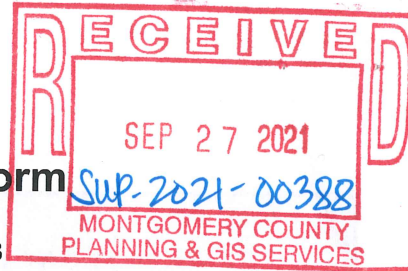


**MONTGOMERY
COUNTY, VIRGINIA**

Special Use Permit Application Form

Montgomery County, Virginia
755 Roanoke St. Suite 2A, Christiansburg, VA 24073
540-394-2148 | mcplan@montgomerycountyva.gov



Applicant Information: (PLEASE PRINT – if additional owners, please attach additional sheets)

Owner of Record (attach separate page for add'l owners): WF PACK III, LLC	Address: 3473 Five Points Rd, Riner, Va. 24149
Telephone: 540-641-2466	Email: wfpack41@yahoo.com

Applicant Name: Owner Contract Purchaser/Lessee Kim Ridpath	Address: P.O. Box 613 3881 Riner Rd, Riner Va. 24149
Telephone: 240-538-8755	Email: kim_ridpath@yahoo.com

Representative Name and Company:	Address:
Telephone:	Email:

Property Description:

Location or Address: (Describe in relation to nearest intersection) 4010 Riner Rd, Riner, VA 24149		
Parcel ID Number(s): Parcel ID # 017001	Acreage: 0.236 ac	Existing Zoning: GB/General Business
Comprehensive Plan Designation: Riner Village	Existing Use: Mixed	

Description of Request: (Please provide additional information on attached sheet if necessary)

Proposed Use(s) including acreage:
Doggy Daycare - (0.236 ac)

I certify that the information supplied on this application and on the attachments provided (maps or other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of Montgomery County and State of Virginia to enter the above property for the purposes of processing and reviewing the above application.

William F. Duffett **9/16/21**
 Owner 1 Signature Date

Owner 2 Signature (for add'l owners please attach separate sheet) Date

Kim Ridpath **9-27-21**
 Applicant Signature Date

Representative/Agent Signature Date

Existing Site Features:

The business plan is to open a doggy daycare utilizing a special use permit at the location of 4010 Riner Rd. Riner VA. 24149. The zoning is commercial business zoning, businesses adjacent and surrounding are retail (Dollar General, Riner Food Center) and services (Hair II Salon, Bennett Survey Company). There is a commercial entrance to the property already existing off Rt 8. The existing structure, a brick house with approximately 2,471 square feet, the approximate acreage is 0.236, with public water and sewer. The parcel has asphalt, with a small amount to grassy areas on the outside corner and the right side of the house, the front of the home has a small area with minimal landscaping. Parking needs would be minimal due to drop off and pick up. Parking at this location would allow for approximately 5 to 6 spaces. There is no outdoor storage. There would be minimal traffic created by client pick up and drop offs approximately 20. The pickups and drop offs would be staggered in the mornings and evening in 30-minute intervals. There would be no employees to create the need for parking or an increase to traffic patterns. Regular fire alarms in the structure will be utilized. The firehouse is approximately one mile from the location of the structure.

Proposed Site Features:

Clients would enter from the side entrances from the parking lot or the side yard at the gated fence that is adjacent to the parking lot. The house would stay in its current form with no structural changes. There are existing regular home lights on the outside porches and a corner security light that would be used for safety and security, but no addition outdoor lighting is needed. The front of the building there would be some landscaping added, shrubs and flowers and a business sign that meets the county code. The back of the building and to the right side of the structure would be fenced with 6-foot privacy fencing either vinyl or wood with no breaks. The parking lot side would have client drop off pick up gate locked from the inside with a double door area to ensure safety of the other dogs. This area would also be big enough to hold trash/waste containers. The side door entry would also be used to for drop offs and pickups. Waste/trash would be carried off approximately every third day. There would be daily routine pick of waste throughout the day and always at the end of the day for preparation for the next day. The plan will be possibly to cover the back area with artificial K9

grass. I have contacted a company for product samples and pricing. The structure only needs cosmetic things like paint, some new flooring, and cleaning but no structural changes. The intent is to do the inside and outside updates over the next several months, and open for business in March 2022 or early Spring.

