: Syd Shoaf
Subject: Permit sp202400004

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 Mr. Shoaf:

We are writing to let you know that we do not oppose permit sp202400004.

Sincerely,

Erik & Jennifer Elvgren
3205 Gilbert Station Road
Barboursville, VA 22923

Syd Shoaf

From: David Martel <david.martel@gmail.com>
Sent: Monday, January 27, 2025 8:00 AM
To: Syd Shoaf; Planning Commission
Subject: Public Hearing: Permit Application SP202400004

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:

Good morning. My name is Dave Martel. My family and I live in the vicinity of the address (3225 Gilbert Station Road) that is currently looking for a permit to open a dog kennel.

My understanding is there is a public hearing this week, and I am hoping to receive the zoom address so that I can attend. Could you please forward it to me?

Also, will there be an opportunity for public comment?

My concerns are pretty straightforward. We have lived here since 2013 and there is no doubt that sound travels. There have been many a long summers where we can't open the windows in the evenings due to the ongoing carry of dog barks from some distance. Plus, across the street at the Stony Point Market, they have weekly outdoor music concerts that often go until midnight. (Never mind the associated light pollution adding to their noise pollution.)

While I don't know much about this project, if it will add noise pollution that will reach my property, I would oppose this project. We moved out to the country to get away from the noise and light pollution, and this sounds like a project that could have a long-term detrimental impact on an otherwise bucolic community.

In advance, thanks for your help.

Best,
Dave Martel
860-208-1734

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, January 27, 2025 6:33 AM
To: Syd Shoaf
Subject: Fw: Planning Commission Public Comments - SP202400004 The K9 Hotel
Attachments: HAMM Letter_SP202400004.pdf

Thank you,

Carolyn Shaffer

Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Rachel Hamm <rhamm265@gmail.com>
Sent: Thursday, January 23, 2025 8:10 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Carolyn Shaffer <cshaffer2@albemarle.org>
Subject: Planning Commission Public Comments - SP202400004 The K9 Hotel

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.

Hello,

I would like to submit the attached letter as public comment for the upcoming Planning Commission Meeting Jan 28th- in reference to the special use permit proposal for SP202400004 "The K9 Hotel". Please let me know if you need any further information to ensure this letter is distributed to the Commissioners beforehand.

Many thanks,

Rachel Hamm
757-560-2337

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, January 27, 2025 6:32 AM
To: Syd Shoaf
Subject: Fw: Letter concerning K9 Hotel kennel SP202400004
Attachments: 250123_Kennel_Addresses2mi.xls.xlsx

Thank you,

Carolyn Shaffer

Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Belinda Blankenship <blankenship.bel@gmail.com>
Sent: Thursday, January 23, 2025 9:13 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Carolyn Shaffer <cshaffer2@albemarle.org>
Subject: Letter concerning K9 Hotel kennel SP202400004

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 the Planning Commission,

I am writing to express my strong opposition to the Special Use Permit approval for the commercial kennel at 3225 Gilbert Station Rd. My family and I live across the street from the proposed kennel site. We moved to 3100 Gilbert Station Rd (now known as Long Hill Farm) to experience the peace and tranquility of rural living. We have spent the last several years investing heavily in our farm - bringing on small scale livestock, creating natural meadows and habitats, restoring the land, protecting the stream buffer, and building a generational home. We use sustainable practices to help restore the vitality of our land that was decimated by previous owners who used the land for motocross racing and garbage dumping. In that time, we brought on other family members to help us who now live in 2 adjacent properties, one being right next door to the proposed kennel.

According to the County's comprehensive plan rural areas are intended to be used for agriculture, natural resource protection and some homes. This commercial kennel endeavor is not consistent with protecting agricultural, forestal, open space or scenic resources. It would be a permanent, serious detriment to adjacent neighbors (of which there are many as opposed to what Syd Shoaf noted in his summary report) as well as the outlying community who would be subjected to the continuous noise of barking dogs. I would like to note that the proposed kennel site is at a high elevation of 508 ft. My home is

at 500 ft. so I can see the residence at 3225 Gilbert Station Rd. directly out my hall window. The fact the kennel would be at such a high elevation would allow the noise of the barking dogs to travel farther and to have more of an impact on neighbors who surround this location.

