



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): Jason and Niki Cowan	Address: 4342 Quince Road Pilot Va 24138
Telephone: 804-572-5868	Email: jasoncowan09@gmail.com
Applicant Name: Owner Contract Purchaser/Lessee Jason and Niki Cowan	Address: same as above
Telephone: me as above	Email: me as above
Representative Name and Company: n/a self represented at this time	Address:
Telephone:	Email:

Property Description:

Location or Address: <i>(Describe in relation to nearest intersection)</i> near the intersection of Pilot Road and Quince Road		
Parcel ID Number(s): 018267 Tax Map #:	Acreage: 49.639	Existing Zoning: A1
Comprehensive Plan Designation: Rural	Existing Use: SINGLE FAMILY RESIDNCE/AGRICULTURAL	

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

Proposed Use(s) including acreage: Commercial Kennel, 49.369 acres

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.

If signing on behalf of a Corporation, Partnership, or LLC, please specify your title with the entity and provide documentation clarifying your authority to sign on behalf of the entity.

<i>Jason Cowan</i>	07/22/2024
Owner 1 Signature	Date
<i>Niki J Cowan</i>	07/22/2024
Owner 2 Signature <i>(for add'l owners please attach separate sheet)</i>	Date
<i>Jason Cowan</i>	07/22/2024
Applicant Signature	Date
Representative/Agent Signature	Date

Explanation of current farming activities

On our farm we currently raise sheep, goats, blackberries, and cattle dogs. Our property currently hosts one single family residence where the Cowan Family currently resides. We currently have 13 dogs. Most of these are our family dogs who are retired from breeding. They are living out their days happily herding our sheep and serving as our companions.

Our Request

We are requesting to put an additional building on our property to house our eldest daughter who is the primary caretaker of our dogs. The structure will have the appearance of a 2 story single family residence where the first level will be a commercial kennel and the upper level will be living quarters. The kennel will be for housing our breeding dogs. It will not be for boarding or grooming of dogs for the public. We anticipate potentially the maximum number of breeding or retired dogs living in the kennel to be 25.

Operations if approved

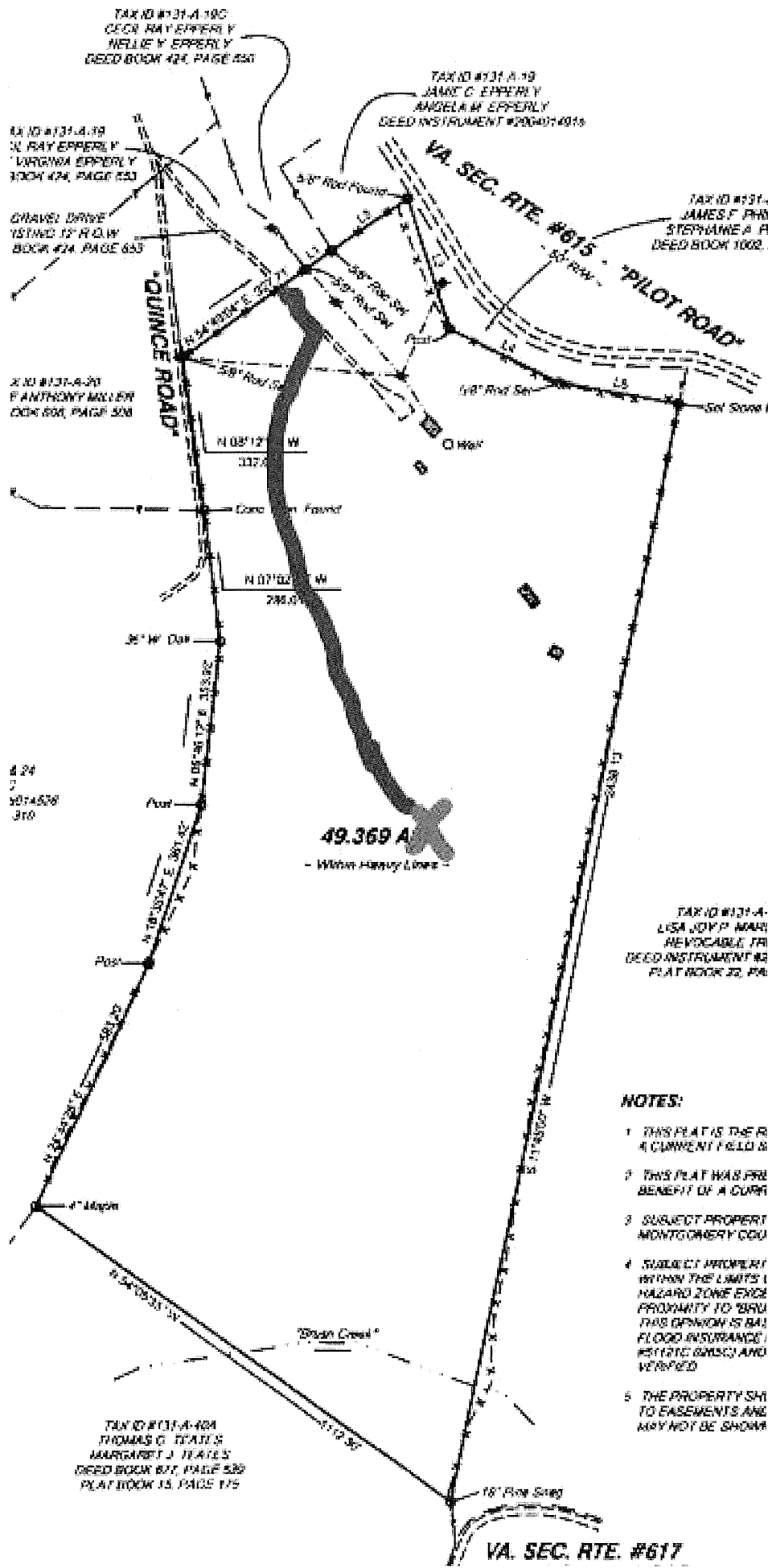
The kennel will primarily be used for housing our dogs. Although some customers will want to make an onsite visit to observe the dogs and meet the parents, we often meet customers for pickup at a public place such as the local Tractor Supply. Additionally, we typically provide pictures and videos of our dogs to clients. These practices will minimize the number of farm visits. The dogs will be trained and work with our sheep and goats and will generally not be running at large on the property (except when working with the sheep and goats).