Comprehensive Plan Justification:

Doggy Daycare is a growing business in all regions and communities. There is a need for this service here in Montgomery County. The location is on a highly traveled route from Floyd and Christiansburg and vice-versa. Also, there is an exit access from Interstate 81 for other close communities. With the high adoption rate over the past year and half and now with people returning to public work the need for these services is even higher. People/owners are very loyal to their pets and are looking for excellent amenities for their care and safety. Expanding services like doggy daycare will be an added addition and needed within the Village expansion. In the New River Valley there are several doggy daycare services, but people are unable to utilize them due to those business not having any opening and people are being put on a waiting list or they are not convenient to their employment.

Business Plan:

The current plan for hours of operation would be 8:00am to 6:00pm Monday thru Friday. Saturdays may be added after evaluation of the need on the weekend. Drop offs would be between 8:00am and 10:00am and pickups between 4:00pm and 6:00pm. With individual clients staggered during these times. During the day the doggies will be on rotation of yard time, indoor time, and rest periods. Noise will not be a problem, the rotation and rest periods will reduce any noise issues, the roadway noise and the 6-foot solid fencing will also create a barrier. If there would be a problematic barking dog the owner would be asked to utilize a bark collar or find other services. All dogs would be evaluated for a full day to see if they meet the behaviors needed to stay within the service. There will be set guidelines of requirement prior to service. For example, they would have to be spayed or neutered, fully vaccinated and a fecal exam. All pickups and drop offs will be required on leash. There will be no outdoor kennels for boarding. If any overnights, it would only be with the existing daycare clients/pets, who already

feel comfort being at the daycare center so it would be in the pets second home environment, and in their personnel crate with their bedding.

Additional Special Use Permit Requirements:

There are no effects to groundwater, structural capacity of soil, road or transportation development, environmentally sensitive land.

The location has no floodplain and steep slopes, any existing non-conforming uses and structures, no fuel storage, any anticipated accessory uses and structures, no loading spaces/areas, security features and provisions, no on and off-site infrastructure.

Information on Owner:

I was born in Radford Virginia but have resided in Riner since 2007. My career has been as a nurse for over 35 years. I have worked in management as a supervisor, educator and most of those years spent in quality assurance. I have in the past owned and operated a nursing agency business for approximately seven years. I am wanting to continue to do something I enjoy and work with the public providing services to a very important part of the average family dynamic their pet. We own and operate Village Barbershop in Riner that also required rezoning and a SUP prior to opening several years ago that has done well and served the community needs. We want to continue to work with the county and serve the community of Riner and other close localities with other convenient services needed to the individuals of who live in the Village and local communities.

Ordinance-Zoning-Special Use Permit:

Due to the county ordinance not being changed, the special use permit is required because doggy daycare falls under commercial kennel. A daycare facility is very different then a commercial kennel.

Examples: Veterinary office practice can be opened with in general business without special use permit but the averagely have commercial kennels and outdoor runs and chain link fencing. With overnight boarding with or without supervision. Kennels are normally off set from residential or business on additional land, unless veterinary services. Kennels board to anyone traveling short or long-term, with the pets feeling stressed and institutionalized. The pets are not typically allowed to have their blankets, toys, beds for safety reasons. Kennels do not always require play time and sometimes only allow bathroom breaks out of kennel twice per day if that which can causes cage aggression and stress.

With daycare there are no outside kennels or runs, the dog is exercised/tired and comfortable in his/her surrounding because they stay at daycare several days a week, know the environment, they also know the other dogs. So just like spending the night at a friend's residential home where they feel comfortable and at home. Staying at a daycare, reduces any anxiety and creates relaxation while their pet parent is gone to work or overnight. Daycare needs to be convenient and close in proximity to the clients work and home so they will use the services daily or weekly. With daycare the owners will be encouraged to bring some of their bedding and toys to create a second home environment. Daycare is just like home, out in the yard, or on the coach, in their bed, sounds of a TV, with human companionship and pet friends, so your animal companion goes home relaxed and tension free. Daycare is the pets second home; they enjoy being there and they are excited to be dropped off and averagely don't look back for the owner but come running in for their day.

Parcel and Land Viewer

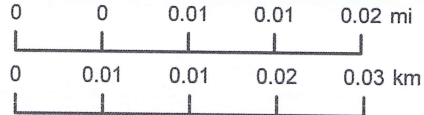


-  Corporate Line
-  Tax Parcels
-  Major Roads

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

*For reference purposes only.
Not to be used as an official legal document.

