



SPICER, OLIN & ASSOCIATES, P.C.

JOHN N. SPICER | Licensed in Virginia, Texas, & Nebraska
BENJAMIN D. SNODGRASS | Licensed in Virginia

KRISTOPHER R. OLIN | Licensed in Virginia

January 31, 2024

Brea Hopkins, Director of Planning & GIS
Justin Sanders, Senior Planner
Montgomery County Government Center
755 Roanoke St. Ste. 2A
Christiansburg, VA 24073-3177

Re: Application for Special Use Permit – Sara Jones, Parcel ID: 007792

Dear Ms. Hopkins and Mr. Sanders,

Our firm represents Sara Jones concerning the submission of a Special Use Permit Application to make use of the standalone garage on her property as a Home Business for dog grooming and the sale of custom photo merchandise. The property is zoned Agricultural, A-1, and is located at 1723 Mount Tabor Road, Blacksburg, VA 24060, designated Parcel ID Number 007792 (the "Property"). Applicant proposes constructing interior walls and renovating her garage, which measures 36 feet by 28 feet, for dog grooming and for a photo booth for the dogs. The move will facilitate Applicant in downsizing the grooming aspect of the business after 25 years of work. Applicant has a passion for grooming, but desires to continue to do so on a smaller scale, eventually moving to working four days a week.

By way of background, Ms. Jones owns Pampered Pets Grooming LLC, ("Pampered Pets") which has operated as a small dog grooming business and single member small business 1999. Since April 2015, Pampered Pets has been operating at 800 Kabrich Street, Blacksburg, VA 24060, though the owner has other plans for the building and my client is seeking to begin downsizing her business and is hoping to move her business closer to home.

As an overview of the business itself, through the grooming portion of the business, Applicant grooms, bathes, brushes, and trims dogs. The business typically performs 5-8 dog grooms per day. The vast majority of dog grooms are performed in 2-4 hours and no dog stays overnight. Applicant has a part-time employee who lives with her and a full-time employee who stays on site the entirety of the day. Further, in February 2023, Applicant made available to clients a themed photo booth for photo shoots of the freshly groomed dogs. The dog owner has the option to have images of its dog printed on custom items such as calendars, mugs, and throw pillows. If the dog owner so elects, the business then submits the images to its print company, off site, where a product is created and then ultimately shipped and made available to the customer, who typically picks it up at the next scheduled groom.



SPICER, OLIN & ASSOCIATES, P.C.
JANUARY 31, 2024
PAGE | 2

We are grateful for your time and consideration of this proposal. Should you have any questions or comments please feel free to contact me. I remain,

Very truly yours,
SPICER, OLIN & ASSOCIATES, P.C.

By: Ben Snodgrass
Benjamin D. Snodgrass, Esq.

BDS/aty

CC: Sara Jones



MONTGOMERY
COUNTY, VIRGINIA

Preliminary Review Meeting Request

Special Use Permit

Montgomery County, Virginia

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

Contact Information: Owner Contract Purchaser Other _____

Name: Sara Jones	Address: 1723 Mount Tabor Road, Blacksburg, VA 24050
Telephone: 540-641-0855	Email: ppetsblacksburg@gmail.com

Subject Property Description:

Location: (Describe in relation to nearest intersection) Southeast of the intersection of Mount Tabor Road and Shilo Way		
Address: (if applicable) 1723 Mount Tabor Road, Blacksburg, VA	Existing Zoning: A-1	Acreage: 2.212 acres
Parcel ID Number(s): 007792	Property Owner(s): Sara Jones	
Existing Use: Residential		

Description of Proposed Development and Uses:

The requested information below MUST be submitted

A. Proposed Use(s): Home business for the grooming of small dogs and resale of customer photo merchandise. Applicant has a photo booth and submits the pictures to be printed off site on products such as calendars, mugs, throw pillows, etc.
B. Proposed Use Details (check all that applies):
<input type="checkbox"/> Residential
Total Single Family # of Units: _____ Total Multi-Family # of Units: _____
<input checked="" type="checkbox"/> Commercial
Use Home Business _____ S.F. 1000
Use _____ S.F. _____
Use _____ S.F. _____

Applicant Signature: Sara J Jones Date: 01/31/2024

FOR INTERNAL STAFF USE ONLY

VDOT Requirements


In accordance with the Code of Virginia §15.2-2222.2 and 24 VAC 30-155, the project:

- Will require a Traffic Impact Analysis (TIA) submission and review by VDOT. TIA must be submitted with rezoning application.
- Applicant will be required to coordinate a Scope of Work Meeting with VDOT. (Project will generate 1,000 or more vehicle trips per peak hour.)

This determination is based upon the information provided by the applicant on the submitted Preliminary Review Request Form. Determination is subject to change based upon changes to the request.

Information and VDOT forms regarding the VDOT's Traffic Impact Analysis Regulations Administrative Guidelines can be obtained online at www.virginia.gov/vdot/projects/chapter527

- Documentation of Community Meeting. Community meetings can be held after submitting application. County staff should be notified a least a week in advance of meeting date.
- Survey Plat. Copies no larger than 11"x17".
- Traffic Impact Analysis (TIA) - County. Based upon the proposed use and location, the project may substantially affect roadways and the County may require a traffic impact analysis.
- Elevations: Copies reduced to 8 1/2" x 11" of proposed buildings must be submitted in addition to an electronic copy in ".pdf" format.
- Other:


Applicant's Signature

Sara L. Jones
Printed Name

01/31/2024
Date

Staff Signature (Planning)

Date

This form is to verify completion of the required Preliminary Review Meeting and must be submitted at the time of filing of applications. Based upon the proposed development, County staff has determined the information checked on this form must be submitted in addition to regular submission requirements for Rezoning, Provisional Use Permit, or Amendment to Proffer Application.