Within the County code there is a declaration that ***"noise is a serious hazard to the public health, safety, welfare and quality of life, and that the inhabitants of the county and adjoining localities have a right to and should be free from and environment of noise."*** Along with this it is stated that

"Sounds from animals; exclusions. It is unlawful and shall be a nuisance for an owner or custodian of an animal to harbor the animal within the County if that animal frequently or for a continued duration howls, barks or makes other excessive or continuous sounds which are audible on the property of a complainant in the County. For the purposes of this section, "excessive or continuous sounds" means any howling, barking or other animal noise which continues for at least 30 consecutive minutes with no cessation of such sounds for time periods greater than five minutes during the 30 consecutive minute period."

So the argument is established that noise is a serious hazard and that continued howls and barks are a serious nuisance. It states that one can issue official complaints against such nuisance which could lead to a class 3 misdemeanor. However just below this statement in the code commercial kennels are made exempt. Why would commercial kennels need to be given an exemption to the noise nuisance/serious hazard to health declaration unless it is known and accepted that this is what a commercial kennel causes... Dog kennels create uncontrollable, non-ending, repetitive daily barking that is a serious hazard and detriment to the quality of life to those who are exposed to it.

I use this argument in direct repudiation of Syd Shoaf's summary conclusion that there is no substantial detriment to adjacent parcels. (But you already know this as well. Would you want a dog kennel next to your house??)

There is much mention of the applicant using "soundproofing" in the building but nowhere is this detailed or defined. What is soundproofing? Anything can be labeled soundproofing in theory. "Soundproofing" is used subjectively and offers no real value or assurance. **Along with that, there is no true soundproofing of the dogs when they are allowed outside. If outside, the sound will travel - a privacy fence does nothing.** The applicants also ask for several variances along with the special use aspect. They need setbacks and waivers. The code requires commercial kennels that are soundproofed confinements to be 200' setback and they are asking for 75'. Why should this be allowed?

I am sorry that this Special Use Permit has pitted neighbor against neighbor. I understand and support the personal aspect of wanting to have a business and support your family. However, this particular business choice and endeavor would cause serious detriment to myself and my family's wellbeing as well as negatively impact the surrounding community. Below I have included an Excel list of properties within a 2 mile radius of the proposed kennel site - there are 265 residences within that radius who would most likely be impacted by the noise emanating from the kennel.

I sincerely and respectfully request that you deny this proposal,
Belinda Blankenship

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, January 27, 2025 6:32 AM
To: Syd Shoaf
Subject: Fw: Public Comment SP202400004 "The K9 Hotel"
Attachments: letter to ACPC_cpbjr.pdf

Thank you,

Carolyn Shaffer

Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: Charles Blankenship <cpb.jr.42@gmail.com>
Sent: Thursday, January 23, 2025 11:01 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Carolyn Shaffer <cshaffer2@albemarle.org>
Subject: Public Comment SP202400004 "The K9 Hotel"

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 Honorable Commissioners:

I would like to submit the attached letter as public comment for the upcoming Planning Commission Meeting Jan 28th- in reference to the special use permit proposal for SP202400004 "The K9 Hotel".

Please let me know if you need any further information to ensure this letter is distributed to the Commissioners beforehand. I can be reached at 513-235-5900.

Chip

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, January 27, 2025 6:28 AM
To: Syd Shoaf
Subject: Fw: Planning Commission Public Comments - SP202400004 The K9 Hotel
Attachments: King Letter_SP202400004.pdf

Thank you,

Carolyn Shaffer

Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: rose <roseromans828@aol.com>
Sent: Friday, January 24, 2025 11:13 AM
To: Planning Commission <PlanningCommission@albemarle.org>; Carolyn Shaffer <cshaffer2@albemarle.org>
Subject: Planning Commission Public Comments - SP202400004 The K9 Hotel

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.

Hello,

On behalf of my husband and myself, I would like to submit the attached letter as public comment for the upcoming Planning Commission Meeting Jan 28th- in reference to the special use permit proposal for SP202400004 "The K9 Hotel."