Scale: 1:564



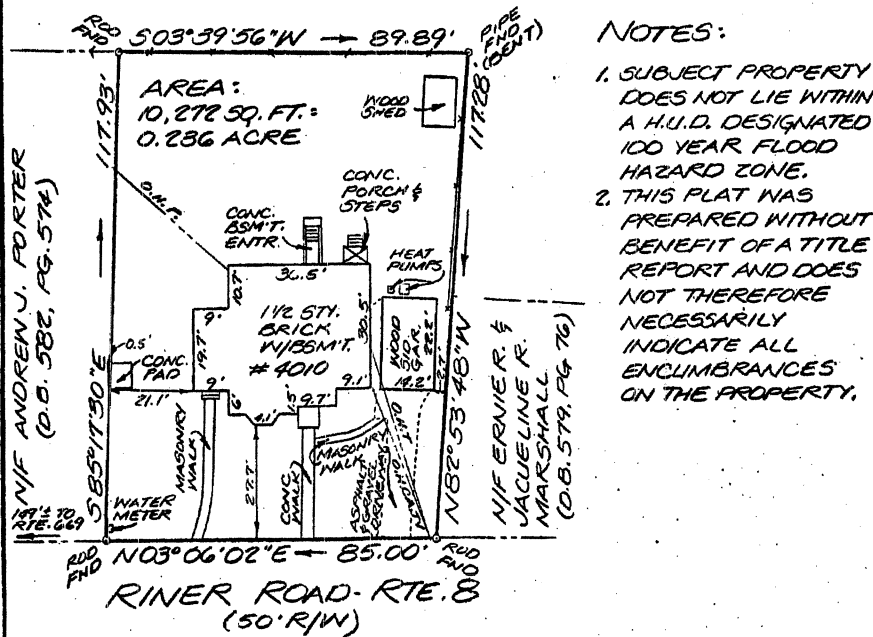
Map by Montgomery County VA web map viewer 9/5/2021



REF: DEED BOOK 648, PAGE 63
 MONTGOMERY COUNTY TAX MAP: 119A-A-20

N/F SARAH F. MILES
 (D.B. 180, PG. 171)

RECORD
 D.B. 648, PG. 63



- NOTES:
1. SUBJECT PROPERTY DOES NOT LIE WITHIN A H.U.D. DESIGNATED 100 YEAR FLOOD HAZARD ZONE.
 2. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.



PLAT
 SHOWING PROPERTY
 SURVEYED FOR
 PAUL A. & LORI C. FRANKLIN
 LOCATED IN
 RINER MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA
 17 MAY, 1994 SCALE: 1" = 30'

HIGHLAND SURVEYS
 CHRISTIANSBURG, VIRGINIA

PLAN No L-6896

Parcel and Land Viewer



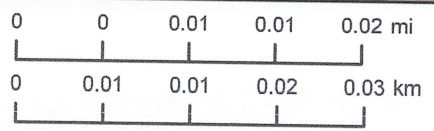
- Corporate Line
- Tax Parcels
- Major Roads

Parking Fencing

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (C) OpenStreetMap contributors, and the GIS User Community

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legal document.

Scale: 1:564



Map by Montgomery County VA web
map viewer 9/5/2021



GET EVERYTHING YOU NEED TO START YOUR FALL PROJECTS TODAY. SHOP NOW >

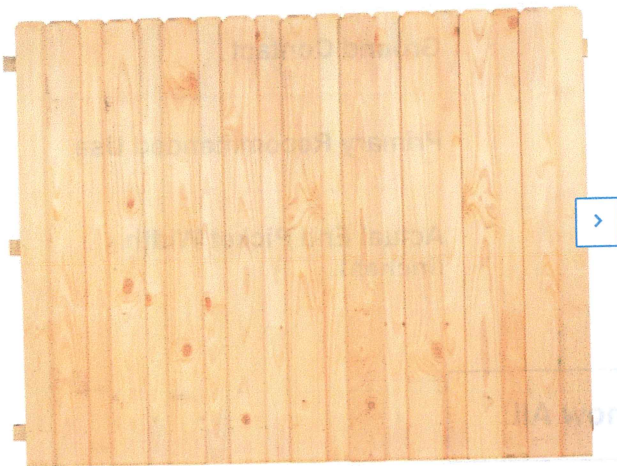
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\$103.36

★★★★☆ 14

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\$98.19

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[Learn how](#)

Severe Weather 6-ft H x 8-ft W Pressure Treated Pine Dog Ear Fence Panel
Item #635537 Model #635537

Pressure treated for exterior above ground use - not intended for ground contact

Lifetime limited warranty that protects against damage by fungal decay or termite infestation that makes the wood structurally unfit for the application...