Instrument Control Number
93011179

**Commonwealth of Virginia
 Land Record Instruments
 Cover Sheet - Form A**

[ILS VLR Cover Sheet Agent 1.0.70]

TAX EXEMPT

CORP

Date of Instrument: [7/8/2003]
 Instrument Type: [DPD]

Number of Parcels [1]
 Number of Pages [0]

City County [Montgomery County] (Box for Deed Stamp Only)

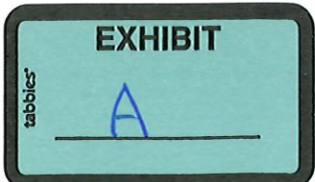
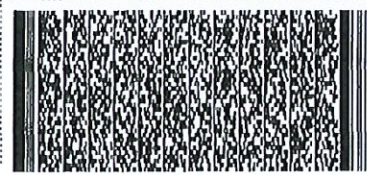
First and Second Grantors			
Last Name	First Name	Middle Name or Initial	Suffix
[Jones][Kenneth][K][
[Jones][Sara][L][

First and Second Grantees			
Last Name	First Name	Middle Name or Initial	Suffix
[Jones][Sara][L][
[][][][

Grantee Address (Name) [Sara L. Jones]
 (Address 1) [1723 Mt. Tabor Road]
 (Address 2) []
 (City, State, Zip) [Blacksburg] [VA] [24060]
 Consideration [0.00] Existing Debt [0.00] Assumption Balance [0.00]

Prior Instr. Recorded at: City County [Montgomery County] Percent. in this Juris. [100]
 Book [1114] Page [590] Instr. No []
 Parcel Identification No (PIN) [07792]
 Tax Map Num. (if different than PIN) [028 1 45,46,49]
 Short Property Description [Lots 45, 46, & 49, J T Hardwick Farm, Mt. Tabor Magisterial Dist]
 Current Property Address (Address 1) [1723 Mt. Tabor Road]
 (Address 2) []
 (City, State, Zip) [Blacksburg] [VA] [24060]

Instrument Prepared by [H. Gregory Campbell, Jr. PC]
 Recording Paid for by [H. Gregory Campbell, Jr. PC]
 Return Recording to (Name) [Sara L. Jones]
 (Address 1) [1723 Mt. Tabor Road]
 (Address 2) []
 (City, State, Zip) [Blacksburg] [VA] [24060]
 Customer Case ID [] [] []



THIS DEED WITH TAX EXEMPTION, made and entered into this 7th day of July, 2003, by and between **KENNETH K. JONES** and **SARA L. JONES**, husband and wife, Grantors, and **SARA L. JONES**, Grantee.

WITNESSETH:

THAT FOR and in consideration of the sum of ONE DOLLAR (\$1.00) cash in hand paid by the Grantee to the Grantors, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantors do hereby bargain, sell, grant and convey, with Modern English Covenants and General Warranty of Title, unto the said **SARA L. JONES**, all that certain lot or parcel of land, with the improvements thereon and appurtenances thereunto belonging, lying and being in the Mt. Tabor Magisterial District of Montgomery County, Virginia, more particularly described as follows:

Lots 45, 46, and 49, containing 2.2915 Acres, as shown on that certain plat of survey entitled "Plat of Robert C., Linda J. and Lisa Webb of Lots 45, 46 and 49, The J. T. Hardwick Farm in Mt. Tabor Magisterial District, Montgomery County, Virginia," dated March 28, 1990, designated Plat No. 90-125, prepared by Neal H. Wirt, a copy of which plat is of record in the Clerk's Office of the Clerk of the Circuit Court of Montgomery County, Virginia, in Deed Book 674, Page 713.

Tax ID Nos: Parcel #07792, Map #028- 1 45,46,49

AND BEING all of the same property acquired by Kenneth K. Jones and Sara L. Jones, husband and wife, by Deed dated March 17, 2000, from Carla Jean Howard and Ricky Dale Howard, which Deed is recorded in the aforesaid Clerk's Office in Deed Book 1114, Page 590; and, by Deed dated

October 13, 2000, from Dennis J. Duven, recorded in said Clerk's Office in Deed Book 1148, Page 358.

This conveyance is made subject to all restrictions, reservations, conditions, rights-of-way and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein or any part thereof, and to matters visible upon inspection.

This deed is made pursuant to a separation agreement dated May 27, 2003, and recording tax exemption is claimed in accordance with the provisions of Section 58.1-806(B) of the Code of Virginia, 1950, as amended.

WITNESS the following signatures and seals.

Kenneth K. Jones (SEAL)
KENNETH K. JONES

Sara L. Jones (SEAL)
SARA L. JONES

COMMONWEALTH OF VIRGINIA

COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this 7th day of July, 2003, by KENNETH K. JONES and SARA L. JONES.

