



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): Kim Ridpath	Address: PO Box 593 Riner VA
Telephone: (540) 394-3312	Email: Kim - ridpath@yahoo.com

Applicant Name: Owner Contract Purchaser/Lessee Foster Ridpath	Address: 900 Sutton St, Radford VA
Telephone:	Email:

Representative Name and Company:	Address:
Telephone:	Email:

Property Description:

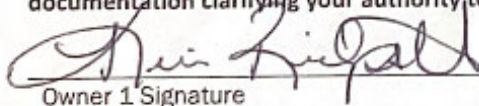
Location or Address: (Describe in relation to nearest intersection) 3035 Riner Rd Christiansburg VA		
Parcel ID Number(s): 031860	Acreage: 1.9	Existing Zoning: A-1
Comprehensive Plan Designation: Riner Village	Existing Use: Not in Use, Home	

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

Proposed Use(s) including acreage: Coffee Shop 1.9 acr
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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.



Owner 1 Signature

6-13-24

Date

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

Date



Applicant Signature

6-25-24

Date

Representative/Agent Signature

Date



3530 Riner Rd. Riner VA. 24149

Existing Site Features:

The business plan is to open a coffee shop utilizing a special use permit at the location of 3530 Riner Rd. Riner VA. 24149. The zoning is agricultural, to one side of the property, the property is a farm, to the other side is a home, across the street is an agritourism and wedding venue. The house is a yellow-sided two-story home and the property is directly on route 8, consisting of 1.9 acres with well water and septic. The parcel has a gravel driveway, with a large amount of open land and three exterior small storage buildings. Parking lot needs would be minimal because we are only looking to use approximately 450 square feet. Parking at the location would need to meet requirements for approximately 450 square feet of space being used for seating; estimated twelve spots per requirement. The second floor of the farmhouse will not be in use. The coffee shop would not be a destination venue, the shop would be catering to those already traveling route 8 for work or those living in the village. There will be an estimated 6-24 patrons at the shop during open hours. At our first meeting with Montgomery County and other state departments we spoke about requirements and agreed to make any concessions needed for the entrance and exit for the parking lot to meet requirements. The home is in good condition, if there are any requirements to meet code, they will be updated. There would be no anticipated odors that would be generated. Fire alarms will be utilized to meet any requirements. The Riner Volunteer Fire Dept. is 1-2 miles from the location of the structure.

Proposed Site Features:

Customers would enter from the front of the house or the rear entrance from the parking lot. The side door entry would be a staff only entrance. The house would stay in its current form with no structural changes. The infrastructure already set at the location would suffice for all needs necessary to be open and functional. There are existing home lights and the outside porch lights would be used for safety/security, but no additional outdoor lighting is needed, due to times of operation. At the front of the building, some landscaping would be added; shrubs and flowers and a business sign that meets the county code. The parking lot would be located to the left of the front entrance where the driveway exists now. This area would also be big enough to hold trash/waste containers and be out of sight due to the existing small storage buildings. There would be a daily routine to pick up waste/trash throughout the day and always ensure it is properly secured in waste containers until picked up and the business is in preparation for the following day.. The intent is to prepare cosmetically the inside and outside over the next several months, and open for business in Spring/Summer 2025.

Comprehensive Plan Justification:

A small coffee shop would be a nice asset in Montgomery County in the Riner community. With similar coffee shops at a distance in Radford and Floyd. The location is on a highly traveled route from Floyd and Christiansburg and vice-versa. Also, there is exit/entrance access from Interstate 81 for other close communities. A coffee shop will be an added addition to the village expansion. In the New River Valley, there are only a few coffee shops, but none within several miles of the Riner area. The coffee shop would fit the Riner Village(Montgomery County Comprehensive Plan) because the vintage farmhouse will not be changed from its original beauty and feel. The coffee shop will have an estimated 2 employees working per hour. I will be one of them to minimize cost until we grow. Other comparable shops have between 10-20 individuals on payroll. This would vary depending on the availability of the employees and business coming in the doors.

Business Plan:

The current plan for hours of operation would be 7:00am to 2:00pm Tuesday thru Saturday. Riner Coffee and Supply Company (RC), will provide a relaxing, neighborhood-centered place with freshly roasted coffee, specialty drinks, good books, Wifi access, bakery items, cold cut sandwiches etc. Our coffee will be outsourced from an already established local roastery until the business is well established. The business will also outsource some of our baked goods from local shops and could bake some options in-house.

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, and no on and off-site infrastructure. There will be no construction that would affect existing neighborhoods or school areas.

Information on Owner:

I was born in Radford, Virginia. I am currently the owner of CrossFit Radford and was the general manager of the building that we are currently located in while it was being built. Prior to that I worked for 15 years in administration at Radford University running the recreational department. I am married and have twin sons. My family currently owns and operates two businesses within the Riner Village, Village Dog Dayz and Village Barbershop. We are currently looking for property in the Riner locality for our family. We would like the opportunity to work and

live in the county and to serve the community of Riner and other close localities with other convenient services of a coffee shop.

Ordinance-Zoning Special Use Permit:

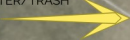
Due to the county ordinance not being changed, the special use permit is required because a coffee shop falls under a small restaurant. To reiterate, it will not be a full service restaurant. We will serve coffee, specialty drinks, pre-baked goods, snacks and small sandwiches.



3035

3035

DUMPSTER/TRASH



SIGNAGE



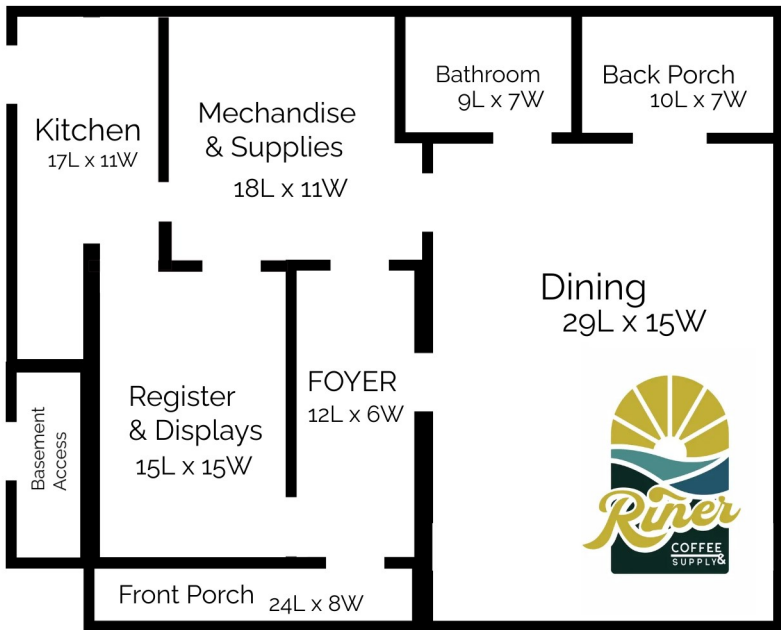
PARKING



Riner Road



RINER COFFEE & SUPPLY





**BACK DOOR
ADA**



FRONT DOOR



STORAGE SHED 3





STORAGE SHED 1



STORAGE SHED 2



**SIDE DOOR
STAFF ENTRANCE**