1. The project is consistent with the comprehensive plan. The Montgomery County Comprehensive Plan emphasizes the importance of maintaining agricultural land and rural character in A1 zoning districts. Your project for a new primary residence with a commercial breeding kennel aligns with this goal by supporting agricultural use and rural economy. The plan supports agricultural activities and businesses that complement the rural character and economy. A commercial breeding kennel can be seen as a compatible use within this context, contributing to the agricultural business environment.
2. The project will have adequate safety protocols for fire hazards.
3. The noise generated from the site will be consistent with general farming operations and that found across rural America. (Sometimes my neighbor's tractor is being used and it's loud but that is what people expect when they move to the country). The dogs may bark from time to time just like my neighbors dogs bark from time to time as can be expected.
4. The glare or lighting will be the same as a normal residential structure. No additional lighting is needed for breeding dogs above what would be expected in a typical single family residence.
5. No signs will be used on the property to advertise. .
6. The site's immediate vicinity and surrounding environs are dominated by single family and agricultural uses. The proposed use is consistent with this as the project will be for a live in commercial kennel that has the appearance and use like a single family residence.(except instead of having pets, the dogs are both pets and are used for breeding purposes to generate income for our family).
7. Please see attached map.
8. The site is part of a 50 acre working farm with one single family residence. The placement of the proposed new structure is on the edge of a hay field and backs up to a grazing.
9. We anticipate construction starting upon the approval of the conditional use permit and for construction to be complete by 1/1/2026 (depending upon the timing of any approval). The duration of the proposed use will be continual until the property owner no longer desires to continue the use.
10. As previously stated, the proposed structure is in a hay field and no damage to scenic, archeological or historical features is thought to occur by the proposed use.
11. Dogs and pets in general play an important role in our society and the proposed use would contribute to the welfare and convenience of the public.
12. The commercial kennel part of the project is for breeding of dogs and not service oriented boarding. Very minimal traffic is expected to be generated by the proposed use. The existing roads and access is adequate for the project.
13. The proposed structure is new construction.
14. The proposed structure will be serviced by a private well and septic.
15. None.
16. None.
17. The proposed use will have no or very minimal impact on road development and transportation.
18. None
19. The kennel will create jobs and contribute to the local tax base, supporting economic development consistent while preserving the rural nature of the area consistent with the Comprehensive Plan.
20. The kennel will support the agricultural nature of the farm and diversify its income sources. It aligns with future growth needs by promoting agricultural and business activities.
21. While not directly related to affordable shelter, the kennel will support the local economy and provide employment opportunities.

