

REZONING REQUEST FOR

# Christ Wesleyan Church

Property Transfer

MAY 1, 2026

PREPARED FOR:



PREPARED BY:

**Westwood**

**Westwood**

# Rezone Proposal

## **Christ Wesleyan Church**

Montgomery County, VA

**Prepared For:**

SHAH Development, LLC

P.O. Box 1499

Christiansburg, VA 24068

(540) 260-9933

and

Christ Wesleyan Church

525 Harkrader Street

Christiansburg, VA 24073

(540) 250-3864

**Prepared by:**

Westwood Professional Services

80 College Street, Suite H

Christiansburg, VA 24073

(540) 381-4290

Project Number: R0080096.00

Date: May 1, 2026

# 1.0 Executive Summary

## 1.1 Proposal

To facilitate a property transfer from SHAH Development, LLC to Christ Wesleyan Church, the applicant is seeking a zoning amendment from A-1 to R-1 for a 0.91-acre parcel. This acquisition will be combined with the existing 5.24-acre church site to expand the property to approximately 6.15 acres. Because a boundary line adjustment plat is required and parcels may not be split-zoned, the rezoning is necessary to maintain uniform R-1 status on the consolidated lot.

The applicant proposes no new development at this time.

## 1.2 Comprehensive Plan Compatibility

All the properties involved in this property transfer sit within the Residential Transition future land use designation. As no new development is proposed, this will maintain the community character and continue to be consistent with the comprehensive plan.

## 1.3 Additional Zoning Requirements

As no new development is proposed, negligible impacts are anticipated on infrastructure and various County resources. Although the proposed rezoning will not necessarily directly contribute to the tax base of the County, it is also not proposing to add any additional cost burdens to the County.

## 2.0 Comprehensive Plan Compatibility

### 2.1 - Planning & Land Use

Policy	Text	Compatibility
<p><b>PLU 1.1</b></p>	<p><i>“Establish boundaries for distinct urban and rural planning policy areas and identify preferred development patterns for each planning area to (i) promote growth where it can be supported by infrastructure improvements; (ii) <b>maintain existing community character</b>; and (iii) preserve agriculture, forestry, and related uses where most appropriate based on natural resources and where existing development and land use patterns support the continuation of these uses.”</i></p>	<p>All the properties involved in this property transfer sit within the <b>Residential Transition</b> designation. As no new development is proposed, this will maintain the community character.</p>
<p><b>PLU 1.5</b></p>	<p><i>“<b>Residential Transition Areas</b> are generally defined as stable, low density residential neighborhoods in close proximity to Municipalities and Urban Expansion...”</i></p>	<p>All the properties involved in this property transfer sit within the <b>Residential Transition</b> designation. The proposed rezoning is compatible with this designation.</p>

## 3.0 Additional Zoning Requirements

### 3.1 Conditions & Compatibility

The proposed rezoning is necessary due to the contracted property transfer; however no new development is proposed that would require a rezoning. The existing property is compatible with the surrounding land uses. Any future development would be associated with the existing religious use.

### 3.2 General Impacts

As no new development is proposed, zero or negligible impact is expected for the following infrastructures and resources:

- Water
- Sewer
- Transportation Systems
- Schools
- Ground Water
- Structural Capacity of the Soils
- Traffic
- Natural Resources
- Historic Resources
- Cultural Resources

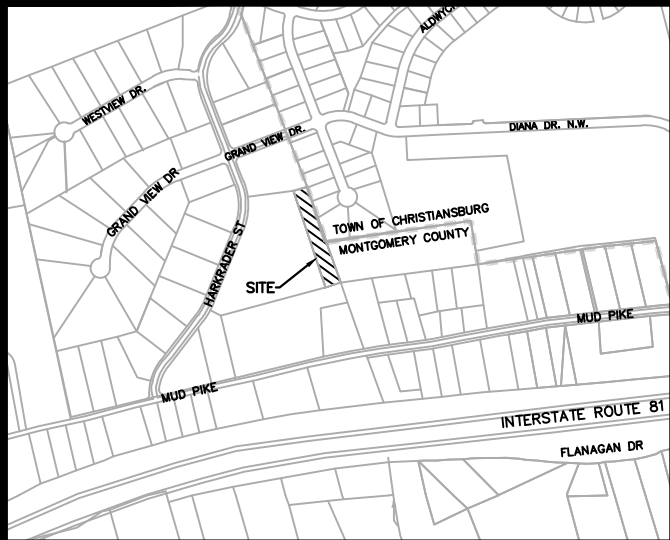
### 3.3 Economic Development Impacts

The proposed 0.91 acres for this rezoning consists of a narrow strip of land situated behind this church and several single-family home backyards. Any future development of this narrow strip would prove to be a challenge. Complying with development standards, including setbacks, would be a significant obstacle to overcome. Including the strip with an adjacent land use is the most economically viable option for developing this parcel.