Pre-assembled for faster and easier installation

1 +
Qty

Add to Cart



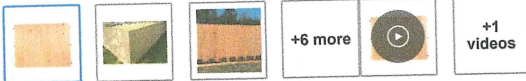
Free Store Pickup

Get it by Thu, Sep 30 (est.) at [Christiansburg Lowe's](#)



Delivery

Scheduling Available



Severe Weather 6-ft H x 8-ft W
Pressure Treated Pine Dog Ear
Fence Panel

\$103.36

Add to Cart

Overview

Specifications

Reviews

Questions &
Answers

Compare

Product
Features

- Pressure treated for exterior above ground use. Not intended for ground contact.
- Lifetime limited warranty that protects against damage by fungal decay or termite infestation that makes the wood structurally unfit for the application for which it was used
- Pre-assembled for faster and easier installation
- 19 pickets per panel
- Solid construction offers ideal privacy, noise reduction and security
- For optimal performance, allow treated wood to dry thoroughly before applying a stain, paint or sealant coatings
- Assembled in the USA
- Assembled using corrosion-resistant fasteners
- Dog ear top on pickets makes for an attractive look on any project

SPECIFICATIONS

Fence Top Style	Dog ear	Common Panel Height (Feet)	6
Pressure Treated	<input checked="" type="checkbox"/>	Color/Finish Family	Brown
Manufacturer Color/Finish	N/A	Ground Contact	X
Warranty	Limited lifetime	Primary Recommended Use	Privacy
Primary Material	Pine	Actual End Picket Width (Inches)	5.5

[+ Show All](#)

REVIEWS



Severe Weather 6-ft H x 8-ft W
Pressure Treated Pine Dog Ear
Fence Panel

\$103.36

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- Overview
- Specifications
- Reviews
- Questions & Answers
- Compare
- Product Features

COMMUNITY Q & A

Feedback

GET EVERYTHING YOU NEED TO START YOUR FALL PROJECTS TODAY. SHOP NOW >

What are you looking for today?

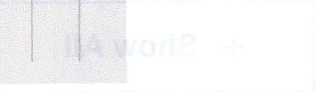
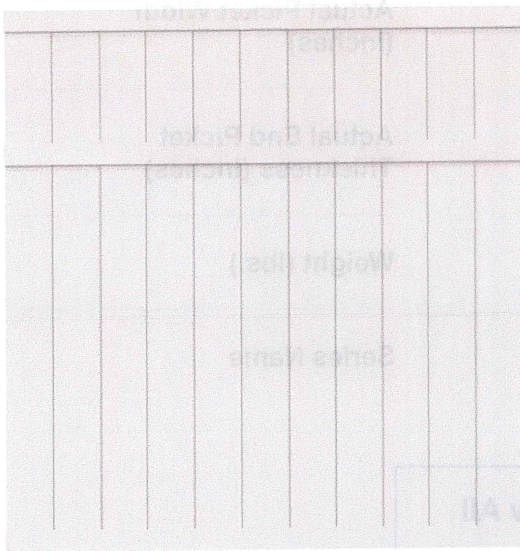


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\$78.⁹⁸

★★★★☆ 199

[View Q&A](#)

\$75.⁰³

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Freedom Pre-Assembled Brighton 6-ft H x 6-ft W White Vinyl Flat-Top Fence Panel

Item #317995 Model #73008781

Pre-assembled panel is lightweight and ready to install

Panels can be installed to step over terrain

No-sag truss system with rails permanently attached to boards

Manufacturer Color/Finish: White



- +
Qty

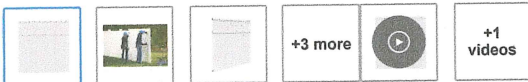
Add to Cart



Free Store Pickup
30 available at [Christiansburg Lowe's](#)
Aisle GC05 | Bay 4



Delivery
Scheduling Available



Freedom Pre-Assembled Brighton
6-ft H x 6-ft W White Vinyl Flat-Top
Fence Panel

\$78.⁹⁸

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[Specifications](#)

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[Product Features](#)

