



## Special Use Permit Application Form

### Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073  
540-394-2148 | [mcplan@montgomerycountyva.gov](mailto:mcplan@montgomerycountyva.gov)

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

Owner of Record (attach separate page for add'l owners): <b>Shah Development LLC</b>	Address: <b>PO Box 1499 Christiansburg, VA 24068</b>
Telephone: <b>540-641-1203</b>	Email: <b>kconner@shahllc.com</b>

Applicant Name: Owner Contract Purchaser/Lessee <b>Shah Development LLC</b>	Address: <b>PO Box 1499 Christiansburg, VA 24068</b>
Telephone: <b>540-641-1203</b>	Email: <b>kconner@shahllc.com</b>

Representative Name and Company: <b>Shah Development LLC</b>	Address: <b>PO Box 1499 Christiansburg, VA 24068</b>
Telephone: <b>540-641-1203</b>	Email: <b>kconner@shahllc.com</b>

**Property Description:**

Location or Address: <i>(Describe in relation to nearest intersection)</i> <b>End of Flanagan Drive and 40' Access Easement</b>		
Parcel ID Number(s): <b>290036</b>	Acreage: <b>18.784</b>	Existing Zoning: <b>A1</b>
Comprehensive Plan Designation: <b>Resource Stewardship</b>	Existing Use: <b>Agriculture</b>	

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

Proposed Use(s) including acreage: <b>Contractor's Storage Yard</b>
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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 David Hagan Date 2-14-25

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

Applicant Signature [Signature] Date 2-14-25

Representative/Agent Signature [Signature] Date 2-14-25



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Owner of Record (attach separate page for add'l owners):	Address:
Telephone:	Email:

Applicant Name:    Owner    Contract Purchaser/Lessee	Address:
Telephone:	Email:

Representative Name and Company:	Address:
Telephone:	Email:

**Property Description:**

Location or Address: <i>(Describe in relation to nearest intersection)</i>		
Parcel ID Number(s):	Acreage:	Existing Zoning:
Comprehensive Plan Designation:	Existing Use:	

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

Proposed Use(s) including acreage:
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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 Date

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

\_\_\_\_\_  
Applicant Signature Date

\_\_\_\_\_  
Representative/Agent Signature Date

## 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"). *Yes. Compatible in scale and intensity with agricultural uses.*
2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control. *Yes. Building is located in an agricultural field and has access to a water source with the adjacent farm pond.*
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. *Compatible noise emanating from the site as agricultural uses.*
4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area. *Utilize existing building wall lighting and no light levels or glare spills over to adjacent properties.*
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. *No signs proposed.*
6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels. *Compatible with agricultural uses and one contractor yard is approximately one mile away from site along Flanagan Drive.*
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. *Utilize existing building as shown on plan.*
8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood. *No landscaping or buffering proposed.*
9. The timing and phasing of the proposed development and the duration of the proposed use. *No phasing. Utilize existing building.*
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. *Utilize existing building.*
11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public. *Private property with no public access. Contractor's assist to the overall welfare of the public by providing day to day services needed by the public.*
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. *Minimal traffic. Building will be used to store equipment when not on a job site.*
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. *Existing building meets all setback requirements of the district.*
14. Whether the proposed Special Use Permit will be served adequately by essential public facilities and services. *No public facilities and services are required. Access to the site is via a 40' access easement.*
15. The effect of the proposed Special Use Permit on groundwater supply. *No effect*
16. The effect of the proposed Special Use Permit on the structural capacity of the soils. *No effect*
17. Whether the proposed use will facilitate orderly and safe road development and transportation. *No effect*
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. *No effect*