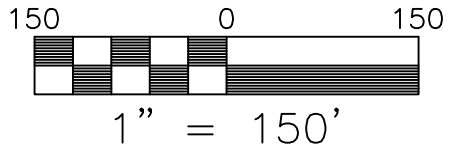
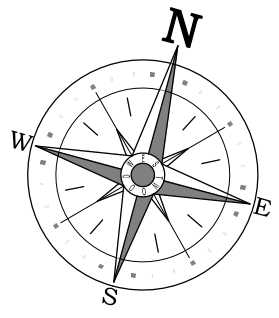
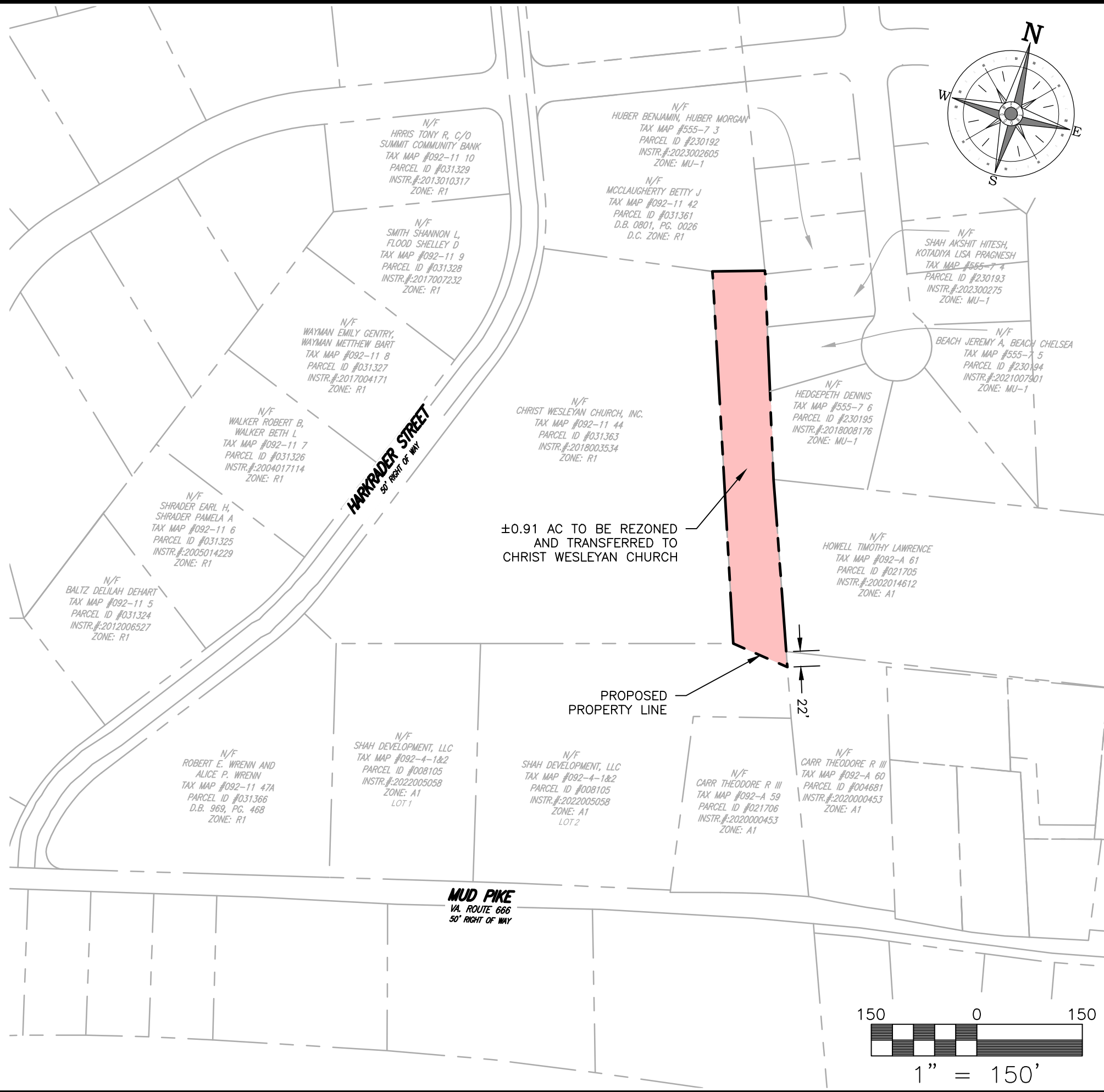
Although the proposed rezoning will not necessarily directly contribute to the tax base of the County, it is also not proposing to add any additional cost burdens to the County.