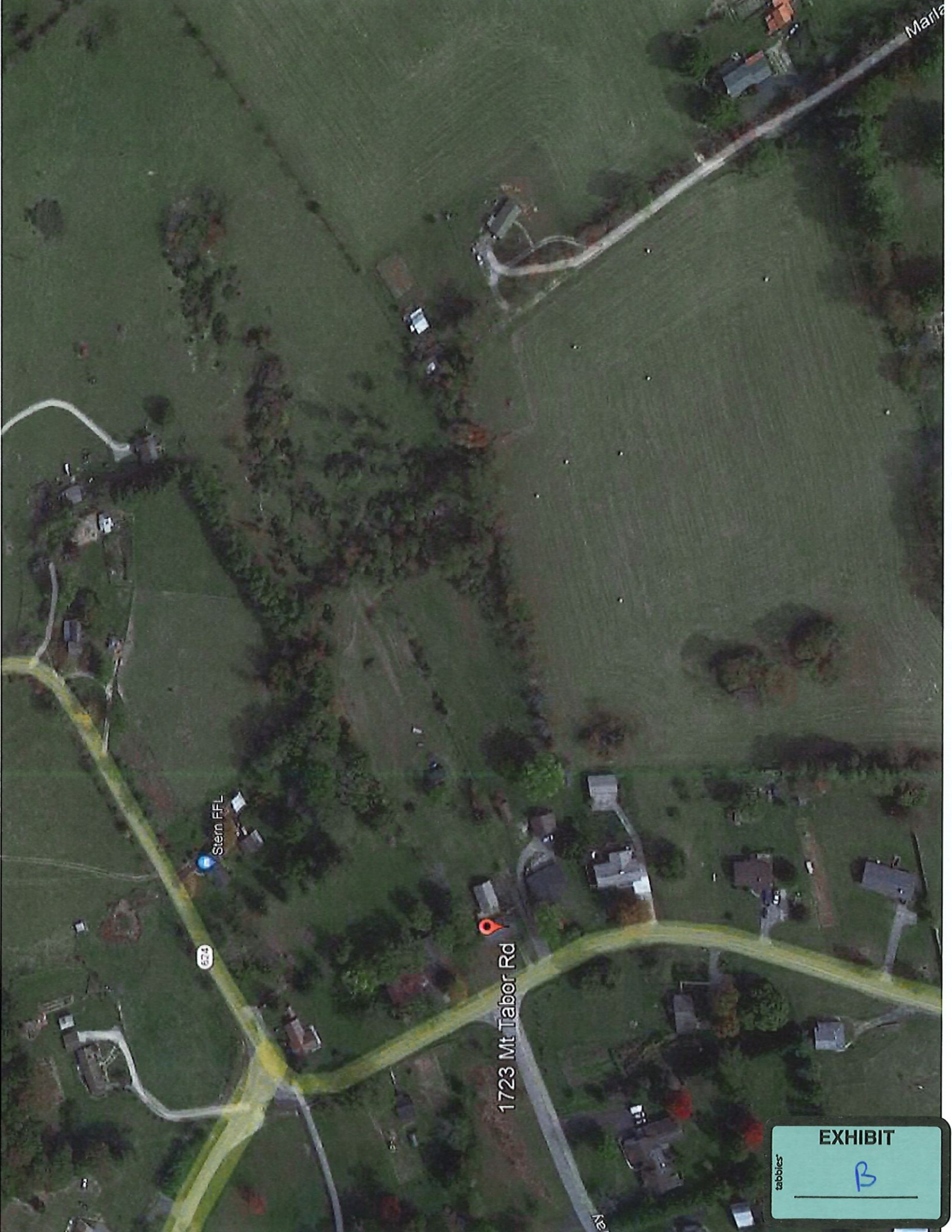
My commission expires: 11-30-2004.

Karen A. Dickson
NOTARY PUBLIC

This deed prepared by:
H. Gregory Campbell, Jr. PC
P. O. Box 885
Blacksburg, VA 24063-0885
(540) 951-2953

INSTRUMENT #03011179
RECORDED IN THE CLERK'S OFFICE OF
MONTGOMERY COUNTY ON
JULY 11, 2003 AT 10:17AM
ALLAN C. BURKE, CLERK

BY: Oliver V. Wright (DC)