- The assembled panel is lightweight and ready to install
- Panels can be installed to step over terrain
- No-sag truss system with rails permanently attached to boards
- Coordinating post (search model # 73013947) and brackets (search model # 73004620) sold separately
- Create a gate by purchasing a panel and corresponding gate kit (sold separately; search model # 73013824)
- Pool code approved panel meets ICC requirements
- Panel features 6-in boards; 1-3/4-in x 2-3/4-in rails
- Panel also available in desert sand (search model # 73008783)
- Transferable limited lifetime warranty; made in the USA

 **Warranty Guide**
PDF

 **Use and Care Manual**
PDF

 **Installation Manual**
PDF

SPECIFICATIONS

Color/Finish Family	White
Actual Width (Feet)	5.45
Actual Picket Thickness (Inches)	0.75
Actual End Picket Width (Inches)	5.94
Warranty	Transferrable

Assembly	Assembled
Actual Picket Width (Inches)	5.94
Actual End Picket Thickness (Inches)	0.75
Weight (lbs.)	26.09
Series Name	Pre-

[+ Show All](#)

REVIEWS



Freedom Pre-Assembled Brighton
6-ft H x 6-ft W White Vinyl Flat-Top
Fence Panel

\$78.98

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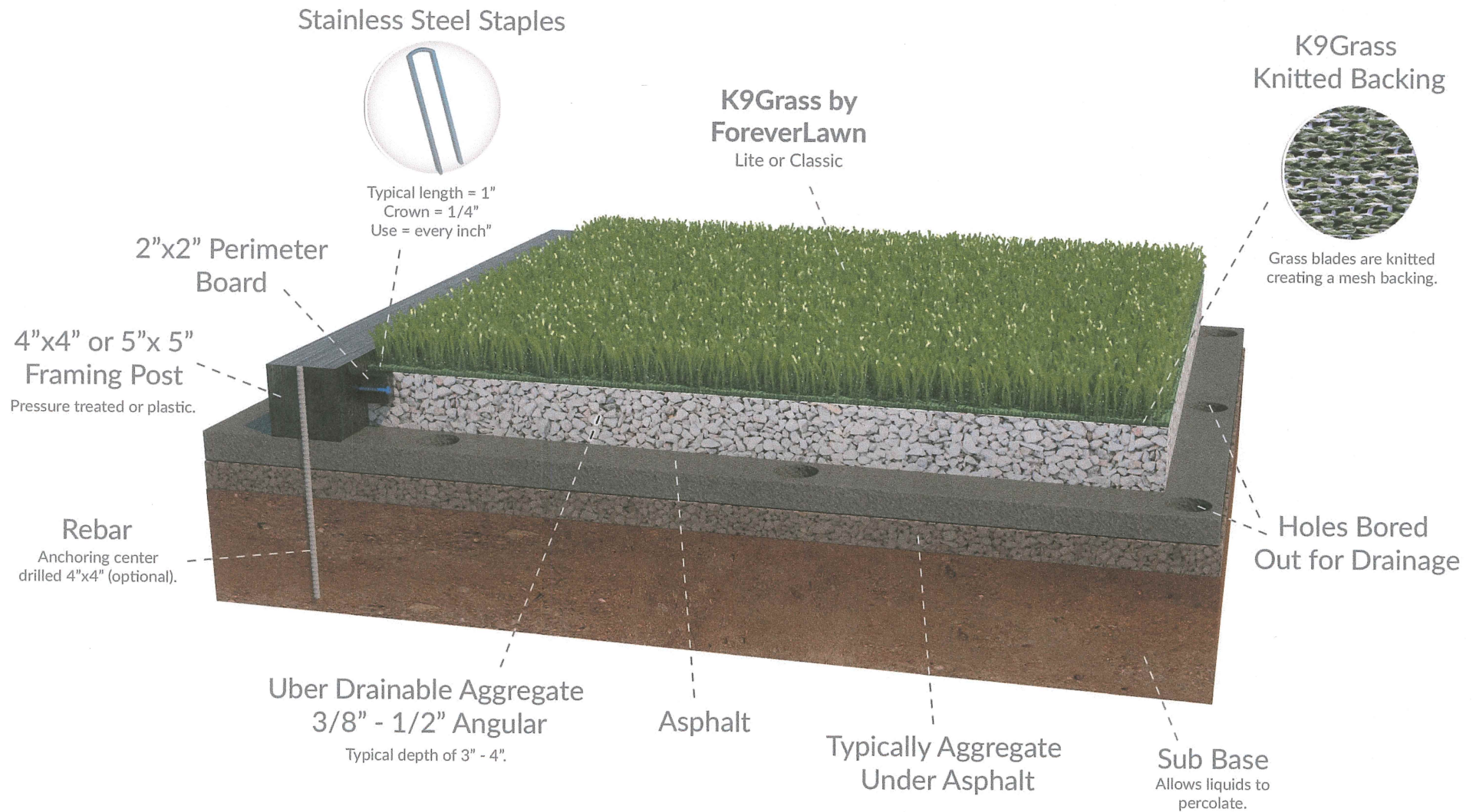
[Product Features](#)