### 3.4 Housing Impacts

The proposed rezoning is anticipated to have a negligible impact on property values in the surrounding area, but it may somewhat contribute to conservation of its character. The rezoning will otherwise not answer market trends in housing or the economy. However, the applicant believes the proposal to be an appropriate land use for the property.



 **VICINITY MAP**  
SCALE: 1" = 1000'



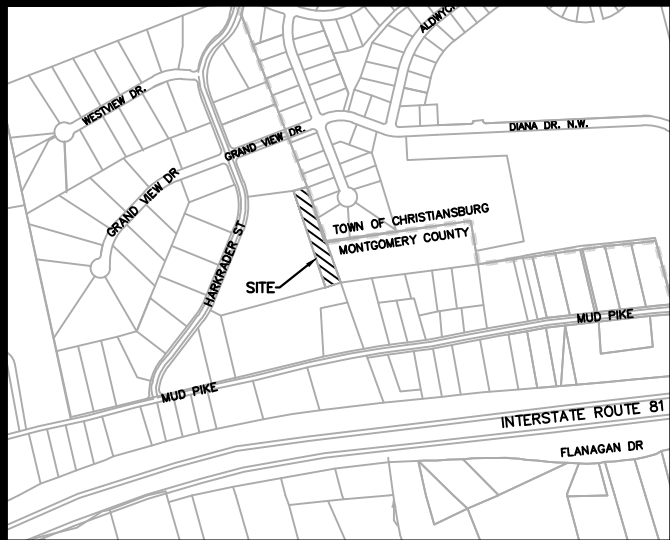
**Westwood**  
Westwood Professional Services, Inc.  
80 COLLEGE STREET, STE H  
CHRISTIANSBURG, VA 24073  
T: 540.381.4290  
westwoodps.com

**CHRIST WESLEYAN CHURCH**  
MASTER PLAN  
RINER MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA

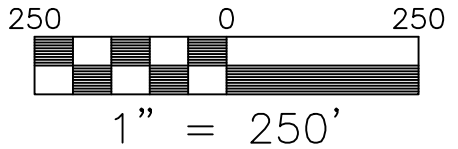
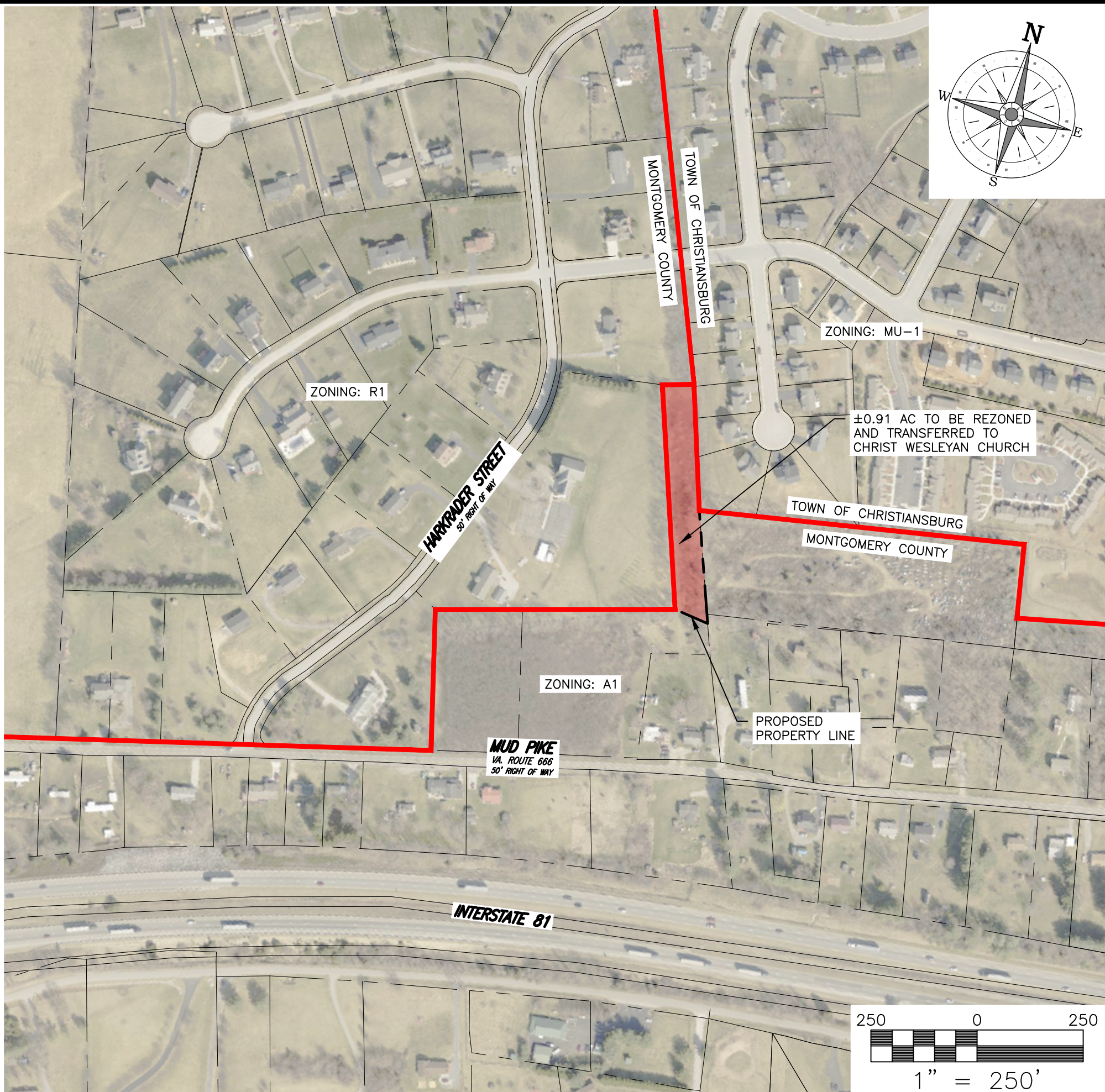
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DESIGNER: GLM  
CHECKED: GLM  
DATE: 5/1/2026  
SCALE: 1" = 150'  
R0080096.00  
**Z1**