Marla

Stern FFL

624








1723 Mt Tabor Rd

EXHIBIT

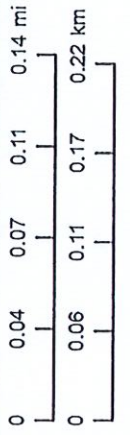
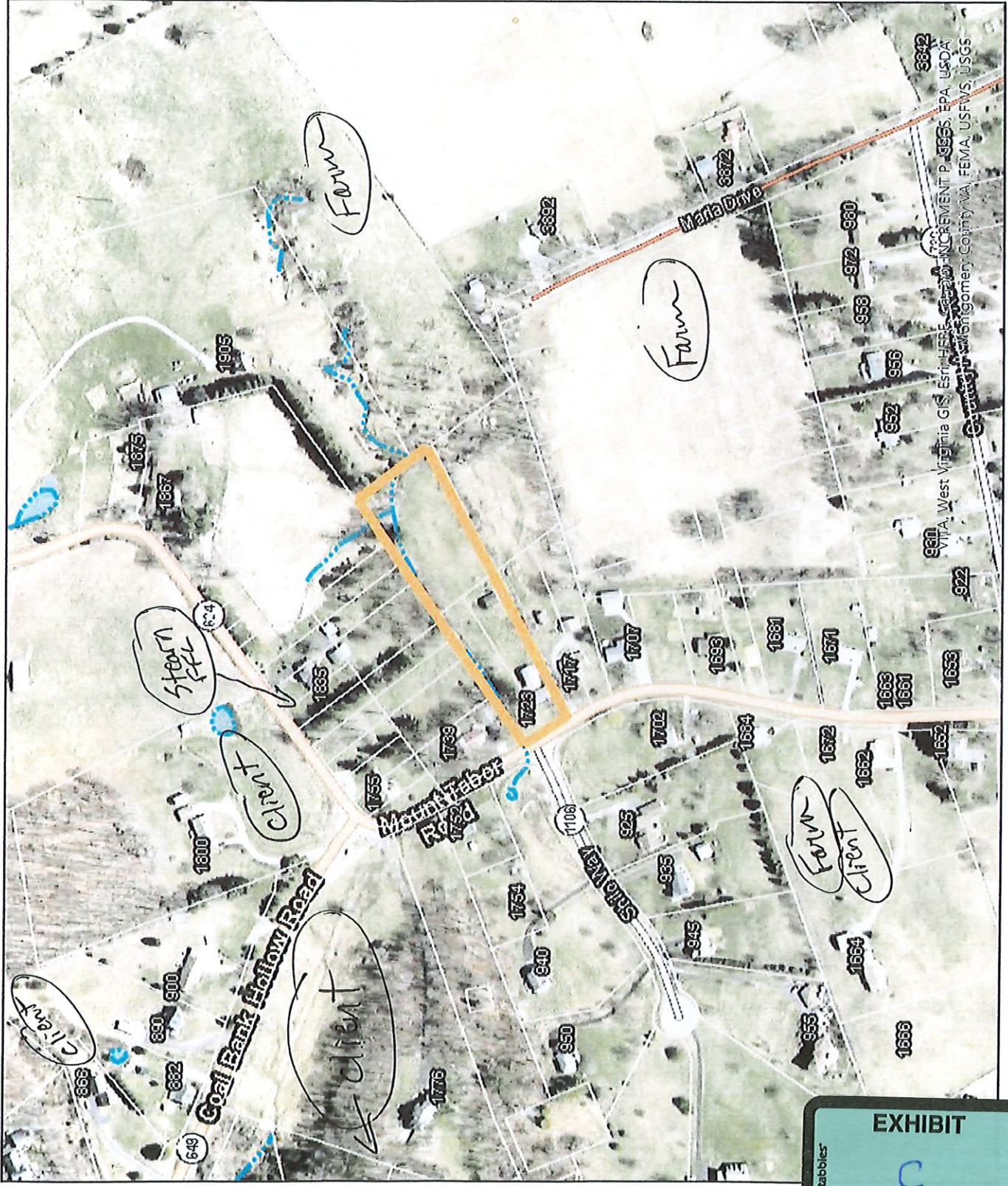
tabbles

B

Parcel and Viewer

-  Corporate Line
-  Tax Parcels
-  Lakes and Ponds
-  Minor Streams
-  Private
-  All Other Roads
-  Major Roads

My property is highlighted in orange.



Scale: 1:4,514

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

EXHIBIT

C

Map by Montgomery County VA web map viewer 7/2/2023



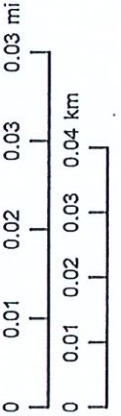
ParcelLand Viewer

-  Corporate Line
-  Tax Parcels
-  Lakes and Ponds
-  Minor Streams
-  All Other Roads
-  Major Roads



VITA, West Virginia GIS Estri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Montgomery County VA, FEMA, USFWS, USGS

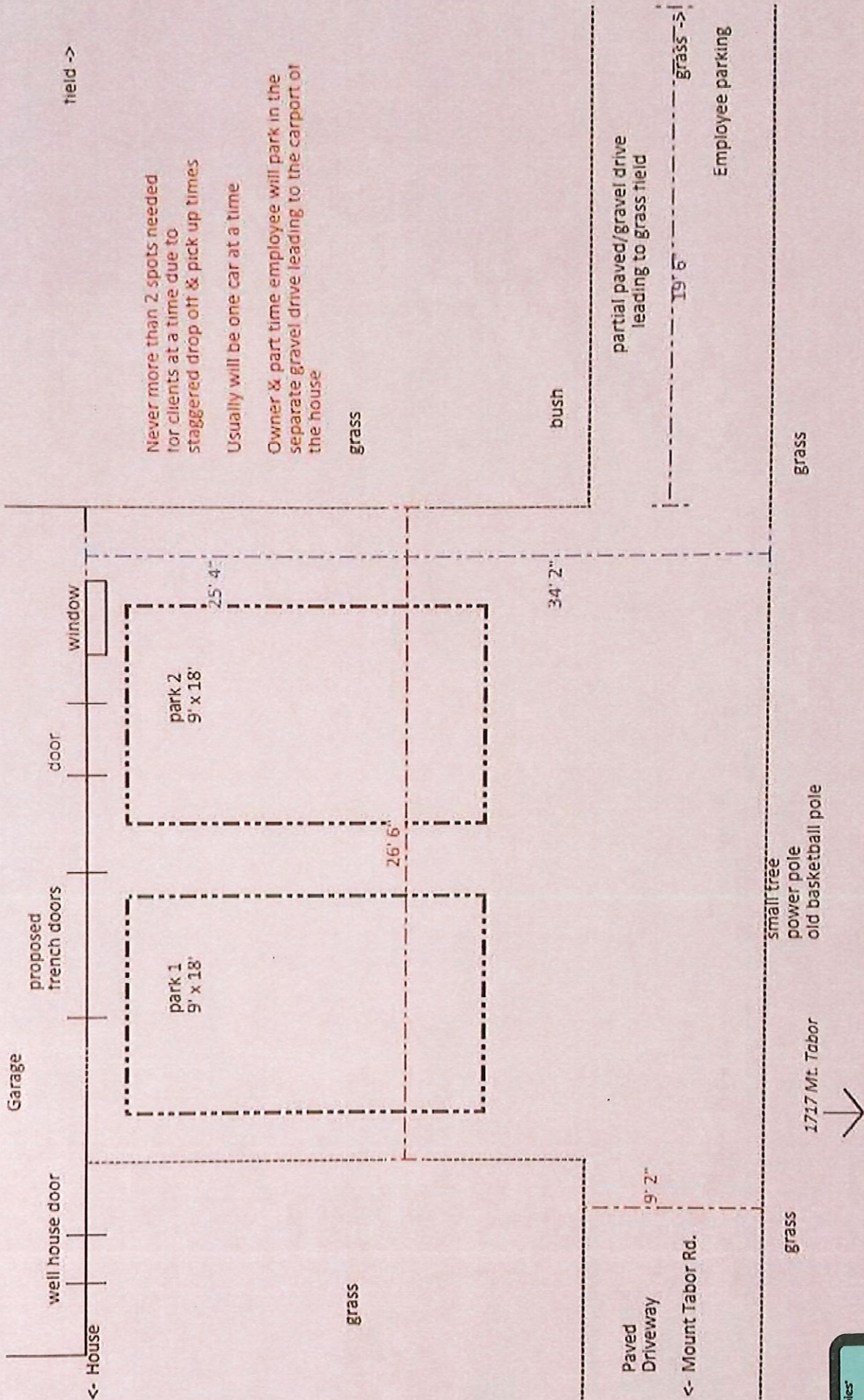
Map by Montgomery County VA web map viewer 7/2/2023