Feedback

K9Grass System

Edge Detail - Installed over asphalt with holes

K9Grass®



ForeverLawn®

5801 Mayfair Rd., Suite 4 • North Canton, OH 44720
Phone: 866.992.7876 • Fax: 330.249.2170 • foreverlawn.com

By	K. Karmie	10/16
Scale	Not to scale	
Drawing No.	K04	

SUPERIOR PET SURFACING

by ForeverLawn



K9Grass®

The synthetic grass designed specifically for dogs!



K9Grass® is the synthetic grass designed specifically for dogs! A premium product line that has been time-tested and proven by thousands of commercial pet facilities and homeowners, K9Grass is the leader in pet surfacing. Cleanliness and safety is maximized thanks to our edge-to-edge drainage, and you can't beat the beauty and safety that an expert K9Grass installation provides. Your dogs will love it too!



K9Grass Classic

The original pet-friendly grass. Durable, drainable, cleanable, and antimicrobial.



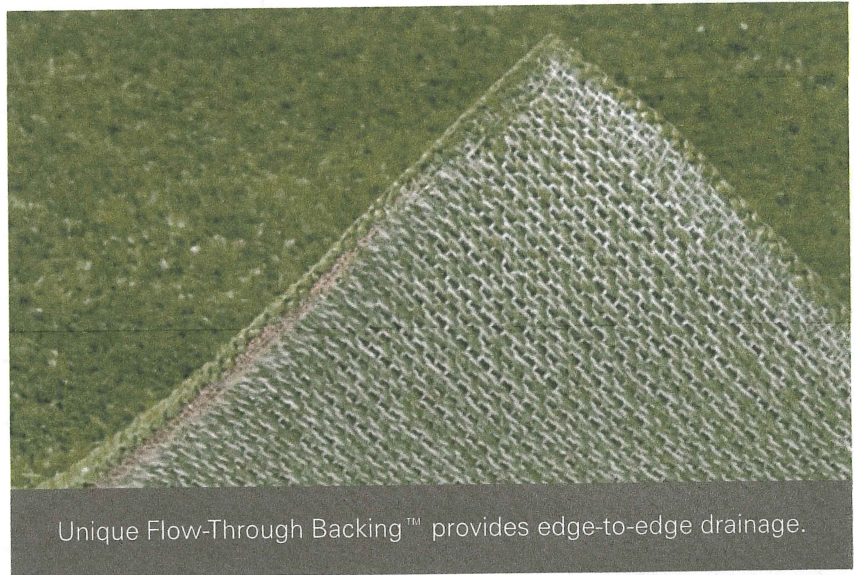
K9Grass Elite

Performs like K9Grass Classic with extreme durability and superior realism.



K9Grass Lite

Lighter version of K9Grass Classic. Great for indoors or large areas.



Unique Flow-Through Backing™ provides edge-to-edge drainage.

No More Mud!

BACKYARDS AND DOG RUNS.

Say goodbye to cold concrete, gravel, mulch, muddy yards, and dirty paws—K9Grass is the solution you have been looking for.

PuppyPlay™

With so many products on the market claiming to be pet-friendly, how do you choose? PuppyPlay™ is an economical, attractive option that provides pet-friendly advantages not found in standard synthetic turf products. The unique knitted construction of PuppyPlay allows for edge-to-edge drainage, making it easier to keep pets and their environments cleaner. Contact your local ForeverLawn expert to see if PuppyPlay is right for you.



PRODUCT SPECIFICATIONS

For the ultimate in pet surfacing, trust ForeverLawn®. Choose from a variety of products including our original, superior K9Grass line, and our newly added alternative, PuppyPlay. Our unique drainage capabilities and knitted construction provide durability and cleanliness that can't be beat.