22. None at this time.
23. Of the 50 acres on the farm, approximately 35 to 40 are open pasture. The proposed use would not significantly change open space.
24. The kennel will not be located in a floodplain or on steep slopes. The site has been selected to avoid these areas. There are no floodplain areas on the site.
25. None
26. None
27. The kennel could be considered an accessory use to the current agricultural use of the property.
28. See attached map.
29. The kennel will operate daily, with staff present from 7 AM to 7 PM. Overnight care of the animals will be managed by staff living on-site.
30. Parking will be in front of the dwelling/kennel.
31. The dogs are our security feature. One would have to be daft to break into a dog kennel.
32. The kennel will be operated by live-in caregivers. 2 employees are anticipated, both of which are owner/users of the kennel.
33. The existing house is serviced by a gravel driveway and private well and septic. The new residence will have a separate private well and septic system. The new structure will have gravel driveway.
34. None. The dogs will be managed well.
35. The proposed use will not significantly impact traffic or school areas (any more than a typical new house being built).



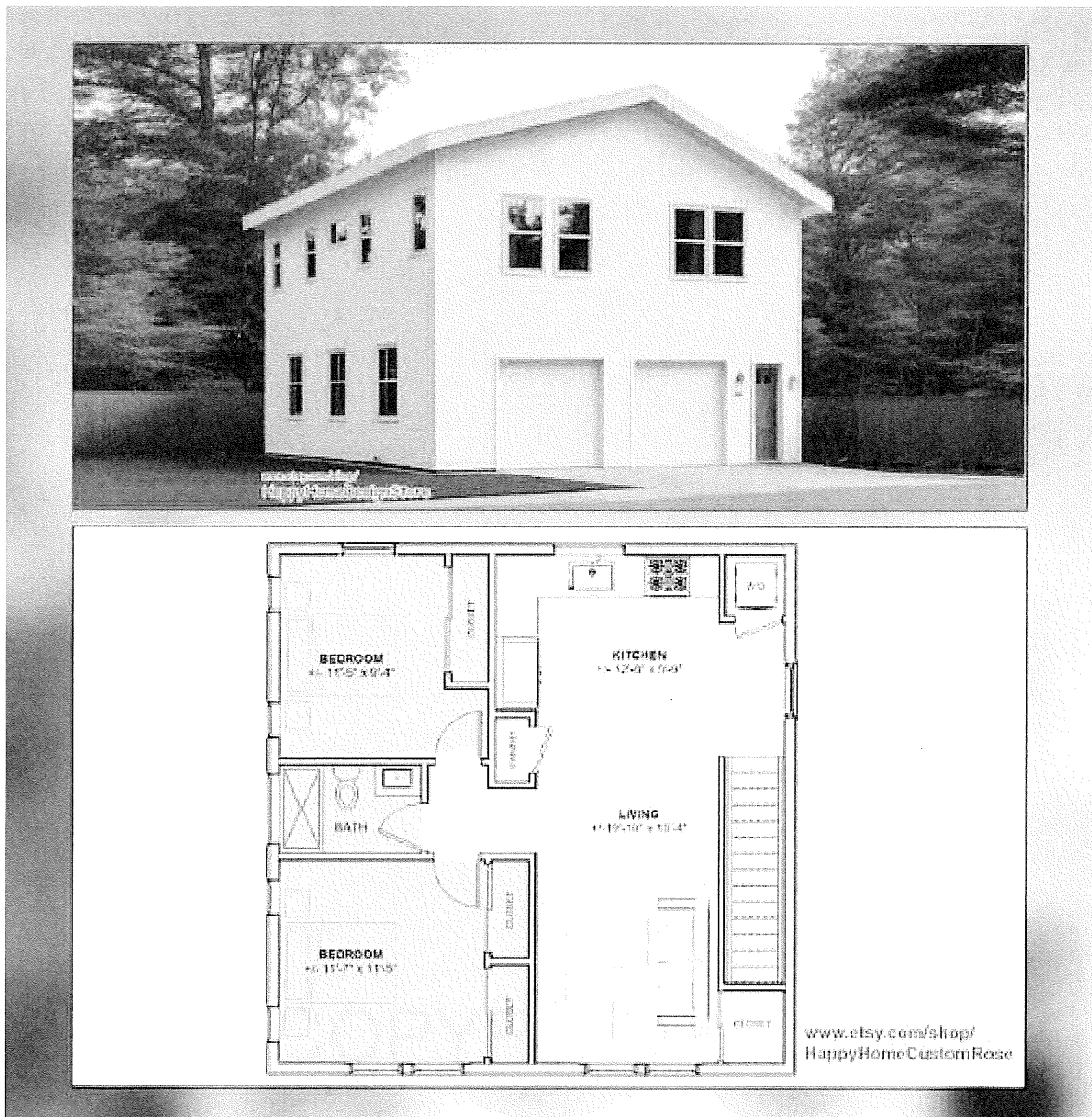
The above aerial image of our property shows the location of the driveway in red. The blue "X" shows the location of the proposed structure. The aerial image is from the county GIS system.