Sincerely,

Rose King
3119 Gilbert Station Road
Barboursville, VA 22923

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, January 27, 2025 6:27 AM
To: Syd Shoaf
Subject: Fw: Additional info pertaining to SP20240004

Thank you,

Carolyn Shaffer

Notary Public
Planning Commission Clerk
Albemarle County

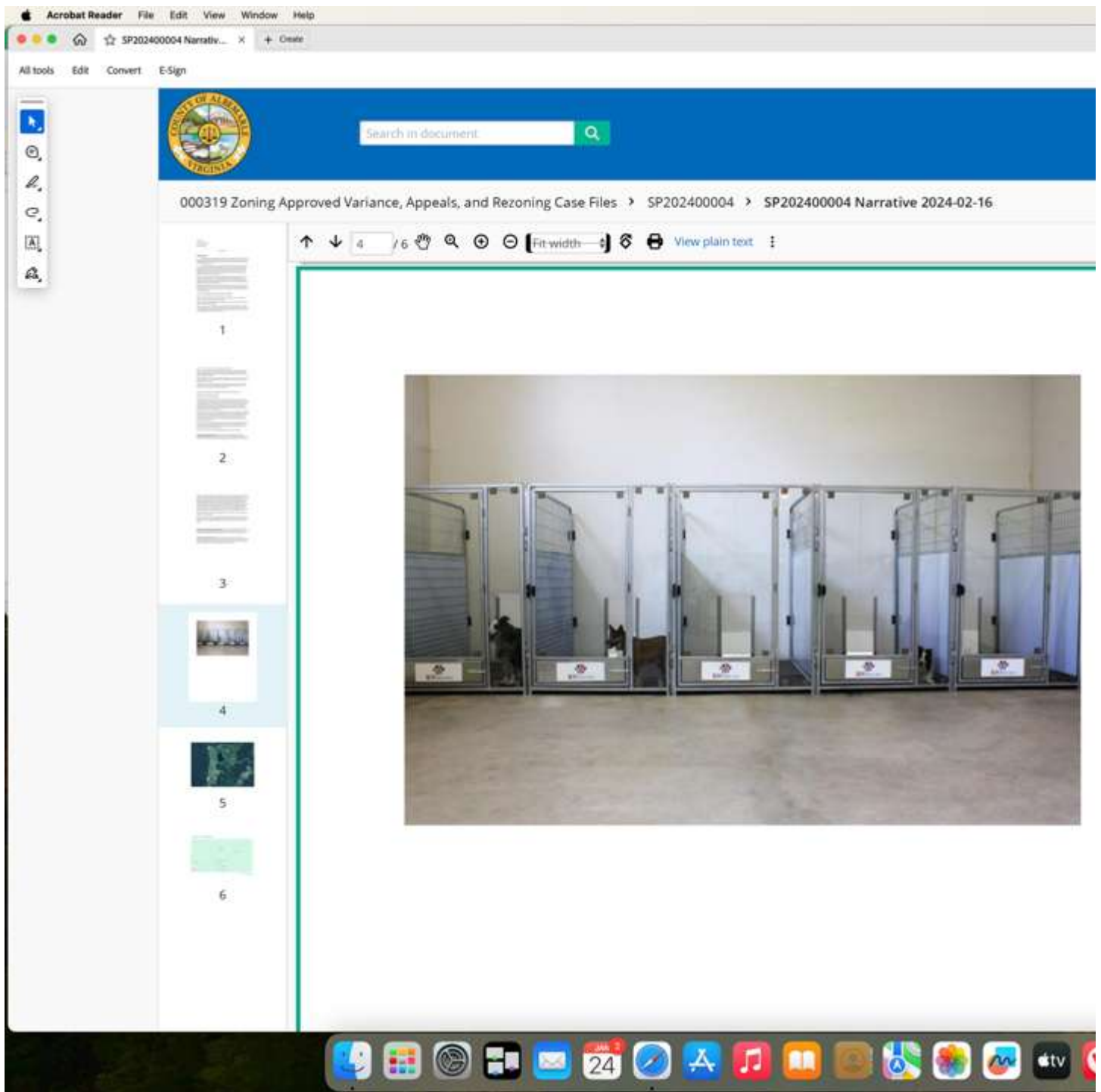
cshaffer2@albemarle.org

From: Belinda Blankenship <blankenship.bel@gmail.com>
Sent: Friday, January 24, 2025 11:48 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: Karen Firehock <kfirehock@albemarle.org>
Subject: Additional info pertaining to SP20240004

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.