Scale: 1:1,128

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





Never more than 2 spots needed for clients at a time due to staggered drop off & pick up times

Usually will be one car at a time

Owner & part time employee will park in the separate gravel drive leading to the carport of the house

grass

bush

partial paved/gravel drive leading to grass field

19' 6"

grass ->

Employee parking

Grass

small tree
power pole
old basketball pole

1717 Mt. Tabor

grass

Paved Driveway

<- Mount Tabor Rd.

field ->

Garage

well house door

proposed trench doors

door

window

park 1
9' x 18'

park 2
9' x 18'

25' 4"

26' 6"

34' 2"

9' 2"

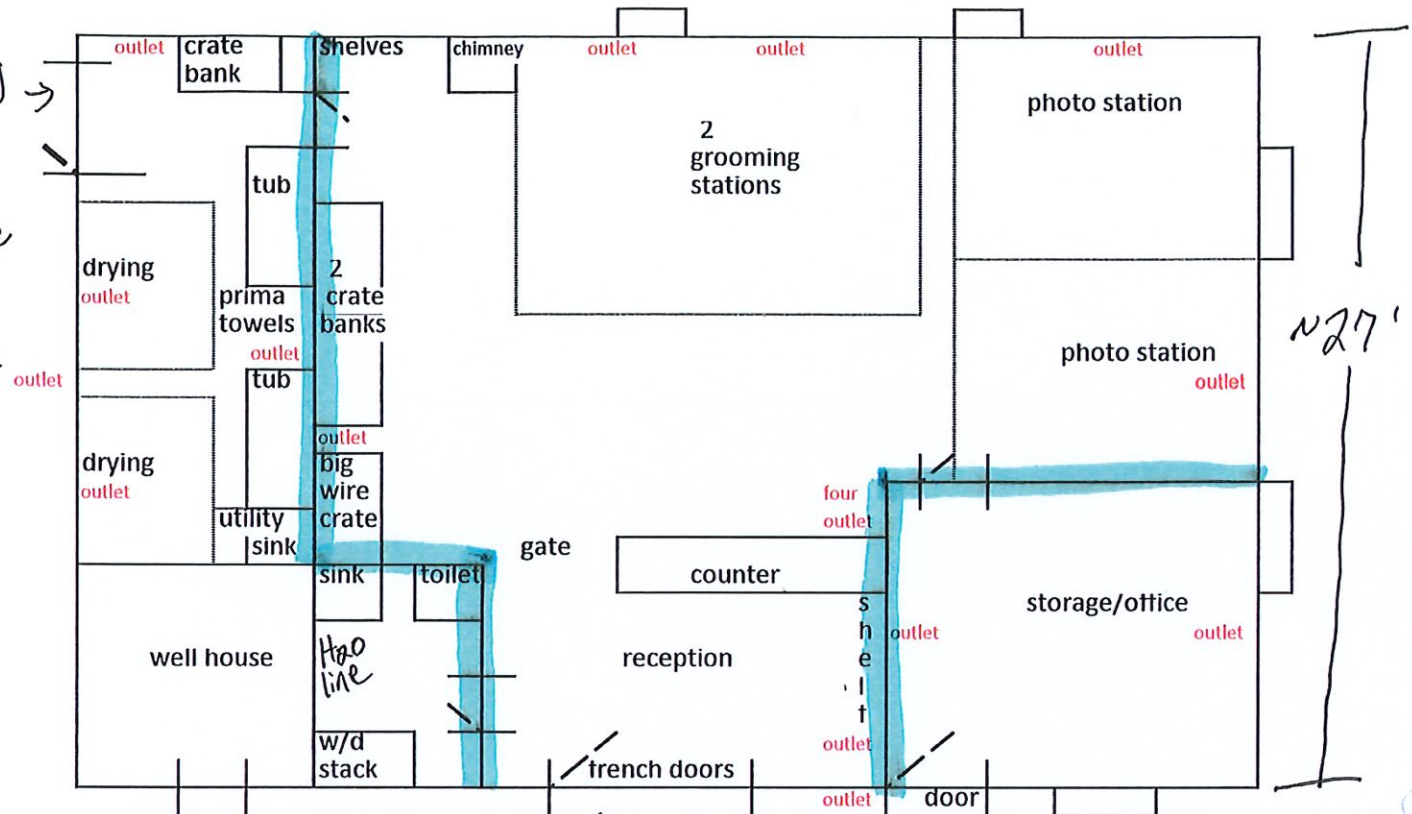
tabbles

EXHIBIT

D

35'

existing man door
sewage line runs here



existing man door

replace existing roll up garage door

existing man door

windows

- walls that need to be built are highlighted in blue.
- tie into existing plumbing + sewage lines
- no changes needed to outside on property - no trees need to be removed.
- we have a shared paved drive way with the neighbor.



JULY



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
2	3	4	5	6	7
9	10	11	12	13	14
16	17	18	19	20	21
23	24	25	26	27	28
30	31				

Photo 1001

Photo 1001 is a photograph of a dog sitting on a boat with a sign that says "Kisses Away". The dog is a brown and white mix, and the boat is on a body of water. The background shows a city skyline with a tall tower.

Photo 1002

Photo 1002 is a photograph of a dog sitting on a boat with a sign that says "Kisses Away". The dog is a brown and white mix, and the boat is on a body of water. The background shows a city skyline with a tall tower.

Photo 1003

Photo 1003 is a photograph of a dog sitting on a boat with a sign that says "Kisses Away". The dog is a brown and white mix, and the boat is on a body of water. The background shows a city skyline with a tall tower.

Photo 1004

Photo 1004 is a photograph of a dog sitting on a boat with a sign that says "Kisses Away". The dog is a brown and white mix, and the boat is on a body of water. The background shows a city skyline with a tall tower.

Photo 1005

Photo 1005 is a photograph of a dog sitting on a boat with a sign that says "Kisses Away". The dog is a brown and white mix, and the boat is on a body of water. The background shows a city skyline with a tall tower.

Photo 1006

Photo 1006 is a photograph of a dog sitting on a boat with a sign that says "Kisses Away". The dog is a brown and white mix, and the boat is on a body of water. The background shows a city skyline with a tall tower.

Photo 1007

Photo 1007 is a photograph of a dog sitting on a boat with a sign that says "Kisses Away". The dog is a brown and white mix, and the boat is on a body of water. The background shows a city skyline with a tall tower.

Photo 1008

Photo 1008 is a photograph of a dog sitting on a boat with a sign that says "Kisses Away". The dog is a brown and white mix, and the boat is on a body of water. The background shows a city skyline with a tall tower.

Photo 1009

Photo 1009 is a photograph of a dog sitting on a boat with a sign that says "Kisses Away". The dog is a brown and white mix, and the boat is on a body of water. The background shows a city skyline with a tall tower.

Photo 1010