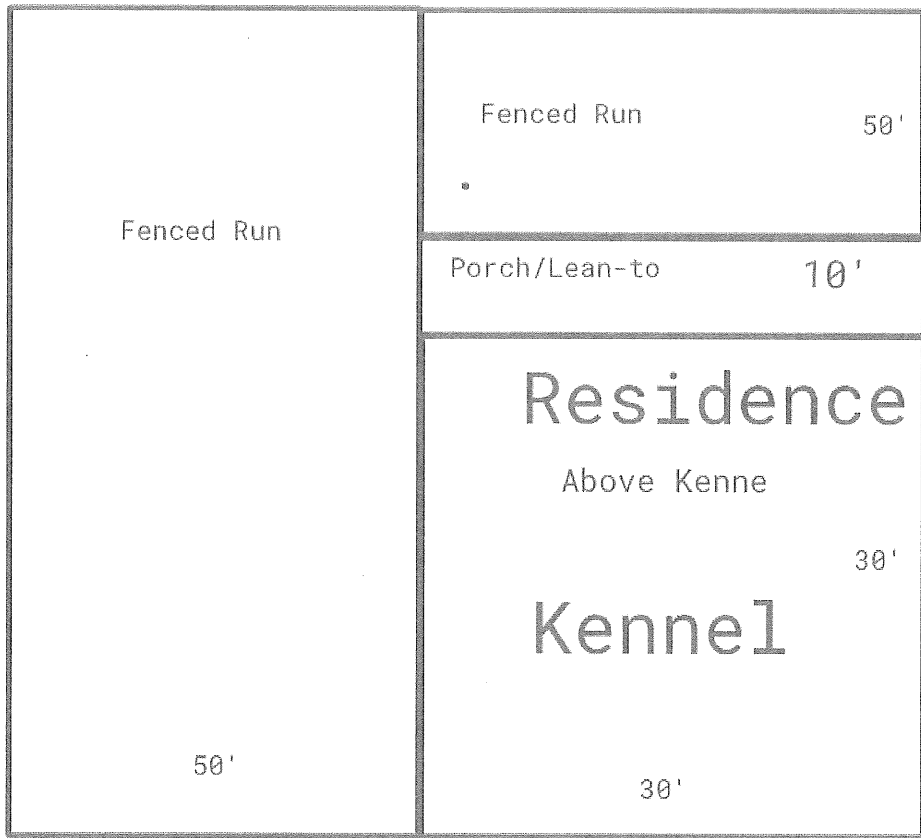
- NOTES:**
1. THIS PLAT IS THE RECURRENT FIELD 2
 2. THIS PLAT HAS THE BENEFIT OF A CURVE
 3. SUSPECT PROPERTY MONTGOMERY CO
 4. SUBJECT PROPERTY WITHIN THE LIMITS 1 HAZARD ZONE EXCEPT PROPERTY TO BRU HAS OPINION IS BAU FLOOD INSURANCE (ESTATED GRASS) AND VERIFIED
 5. THE PROPERTY SHOWN TO EASEMENTS ARE MAY NOT BE SHOWN

The image on the previous page shows the driveway and location of the new construction in reference to the property lines. The new construction will be over 300 feet away from each property line and more than 500 feet from the nearest dwelling.

The nearest dwelling is approximately 700 feet away. This dwelling is dilapidated and has not been lived in for many years. This address shows up as 4431 Quince Road on the county GIS. The nearest occupied dwelling is located over 750 feet away (this is our current house...4342 Quince Road). The nearest occupied dwelling that is not located on our property is 1000 feet away (double the required minimum of 500 feet). This house is 4381 Quince Rd.



Above is the proposed new construction plan. The dimensions are 30'X30'. The garage doors may be filled in and instead have "dog" doors installed.



total dimension
is 90'

total dimension is 80'

The kennel will have fenced runs for dogs as well as a porch/lean-to. The residence and fenced runs will meet the requirements of 300' to property line and 500 feet to nearest residence.