Members of Albemarle County Planning Commissions:

I apologize for emailing again, but I would like to submit one further piece of information. In the Albemarle County Planning Staff Support Summary, Mr. Soaf includes attachments for the applicants narrative and conceptual plan as well as Public Comments received from Email. In the applicants narrative and conceptual plan info in the file on the County Planning site the applicant included this photo to show intent of type of kennels to be used:



I only point this out because in the Public Email's shared with the Commission there is an email and kennel photographs included from the San Diego Humane Society. I felt the pictures from the Humane Society were possibly misleading because in no way do they represent what the proposed dog kennel here would be like.

Thank you for your time,
Belinda Blankenship

Syd Shoaf

From: Carolyn Shaffer
Sent: Monday, January 27, 2025 6:25 AM
To: Syd Shoaf
Subject: Fw: Comment on Berkmar Flats Proposal for January 28

see below

Thank you,

Carolyn Shaffer

Notary Public
Planning Commission Clerk
Albemarle County

cshaffer2@albemarle.org

From: temcderm@gmail.com <temcderm@gmail.com>
Sent: Saturday, January 25, 2025 4:46 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Cc: 'Naomi Farwell McDermott' <nfarwellm@gmail.com>; Carolyn Shaffer <cshaffer2@albemarle.org>
Subject: Comment on Berkmar Flats Proposal for January 28

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.

Hello – we live at 732 Empire St, in the Berkmar Overlook development, and offer the following comments on proposed rezoning from R6 to R15 in Berkmar Flats.

Compared to the earlier proposal heard in June, this one provides more open space, but it splits the unit access between separate entrances on Berkmar Dr and Woodburn Rd. It also changes the number of units from 52 to 54. The applicant's narrative may be outdated because at the top of page 3, it still talks about emergency-only access from Woodburn Rd, and it does not mention the "private interparcel connection" with Victorian Heights. But your staff assessment included these critical points, and they are shown in the maps with attachments 5 and 6 of the staff report. We comment mainly on that, based on two years of experience living in Berkmar Overlook.

In Berkmar Overlook, we have the entrance at Berkmar Dr, with emergency-only access at Woodburn Rd. We hardly miss full access at Woodburn Rd. The only times it would be helpful are when we drive to the reservoir with our inflatable kayak. The Woodburn Rd access would save us a couple of miles driving on those occasions. At all other times, more than 99% of our car trips, Berkmar Dr would be the preferred exit from Berkmar Overlook, even if the Woodburn Rd exit was available. If we imagine living in the proposed west side of Berkmar Flats, forced to exit at Woodburn Rd, we first think of turning left because Woodburn Rd dead-ends at the reservoir. Then we'd be turning left onto Rio Rd most of the time, heading to Kroger, Lowe's, Walmart, ACAC, health care providers, the vet, church, etc. Turning right onto Rio Rd gets us to fewer places of interest. There is no traffic signal at Woodburn Rd and Rio Rd, so that's not an easy left turn onto a busy road. From a future Berkmar Flats, there is now a second option of turning right onto Woodburn Rd and then cutting through the Victorian Heights plan to reach Berkmar Dr.

We don't think either option would be a good experience for the residents of Berkmar Flats. It's not clear whether a "private interparcel connection", shown on the map attachments, would mitigate this at all. The applicant's narrative doesn't indicate whether Victorian Heights has been consulted about this connection, and about the extra through-traffic it might generate in Victorian Heights.

If the applicant already has an approved plan for 28 units under the R6 zoning, with a Berkmar Dr exit for all units, they should make a go/no-go decision based on that approved plan. Your staff report acknowledges that residential development has already occurred in the area, even though residential was planned for only a secondary use here. However, those residential developments, including Berkmar Overlook and Victorian Heights, didn't require a re-zoning. Given the existence of a Master Plan, please try to follow the plan where possible.

Sincerely,

Tom and Naomi McDermott

Syd Shoaf

From: Sandra Barrow <barrow1023@icloud.com>
Sent: Sunday, January 26, 2025 9:38 AM
To: Syd Shoaf
Subject: Cody Markum Syd Shoaf- SP202400004

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, my name is Sandra Barrow. I live at 4529 Turkey Sag Rd, Keswick, VA.
I am writing in support of Cody and Nikki Marcum's application for a dog boarding facility on Gilbert Station Rd, Barboursville.

Although my property does not abut the Markum property, I feel it is important that you have an insight into the kind of people who are making the application.