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. [Compatible employment with existing farm operation.](#)
20. Whether the proposed Special Use Permit considers the needs of agriculture, industry, and businesses in future growth. [Provides a structure to store equipment as needed.](#)
21. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the County. [n/a](#)
22. The location, character, and size of any outdoor storage. [storage will be primarily within the existing building with i storage in the existing gravel area.](#)
23. The proposed use of open space. [n/a](#)
24. The location of any major floodplain and steep slopes. [n/a](#)
25. The location and use of any existing non-conforming uses and structures. [n/a](#)
26. The location and type of any fuel and fuel storage. [n/a](#)
27. The location and use of any anticipated accessory uses and structures. [n/a](#)
28. The area of each use; if appropriate. [Existing building is approximately 18,500 sf.](#)
29. The proposed days/hours of operation. [n/a](#)
30. The location and screening of parking and loading spaces and/or areas. [n/a](#)
31. The location and nature of any proposed security features and provisions. [n/a](#)
32. The number of employees. [No employees on site full time.](#)
33. The location of any existing and/or proposed adequate on and off-site infrastructure. [Utilize existing structures and roadways.](#)
34. Any anticipated odors, which may be generated by the uses on site. [No anticipated odors.](#)
35. Whether the proposed Special Use Permit uses have sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas. [No construction traffic. Utilize existing features.](#)

## Compliance with Adopted County Plans

### Comprehensive Plan:

The property is designated as Resource Stewardship on the Future Land Use Map. The County may permit new non-agriculturally related institutional uses by special use permit provided the use is compatible in scale and intensity with agricultural and rural residential uses. A contractor's storage yard on the parcels will be compatible in scale with how the current property functions. Large scale agricultural machinery, equipment, trailers, etc. has been used on the property. Contractor's equipment such as trucks, trailers, skid steers, backhoes, excavators, etc. would be compatible with the existing equipment/function of the site. The existing building and gravel area will be utilized to store equipment.

### SUP Narrative:

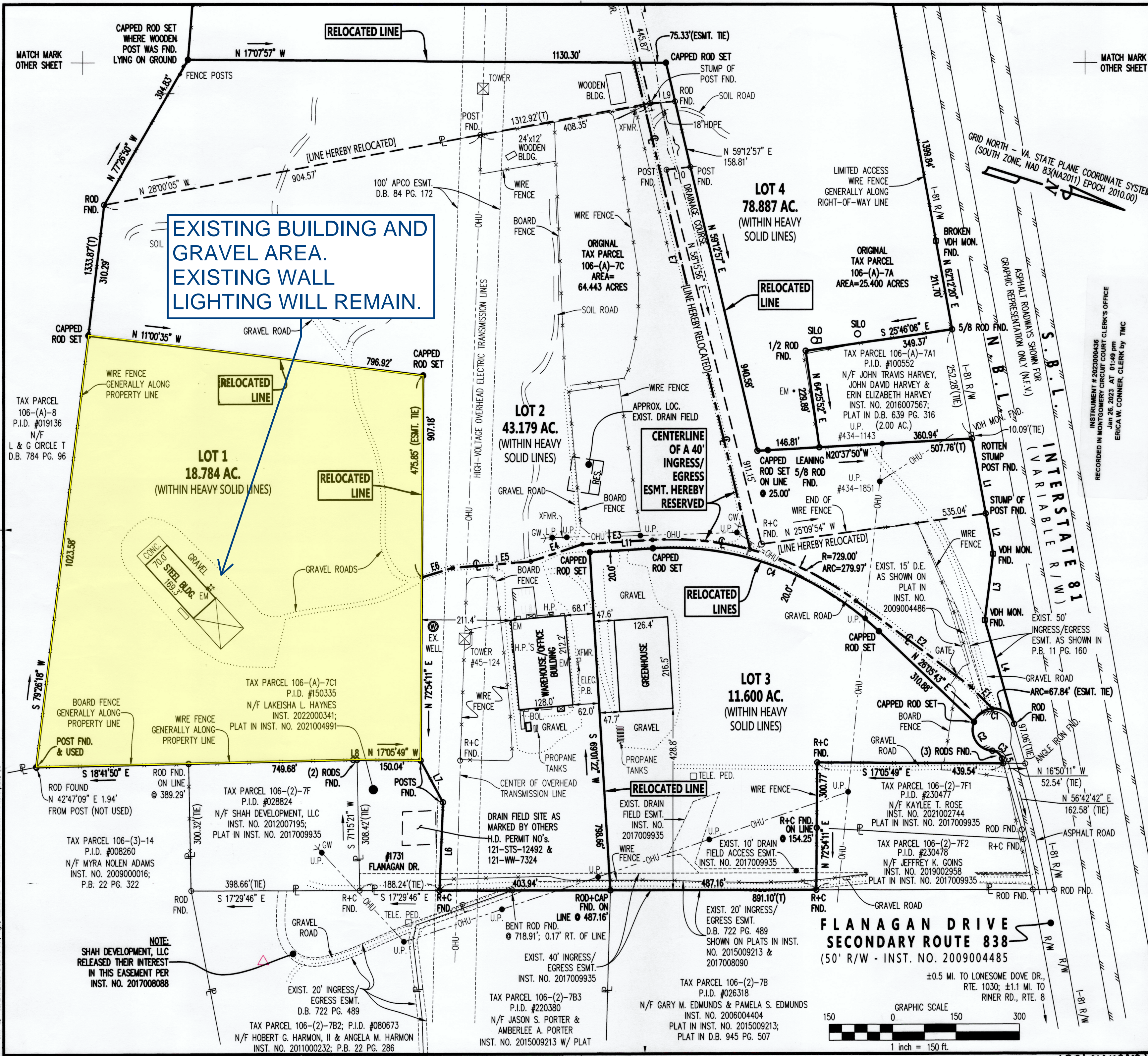
The property currently is used as an agricultural processing facility for hemp and storage of agricultural equipment. The proposed use of a contractor's storage yard will be consistent with existing use.