Photo 1010 is a photograph of a dog sitting on a boat with a sign that says "Kisses Away". The dog is a brown and white mix, and the boat is on a body of water. The background shows a city skyline with a tall tower.

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Photo 1012

Photo 1012 is a photograph of a dog sitting on a boat with a sign that says "Kisses Away". The dog is a brown and white mix, and the boat is on a body of water. The background shows a city skyline with a tall tower.



tabbles

EXHIBIT

11

Additional Special Use Permit Requirements

The applicant for special use permit shall provide a statement of justification to address the following items in the application materials to demonstrate what impact the proposed request will have on the County's resources and how the request complies with Montgomery County's comprehensive plan.

Section 10-54(3)(g), Montgomery County Zoning Ordinance

(g) Issues for Consideration. In considering a Special Use Permit application, the following factors shall be given reasonable consideration. The application shall address all the following in its statement of justification or Special Use Permit plat unless not applicable, in addition to any other standards imposed by this Ordinance:

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan (Addressed under "3. Comprehensive Plan Justification"). **The proposed SUP is consistent with the Comprehensive Plan and located within the Residential Transition Area. Pursuant to the Comprehensive Plan, Residential Transition Areas are considered "stable, low-density residential neighborhoods in close proximity to Municipalities and Urban Expansion Areas or areas of higher density residential development outside of Village/Village Expansion Areas or Rural Communities such as major subdivisions, mobile home parks, and residentially zoned land."** In accordance with PLU 1.5, the use is compatible with the Residential Transition Area Land use and would not interfere with nearby residential developments and residential property uses or with future residential developments. The Applicant proposes continuing to use the residential home as a residence but to make use of the standalone garage for her home business. This proposal involves no construction to the exterior of the garage and makes a use of the Property which is consistent with the uses of other nearby properties. Located nearby are a business run from a home, residences, and several farms.
2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.

The Applicant has fire extinguishers on site in the rare event that a fire should start. The fire risk for the proposed activities is very low. The facility will have only one handheld dryer that has a heating element in it and the remaining dryers use ambient air. The equipment is maintained to ensure safe use. Applicant proposes three door exits in the building, two on the front and one on the side, plus four large windows. The owner has had 24 years of experience grooming dogs and she has never had a fire start in her facility. Further, incidents of other grooming salons catching fire due to business operations are extremely low. Finally, if the owner were ever required to evacuate due to a fire, with only a few dogs in the salon at a time, it would be very simple to take them out, on leash or by hand.