I have known Cody and Nikki since 2007. They have done extensive work on my farm with their prior fencing business. As I'm sure you are aware, the fencing business is a physically demanding and time consuming business. It requires you to work in adverse conditions, whether it be freezing cold, rain, wind, or blistering heat. In total, Cody and Nikki have spent several months working at my property and they never fell short of being reliable, dedicated, hard working people.

They are respectful of all people, and I have no doubt whatsoever that they would do their utmost to be considerate of their neighbors and do their best to problem solve any issues that should arise with the boarding facility.

I am in full support of their application.

Respectfully,

Sandra Barrow

Important Notice to Stony Point Neighbors

There is a **Commercial Dog Kennel** (Permit Application SP202400004 The K9 Hotel) proposed to operate at 3225 Gilbert Station Rd. You are within a 10 mile radius of this site and based on the site's elevation of 508 ft, noise will carry more easily to surrounding areas. If you are concerned about this business negatively affecting your quality of life (from barking dogs) and/or negatively affecting your property value please get engaged.

When: Public Meeting at Albemarle Planning Commission January 28th at 6 pm

Where: Lane Auditorium 401 McIntire Rd. Charlottesville 22902

How: Attend meeting in person or by zoom

Email: Syd Shoaf at sshoaf@albemarle.org or PlanningCommission@albemarle.org

Concerns:

- commercial dog kennel is inconsistent with Albemarle County's Comprehensive plan for rural areas. This business is better suited for a light industrial area. Applicants are seeking a special use permit that is contrary to stated plans of county and in addition require special variances

- High elevation of proposed site will allow sound to travel

- Site is surrounded by residential communities

- negative impact business will have on surrounding property values

- negative impact of noise - multiple dogs barking daily, every day, is a

significant nuisance to all neighboring residents

- permit permanence - if granted, the permit will convey with property in perpetuity. All future property owners of this location will be able to run a dog kennel there.

- no oversight - if permit granted who ensures business owner complies with rules and as neighbors what recourse do we have if business owner does not?

We do not take this letter lightly. We do not like working against our neighbors. However, we feel this proposed dog kennel has huge negative implications for the community surrounding this property. Thank you for your time. If you have any questions for us you can email us at k9kennelconcerns@yahoo.com.

January 26, 2025

Dear Members of the Planning Commission,

My name is Gracie and I am a 4th generation member of the Stony Point community. I am writing in support of the K9 Hotel proposal from Nikki and Cody Marcum.

I grew up on the 3500 block of Gilbert Station Rd. and built a home just down the street where I am raising my children. Nikki was also raised in Stony Point and is now raising her children here. We feel confident, that as a longstanding community member, Nikki and Cody will only conduct their business in a manner that protects and preserves the reasons we all love this community and have chosen to plant ourselves here.

The nature of a kennel does not imply a perpetual, daily stream of traffic that is disruptive to our community. It seems that traffic would be isolated to drop off and pick up, at low volume and such close proximity to entry and exit from Route 20, and would, beneficially, bring exposure and income to the one food establishment located in our community to passersby. The success of that market is also important to our family as they provide support to our local fire department and school, and are a singular source of camaraderie for family and children of all ages.

While noise may be of concern to some in closer proximity to the site, we feel confident that Nikki and Cody have carefully researched and will implement strategies to both prevent and mitigate this concern, and would approach any situation that deviates from a normal level of noise with care and concern for neighbors- ie. may determine that a particular dog is not a candidate for ongoing outdoor time or return to the kennel. Though all neighbors may not know the Marcum family, I confidently submit that they would be receptive to ongoing feedback, and respond to all inquiries with kindness, respect, and a view toward resolution and continued improvements.

A kennel is consistent with a love for animals that many, likely most, members of our community have, and we are not of the opinion that a kennel is a detriment to the beauty or purpose of this rural area. While our family would strongly oppose the building of high-volume residences or large-scale commercial businesses that are inconsistent with the community, we fully support existing families creating a livelihood on the property they purchased and maintain.

Thank you for your time and consideration of this comment.

Respectfully,

A handwritten signature in black ink, appearing to read "Gracie S.", written in a cursive style.

Gracie S.