		K9Grass®			PuppyPlay™
COMPONENTS	K9Grass Elite	K9Grass Classic	K9Grass Lite	PuppyPlay	
YARN TYPE	<ul style="list-style-type: none"> Primary: Nylon monofilament Secondary: Heat set textured nylon monofilament 	<ul style="list-style-type: none"> Primary: Polyethylene monofilament Secondary: Heat set textured nylon monofilament 	<ul style="list-style-type: none"> Primary: Polyethylene monofilament Secondary: Heat set textured nylon monofilament 	<ul style="list-style-type: none"> Primary: Polyethylene monofilament Secondary: Heat set textured polypropylene monofilament 	
YARN COLOR	<ul style="list-style-type: none"> Primary: Verde, Lime, Tan Secondary: Olive 	<ul style="list-style-type: none"> Primary: Summer Green Secondary: Turf Green 	<ul style="list-style-type: none"> Primary: Summer Green Secondary: Turf Green 	<ul style="list-style-type: none"> Primary: Field Green & Apple Green Secondary: Green & Beige 	
YARN COUNT	<ul style="list-style-type: none"> Primary: 4550/7 Secondary: 4200/8 	<ul style="list-style-type: none"> Primary: 5000/4 Secondary: 4200/8 	<ul style="list-style-type: none"> Primary: 5000/4 Secondary: 4200/8 	<ul style="list-style-type: none"> Primary: 4800/4 Secondary: 2600/4 	
CONSTRUCTION	<ul style="list-style-type: none"> Knitted 	<ul style="list-style-type: none"> Knitted 	<ul style="list-style-type: none"> Knitted 	<ul style="list-style-type: none"> Knitted 	
BLADE HEIGHT	<ul style="list-style-type: none"> 7/8"* 	<ul style="list-style-type: none"> 7/8"* 	<ul style="list-style-type: none"> 7/8"* 	<ul style="list-style-type: none"> 1 1/8"* 	
FACE WEIGHT	<ul style="list-style-type: none"> 60 ounces* 	<ul style="list-style-type: none"> 72 ounces* 	<ul style="list-style-type: none"> 56 ounces* 	<ul style="list-style-type: none"> 43 ounces* 	
TOTAL PRODUCT WEIGHT	<ul style="list-style-type: none"> 65 ounces* 	<ul style="list-style-type: none"> 80 ounces* 	<ul style="list-style-type: none"> 66 ounces* 	<ul style="list-style-type: none"> 54 ounces* 	
BACKING	<ul style="list-style-type: none"> Flow-Through Backing™ 	<ul style="list-style-type: none"> Flow-Through Backing™ 	<ul style="list-style-type: none"> Flow-Through Backing™ 	<ul style="list-style-type: none"> Flow-Through Backing™ 	
ANTIMICROBIAL	<ul style="list-style-type: none"> AlphaSan® 	<ul style="list-style-type: none"> AlphaSan® 	<ul style="list-style-type: none"> AlphaSan® 	<ul style="list-style-type: none"> NONE 	
SEAMING	<ul style="list-style-type: none"> Turf adhesive 	<ul style="list-style-type: none"> Turf adhesive 	<ul style="list-style-type: none"> Turf adhesive 	<ul style="list-style-type: none"> Turf adhesive 	
INFILL	<ul style="list-style-type: none"> NONE 	<ul style="list-style-type: none"> NONE 	<ul style="list-style-type: none"> NONE 	<ul style="list-style-type: none"> NONE 	
WARRANTY	<ul style="list-style-type: none"> 15-year 	<ul style="list-style-type: none"> 15-year 	<ul style="list-style-type: none"> 15-year 	<ul style="list-style-type: none"> 8-year 	

A CLEANER, SAFER, BETTER SMELLING ENVIRONMENT FOR PETS.

Durable	Dense interlocking construction of high-grade materials.
Drainable	Unique knitted Flow-Through Backing.
Cleanable	Short, dense blade construction requiring no infill greatly enhances cleanability.
Safe	Integral AlphaSan® antimicrobial protection built-in.