3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.

Applicant intends to insulate the exterior walls and ceilings to limit noises which could be heard from outside the building. Applicant will install double-paned windows and high quality exterior

doors as well. Applicant also would use interior wall decorations and rubber floor mats to mitigate and reduce reverberations and sounds within the salon. The largest equipment in use, the dryers, are not able to be heard outside of the current cinder block building. The dryers are used for 10-20 minutes for a smaller dog and up to 45 minutes for large dog. The majority of dogs serviced are smaller dogs. Shutting an interior door greatly reduces any sounds heard outside to minimal levels.

No equipment will be used outside. No dogs will be allowed to remain outside for extended periods. Any dogs that must use the restroom will be kept on a leash at all times while outside and returned inside directly.

All of the Applicant's clients' dogs are accustomed to sitting in crates and the grooming process which would be performed at the facility. Applicant performs "express grooms" on the dogs with histories of barking, whereby such dogs are drooped off, groomed quickly, and picked up shortly thereafter. In Applicant's twenty-four years of experience, often the salon is relatively quiet as most dogs typically only bark when there are significant moments of excitement, and the loudest bark Applicant has measured was 85 decibels.

4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.

Anticipated to be insignificant. Applicant only proposes a porch light by the entrance door for safety when it is dark outside. No work is performed outside and no dogs will be left outside, eliminating the need for additional exterior lighting. Applicant has two immediate neighbors, one of which leave an exterior light on his garage a majority of the time and the other does not typically have a light running outside. Several surrounding neighbors frequently leave porch lights running.

5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.

Applicant does not anticipate posting any signage for the business on site. Applicant is not seeking new clients and does not desire to have any visible advertising. There is an FFL business about eight hundred feet northeast of Applicant's Property, which also has no signage. Further, there is a local farm which, to our understanding, has not posted any signage.

6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.

This Special Use Permit Application is consistent with uses permissible by special use permit. The directly surrounding properties are zoned A1 or R2. Further, there is a business run from a home, Stern FFL, located approximately eight hundred feet northeast of Applicant's Property, on Mount Tabor Road.

7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood. Applicant proposes moving her business into her detached garage, which measures 36 feet by 28 feet, on her property located at 1723 Mount Tabor Road, Blacksburg, VA 24060. The attached site plan, identified as Exhibit "E", demonstrates the additional interior walls to be constructed which are marked in blue. Applicant will not construct exterior walls to the garage. In the neighborhood, there is a privacy fence between the adjacent property located at 1717 Mount Tabor Road, Blacksburg, VA, and the property to the southeast, identified as 1707 Mount Tabor Road, Blacksburg, VA. As such, at this time Application does not anticipate the construction of additional fencing on the property.

8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.

There are evergreen trees on the northwestern side of the property along the house and garage which screens the house and garage from the property located at 1739 Mount Tabor Road, Blacksburg, VA. Further, there are several trees along the property line in the back of the property around the field. The garage is located directly behind the house and the home blocks the view of the garage from the road. The neighbor that will be most directly affected is the one located at 1717 Mount Tabor Road, Blacksburg, and such neighbor is in favor of Applicant relocating her business to the Property.

There is a privacy fence between the adjacent property located at 1717 Mount Tabor Road, Blacksburg, VA, and the property to the southeast, identified as 1707 Mount Tabor Road, Blacksburg, VA. There are also evergreen trees between such houses. There are no houses in close proximity behind the property.

9. The timing and phasing of the proposed development and the duration of the proposed use.

Applicant desires to move the business to the garage by the end of September 2024. Should Applicant be granted the Special Use Permit, Applicant anticipates renovating the garage as indicated on the site plan. The proposed SUP would have no expiration. The Applicant anticipates continuing her grooming business for potentially 10-15 years.

10. Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.

Not applicable, as no additional buildings are proposed and no changes to the exterior of any building are proposed.

11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.

The special use permit would contribute to the public welfare by making pet grooming services more accessible and available in Montgomery County.

12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement.

The expected traffic is no more than eighteen vehicle trips per day, Monday to Friday. That counts each client trip as two visits, one to drop the animal off and one to pick the animal up from the appointment. A significant number of Applicant's clients have two dogs which are brought to the business together, which would reduce the number of trips to the Property. The business performs 5-8 dog grooms per day, Monday to Friday. Drop-offs and pick-ups are spread throughout the day so there are not multiple individuals picking up at the same time. Grooming clients drop off the dogs and pick them up approximately 2-4 hours later. Further, the owner of 1717 Mount Tabor Road shares a portion of its driveway with Applicant. Such neighbor has agreed to permit Applicant and Applicant's customers to use the shared portion of such driveway.

13. Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of Montgomery County. To our knowledge, the structure is in compliance with Montgomery County zoning code requirements.
14. Whether the proposed Special Use Permit will be served adequately by essential public facilities and services.

The property is serviced by a private well and septic system which are adequate for the proposed used as Applicant had previously run the business as a Home Occupation in the early 2000's and had groomed almost as many dogs daily as she plans to do in the future. Applicant plans on doing no more than 8 small dogs per day with the average of 6-7 dogs per day.

15. The effect of the proposed Special Use Permit on groundwater supply.

No appreciable difference.