Gardner & Rose King
3119 Gilbert Station Rd
Barboursville, VA 22923
Roseromans828@aol.com
757-404-1400

Albemarle County Planning Commission
401 McIntire Rd
Charlottesville, VA 22902

Dear Members of the Planning Commission,

We are writing to express our strong opposition to the proposal for a commercial dog kennel on Gilbert Station Road, SP202400004 The K9 Hotel. My wife and I live directly across from the site of the proposed kennel, and we want to bring to your attention the significant and negative impact this project would have on our quality of life.

We moved to Albemarle County specifically to enjoy the peace and tranquility of nature and to spend our later years surrounded by the beauty and serenity of this area. Much of our time is spent outdoors, enjoying our porch and sitting around our fire pit, both of which directly face the proposed kennel site (please see the map included on page 2 of this letter). The prospect of having constant, disruptive noise from barking dogs emanating from outdoor run spaces is deeply concerning.

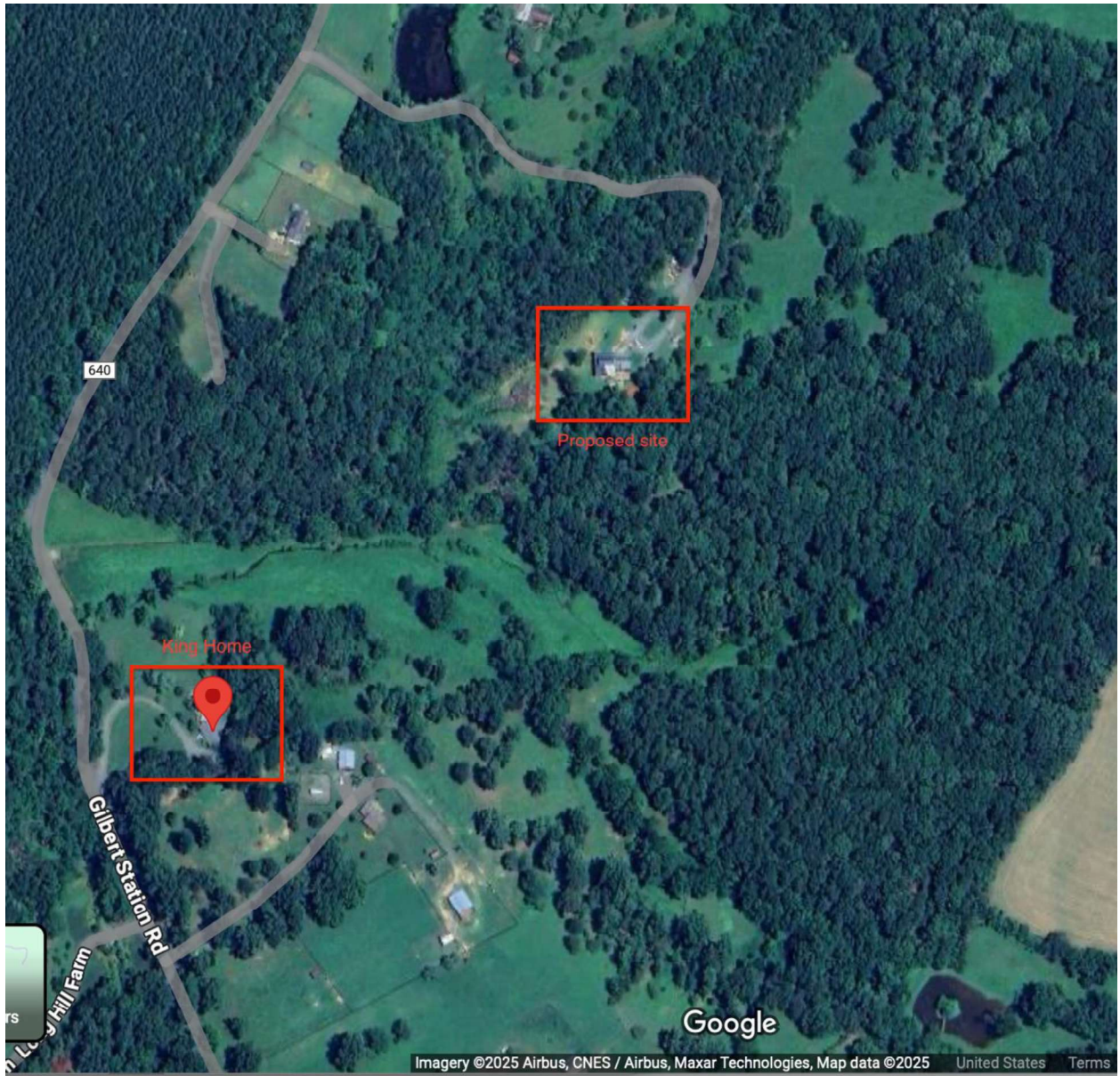
The kennel would not only create a constant strain on our lives, but it would also diminish the quality of life for those of us who have made this community our home. Given the site's location at the top of a very steep hill, we are particularly concerned about how sound would travel freely to surrounding properties and homes, creating a constant disturbance that would be difficult, if not impossible, to ignore. The sound dampening requirements in the permit will not negate the disruptive noise when dogs are in outdoor run spaces. This is of grave concern to our family.