Equipment expected on site: Trailers, Trucks, Dump Trucks, Skid Steer, Mini Excavator, Boom Lifts, Brush Chipper, Loader, Excavator, Dozer, Tractor, Tractor Implements and Attachments, Construction Boxes, etc.

Building Materials expected on site: Most materials will be stored inside the building in order to keep them out of adverse weather conditions. Other material such as metal building materials, block, stone, fencing materials, decking material, etc. may be stored in the existing gravel area.

No employees will be on site during the day except to retrieve building materials or construction equipment. The expected frequency of use is expected to be 3-7 times a week. The majority of the equipment is expected to be on construction sites, with the equipment being brought back to the parcel during periods of inactivity. The hours of operation would be from 7am to 5pm with occasional emergency situations that may arise. As mentioned before, no employees are on site for a full day.

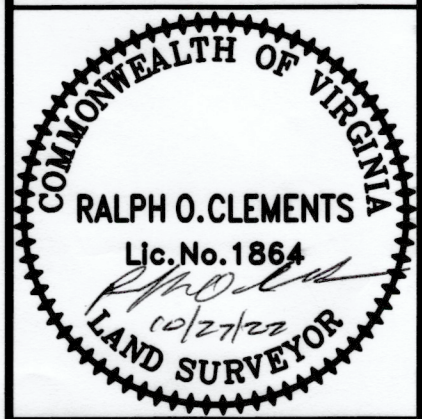




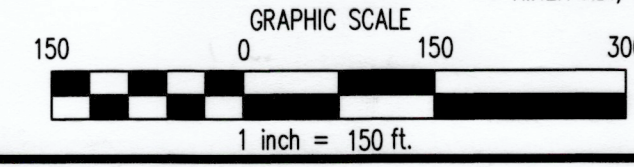
**EXISTING BUILDING AND GRAVEL AREA. EXISTING WALL LIGHTING WILL REMAIN.**

**FORESIGHT**  
 DESIGN SERVICES  
 ENGINEERING • LAND PLANNING • SURVEYING  
 1260 Radford Street  
 Christiansburg, Virginia 24073  
 Phone: (540) 381-6011  
 Fax: (540) 381-2773  
 Email: info@foresightdesignservices.com  
 Web: www.foresightdesignservices.com

**PLAT SHOWING**  
**BOUNDARY LINE RELOCATION ON**  
**TAX PARCELS 106-(A)-6, 106-(A)-7,**  
**106-(A)-7A & 106-(A)-7C**  
 SITUATED ALONG FLANAGAN DRIVE, ROUTE 838  
 RINER MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA



REVISIONS	
PROJECT TEAM	
PM	ROC
TECH	MTM, KJD
CREW	AGAR, VGH, ERS, EKB
FDS JOB NO.	ISSUE DATE
2005.6	10/27/22
SHEET NUMBER	
2 OF 3	



INSTRUMENT # 2023000436  
 Jan 26, 2023, AT 01:48 pm  
 RECORDED IN MONTGOMERY CIRCUIT COURT CLERK'S OFFICE  
 ERICA W. CONNER, CLERK by TMC

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