

From: [Gary Stephan](#)
To: [Clark, Molly](#)
Subject: Case 23-cup-0238. Dog kennel on 14310 Old Henry Road
Date: Thursday, August 3, 2023 2:42:21 PM

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Hi Molly, I am the president of the HOA of The Falls At Old Henry, which is the community directly across the street from the proposed dog kennel.

I am requesting that this letter be entered into the record for the councils review in making the decision for approval of the CUP.

We are not apposed to the CUP for the Kennel, but do have a few request for binding elements for this project. I think the owners will be agreeable as their business model is to look and operate like a neighborhood “country club”.

Commercial developments are not allowed along the Old Henry Road SUBAREA plan, and as such, the more the facilities look residential, the better.

1. The signage on the street and the building should be minimal. We suggest no larger than 3’ by 4’.
2. Trees and shrubs should be planted and designed to soften/hide the 8’ high privacy fence , especially any fencing facing/visible from Old Henry Road.
3. The current plan shows a facade with low stone wall with hardy plank above . We would like more stone or brick. Any design that fits with the neighboring communities and Looks more residential is requested.
4. Earth berms as well as tree and shrubs along the buffer area of Old Henry Road to hide the parking lot.
5. Entry and egress from Factory lane would be most welcome..... or entry further north on Old Henry Road that would be allowed to cut Thru the state owned corner lot. This would avoid congestion and a “suicide” center lane directly across from our residential development, which is the current plan. I am sure that would be a state highway department decision, but am hopeful that you can bring them in on this for consideration.

Thank you,
Gary Stephan
502-439-0568