We strongly petition the Planning Commission to vote against this proposal. The approval of such a project would harm the peaceful nature of our agricultural community and negatively affect the well-being of those of us who live here.

Thank you for your time and consideration of this important matter.

Sincerely,

Gardner & Rose King



Dr. Charles (Chip) Blankenship
3100 Gilbert Station Rd
Barbourville, VA 22923
cpb.jr.42@gmail.com
513-235-5900

23 January 2025

Albemarle County Planning Commission
401 McIntire Rd
Charlottesville, VA 22902

RE: Special Use Permit Application SP202400004 The K9 Hotel

Dear Members of the Albemarle County Planning Commission:

I am writing this letter to express my strong opposition regarding the commercial kennel project being proposed within our neighborhood, a rural zone. The proposed commercial kennel project is clearly inconsistent with the Albemarle County Comprehensive plan that requires land use in rural zoning “to allow uses that protect agricultural, forestall, open space and natural, historic and scenic resources; and also to allow residential uses at a density of up to 0.5 acres per dwelling unit.” The applicants are not only seeking a special use permit that is contrary to the stated long-range plans of the county, they are seeking variances to the requirements for setbacks because they are unable to comply. The proposed project would not even comply with the rules if it were located in a light industrial or commercial area.

The applicants are offering to mitigate the impacts of this commercial kennel operation on our surroundings by “soundproofing” the kennel structure (this is very difficult and expensive to actually achieve) and offering to limit how many dogs are outside for a walk or other activities at one time. Human behavior, like promising to only let one dog outside at a time is not a sufficient mitigation to an inherent noise pollution problem. The best of intentions will collide with the day-to-day reality of managing a business. It is unreasonable to put faith in this behavioral remedy, as it cannot stand up to the many demands that will fall on good-intentioned owner-operators. Who will enforce? To whom must we complain each time we hear dogs barking? What will the penalty be for non-compliance?

There is another, very problematic feature of these special use permits: they are permanent. They convey with the property. While these applicants may be conscientious and care about their neighbors, the next owners may not. They say that they will live here a long time. This is an irrelevant statement, as the permit is permanent.

Why must this exception to the county code be given to one resident, when it places such a substantial burden on all the neighbors? It is an unwelcome transfer of responsibility for us to

then complain to someone in the county government when the inevitable noise pollution ensues.

The sound of dogs barking travels for miles. The proposed site is on the top of a hill, perfectly optimized to transmit sound. The sound of someone else's single dog can be slightly annoying, but the regular sound of multiple dogs barking is classified as a nuisance. The inescapable noise pollution that is bound to be the result of this project will have a negative impact on surrounding residents' peace of mind, and will have a negative impact on property values. If the planning commission approves this proposed special use permit, in conflict with the County Plan, as well as the needed additional variances, they will be prioritizing the desires of one resident over the many residents that will be negatively impacted. This is not how the County is supposed to govern. They should enforce the rules and not allow a special permit.

I reiterate that this special use permit should be denied. It is counter to the rural zoning. There will be impacts. Quality of life is at risk. Property values are at risk. We have invested substantial resources, both family time and hard-earned wages to create LongHill Farm. Yes, we have a lot at stake here, but so do the rest of the residents in the "sound shed" of this proposal. I urge you to consider the substantial negative impacts on the many residents and deny the special use permit.