Listing #411478



Commercial Entrance

Listing #411478



Front of Property

Listing #411478



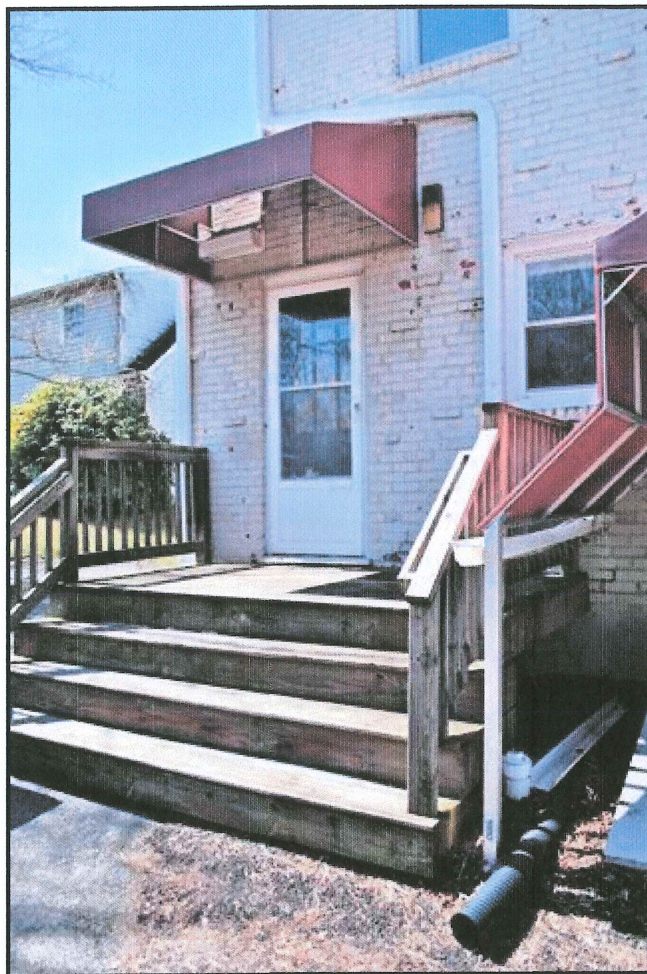
Back + Side of Property

Listing #411478



Back of Property

Listing #411478



Back Door

Listing #411478



Basement Outside Entrance

Listing #411478



SIDE Entrance

Listing #411478



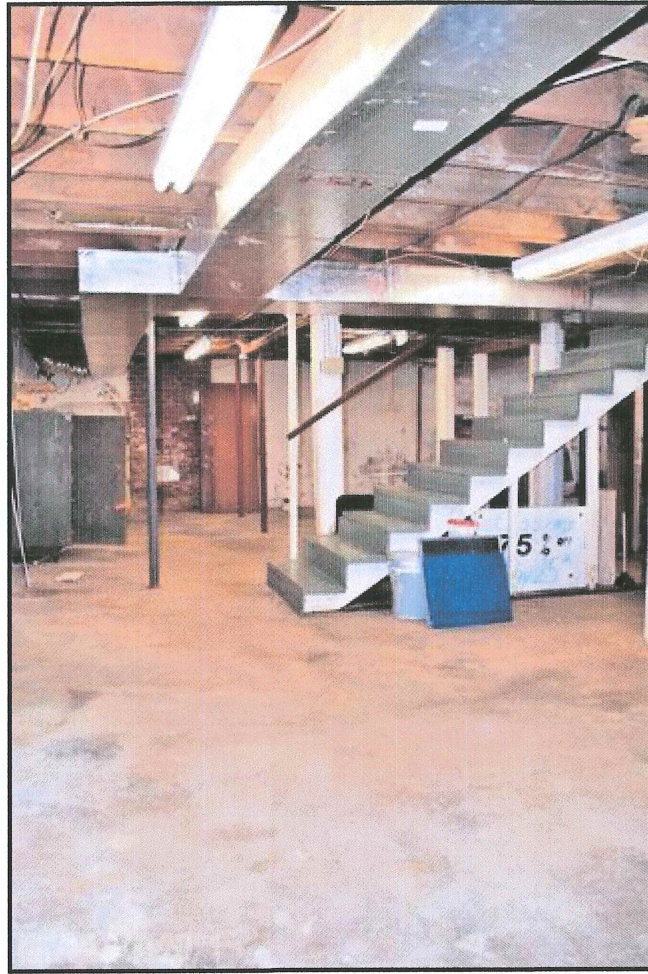
SIDE ENTRANCE

Listing #411478



Side Entry

Listing #411478



Basement Inside Stairwell

Listing #411478



Basement

Listing #411478



Main Level