Last Saved by: Gmexix  
Plot Date/Time: 4/30/2026 10:46 AM  
Drawing: N:\0080096\0005 Services Groups\Planning01\_CAD\0080096 REZONING

DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.  
CONCEPT PLAN NOTE: THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.



**VICINITY MAP**  
SCALE: 1" = 1000'



**Westwood**  
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**CHRIST WESLEYAN CHURCH**  
MASTER PLAN WITH AERIAL  
RINER MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA

DRAFTER: LMK  
DESIGNER: GLM  
CHECKED: GLM  
DATE: 5/1/2026  
SCALE: 1" = 250'

R0080096.00  
**Z2**

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DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.  
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**PROPERTY OWNER CONSENT AND AUTHORIZATION**

This consent is required for all Planning, Building, and Engineering applications. A completed copy must be included with every application, if the applicant is not the property owner. If the Property Owner is a corporation/other legal entity, then the corporation/other legal entity should be listed as the owner. In such cases, proof of signature authority must be attached as well. If the Property is owned by multiple entities (as in a family trust, or otherwise co-owners), a signed consent form is required to be completed by each individual.

The Property Owner may designate a representative for the application review process.

- The Owner or Representative is solely responsible for the accuracy of the application documentation (electronic and paper forms/drawings/exhibits/narratives, etc.)
- The Owner or Representative is solely responsible for the accuracy and coordination of the submitted application documentation (electronic and paper forms/drawings/exhibits/narratives, etc.) to the County or other jurisdictions requiring permit approval.
- The Owner or Representative is solely responsible for scheduling any required inspections and approvals prior to the commencement of the use and/or the completion of improvements to the property.

**AUTHORIZATION BY PROPERTY OWNER(S)**

I, David Hagan, Member of SHAH Development, LLC, or the authorized representative(s) listed below, are submitting this Application, and am solely responsible for its accuracy and completeness. I understand that incomplete or inaccurate applications can lead to a delay in review and processing. I further confirm that I am the owner of the property at Mud Pike Road, PID(s) # 008105, that is/are the subject of this application. I further confirm that I am fully aware of the County's application fee(s) and procedural requirements, and I hereby consent to this application.

SHAH Development, LLC

David Hagan, Member 5-12-26  
Property Owner Signature Date

**AUTHORIZED REPRESENTATIVE INFORMATION\***

I, Gretchen Merix, confirm that I am the authorized representative for this Application and understand the requirements as noted above.

Gretchen Merix 5/12/26  
Authorized Representative Signature Date

\*Only used when someone other than the property owner is submitting the application.

**STORMWATER  
CONCEPT PLAN  
NOT APPLICABLE**

**PROFFER STATEMENT  
NOT APPLICABLE**