Respectfully submitted,

Chip Blankenship

Rachel & Charles Hamm
3098 Gilbert Station Rd
Barbourville, VA 22923
Rhamm265@gmail.com
757-560-2337

January 21, 2025

Albemarle County Planning Commission
401 McIntire Rd
Charlottesville, VA 22902

Dear Members of the Albemarle County Planning Commission,

I am writing to express my strong opposition to Special Use Permit SP202400004, which seeks approval for a commercial dog kennel on Gilbert Station Road. I urge you to carefully consider the negative impact this proposal could have on our community, the environment, and the long-term vision for Albemarle County.

Three generations of my family and I live and work on our family farm on Gilbert station road. We enjoy great peace in farming the land sustainably and living in generational community. To provide necessary perspective, in terms of this dog kennel proposal, my parents live directly beside the proposed site, with only a small field between; and my husband and I and our children live directly across the way from the proposed site as do also my cousin, his wife and family (please see the attached map below). We very much enjoy the natural peace of living in rural Albemarle County and encourage the multitude of agricultural activities on the land. However, all three generations of our family are very much opposed to the proposed commercial dog kennel that requires a special use permit.

The proposed location of this dog kennel is situated on a steep knoll, an area so elevated that it requires special exceptions to the county's regulations governing steep slopes. This alone should raise concern about the feasibility and appropriateness of the site. It is well understood that sound waves travel freely over distance, and the high elevation of this site will ensure that noise from the kennel—specifically the incessant barking of dogs—will carry far into the surrounding community, including our homes and land. The impact of this noise cannot be underestimated, and the lack of enforceable decibel limits for such facilities only compounds the problem.

During conversations with county staff regarding the decibel limits for dog kennel permits, it became apparent that there is no enforcement or oversight to ensure that these facilities comply with sound regulations. Without proper monitoring or staff in place to address noise violations, this permits the potential for ongoing disturbances that will negatively affect the quality of life for the surrounding residents. I would encourage you to visit an existing dog kennel, such as Dogtopia on Route 29, to personally witness how the noise from barking dogs can easily be heard over the din of traffic, all the way across Route 29 to Harbor Freight.

I also ask you to consider the long-term implications of granting a forever permit for a dog kennel in this location. These permits do not expire or undergo periodic reevaluation; they remain with the property and transfer to new owners when the time comes. As the planning committee, your duty is to look beyond the immediate circumstances and consider what the county will become in the future. I urge you to reflect on whether Albemarle County wants to be known for its vineyards and pastoral landscapes or for a proliferation of barking dog kennels.

Additionally, I must raise serious concerns about the environmental impacts of this proposed kennel. As a former employee of the Virginia Department of Environmental Quality, I worked extensively on issues related to pollutant loads entering local waterways. One of the leading contributors to bacterial contamination in streams and rivers is dog feces. Just one gram of dog fecal matter contains approximately 23 million bacteria, nearly twice the level found in human waste. The proposed site is directly uphill of a headwaters stream that feeds into the heavily protected Chesapeake Bay watershed. How will the county ensure that the waste generated by this facility will be properly managed and disposed of off-site, especially in an area so close to sensitive environmental resources? Without robust enforcement mechanisms, these regulations would be meaningless.

Finally, the county must take responsibility for ensuring that all permit requirements are met. If the county continues to approve such facilities, a dedicated enforcement division should be established to monitor and enforce compliance with the terms of these special use permits. The burden of enforcement cannot fall on the community or on the already overburdened staff at the county level.

The proposed kennel is clearly outside the vision articulated in the Albemarle Comprehensive Plan and should not be allowed to disrupt the agricultural peace of our community. I ask that you deny the approval of this permit, and in doing so, help protect the tranquility, environmental integrity, and future of our community.

Thank you for your time and consideration.

Sincerely,

Rachel & Doug Hamm



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
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.

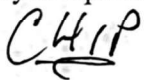
Allowing commercial kennels to operate in rural areas, even with "behavior-based mitigations" to reduce the sound transmission of barking dogs poses a significant threat to the peace, tranquility, and well-being of our family and other Gilbert Station Rd residents. As I am sure you are aware, approving 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,

A handwritten signature in dark ink, appearing to read "CHIP" with a stylized flourish underneath.

Charles Blankenship, JR

Syd Shoaf

From: Scott P Cunningham <scunningham@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](tel:317-652-2247)

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













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.

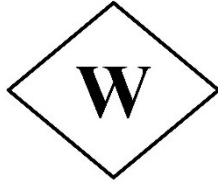
Greetings Syd,

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