16. The effect of the proposed Special Use Permit on the structural capacity of the soils.

None anticipated as no new development is proposed other than renovating the current barn already on the property.

17. Whether the proposed use will facilitate orderly and safe road development and transportation. Applicant would work closely with VDOT to ensure all road requirements and developments are met and satisfactory.

18. The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.

We do not anticipate this would be applicable.

19. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

Yes, the business will facilitate the operation of a small business in Montgomery County, consistent with the Comprehensive Plan, and will provide employment to the business owner, one full-time employee and one part-time employee.

20. Whether the proposed Special Use Permit considers the needs of agriculture, industry, and businesses in future growth.

Yes, the Special User Permit would facilitate the operation of a small business in Montgomery County and would not negatively impact agriculture, industry, or other businesses.

21. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the County. Not applicable.

22. The location, character, and size of any outdoor storage. Not applicable.

23. The proposed use of open space. For the occasional walking of a dog. No dogs will be allowed to remain outside for extended periods. Any dogs that must use the restroom will be kept on a leash at all times while outside and returned inside directly.

24. The location of any major floodplain and steep slopes. Not applicable.

25. The location and use of any existing non-conforming uses and structures. To our knowledge, no non-conforming uses or structures on the Property.

26. The location and type of any fuel and fuel storage. Not applicable. There is no current fuel storage and applicant does not anticipate adding any fuel storage.

27. The location and use of any anticipated accessory uses and structures. None requested or needed.

28. The area of each use; if appropriate. No anticipated accessory uses or structures.

The proposed days/hours of operation. 9 A.M. until 5:30 P.M., Mondays to Fridays, by appointment only. The business performs 5-8 dog grooms per day, Monday to Friday. Drop-offs and pick-ups are spread throughout the day so there are not multiple individuals picking up at

the same time. Grooming clients drop off the dogs and pick them up approximately 2-4 hours later.

29. The location and screening of parking and loading spaces and/or areas. Please see the attached exhibit C demonstrating the location and screening of the parking, property and neighborhood.
30. The location and nature of any proposed security features and provisions. Applicant anticipates having security cameras with recording capabilities installed inside the salon. Applicant may install a security camera by the entrance door as well.
31. The number of employees. In addition to the business owner, there will be one full-time employee and one part-time employee. The part-time employee and owner live on site in the residential dwelling located at the Property.
32. The location of any existing and/or proposed adequate on and off-site infrastructure. Not applicable.
33. Any anticipated odors, which may be generated by the uses on site. No noteworthy odors will be generated.
34. Whether the proposed Special Use Permit uses have sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas. No significant or noteworthy construction traffic is anticipated.

Comprehensive Plan Justification and Concept Development Plan:

Dear Montgomery County Board Members,

Spicer, Olin & Associates is submitting this Special Use Permit Application on behalf of Sara Jones to make use of the standalone garage on her property as a Home Business for dog grooming and the sale of custom photo merchandise. The property is located at 1723 Mount Tabor Road, Blacksburg, VA 24060, comprised of 2.29 acres, designated Parcel ID Number 007792 (the "Property"), is and is zoned Agricultural, A-1. Applicant proposes constructing interior walls and renovating her garage, which measures 36 feet by 28 feet, totaling 1,008 square feet, for dog grooming and for a photo booth for the dogs. Further reference to the lot is made to the attached Exhibits to this Application. Concerning lighting, Jones only proposes a porch light by the entrance door for safety when it is dark outside. Further, Applicant does not anticipate posting any signage for the business on site. Applicant is not seeking new clients and does not desire to have any visible advertising.

The proposed SUP is consistent with the Comprehensive Plan and located within the Residential Transition Area. Pursuant to the Comprehensive Plan, Residential Transition Areas are considered "stable, low-density residential neighborhoods in close proximity to Municipalities and Urban Expansion Areas or areas of higher density residential development outside of Village/Village Expansion Areas or Rural Communities such as major subdivisions, mobile home parks, and residentially zoned land." In accordance with PLU 1.5, the use is compatible with the Residential Transition Area Land use and would not interfere with nearby residential developments and residential property uses or with future residential developments. The Applicant proposes continuing to use the residential home as her residence but to make use of the standalone garage for her home business. This proposal involves no construction to the exterior of the garage and makes a use of the Property which is consistent with the uses of other nearby properties. Located nearby are a business run from a home, residences, and several farms.

By way of background, Ms. Jones owns Pampered Pets Grooming LLC, ("Pampered Pets") which has operated as a small dog grooming business and single member small business 1999. Since April 2015, Pampered Pets has been operating at 800 Kabrich Street, Blacksburg, VA 24060, though the building owner has other plans for the building and Jones is seeking to begin downsizing her business and is hoping to move her business closer to home. As an overview of the business itself, through the grooming portion of the business, Applicant grooms, bathes, brushes, and trims dogs. The business typically performs 5-8 dog grooms per day. The vast majority of dog grooms are performed in 2-4 hours and no dog stays overnight. Applicant has a part-time employee who lives with her and a full-time employee who stays on site the entirety of the day. Further, in February 2023, Applicant made available to clients a themed photo booth for photo shoots of the freshly groomed dogs. A dog owner has the option to have images of its dog printed on custom items such as calendars, mugs, and throw pillows. If the dog owner so elects, the business then submits the images to its print company, off site, where a product is created and then ultimately shipped and made available to the customer, who typically picks it up at the next scheduled groom.

We are very grateful for your time and consideration of this application.