

SHAH CONTRACTOR'S STORAGE YARD

SPECIAL USE PERMIT

Located in:

Montgomery County, Virginia

Project Number: 2005.6

Date: December 4, 2025



ENGINEERING • LAND PLANNING • SURVEYING
1260 Radford Street • Christiansburg, Virginia 24073
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SHAH Contractor's Storage Yard

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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): SHAH Development, LLC	Address: PO Box 1499 Christiansburg, VA 24068
Telephone: 540-260-9933	Email: cweddle@shahllc.com

Applicant Name: Owner Contract Purchaser/Lessee SHAH Development, LLC	Address: PO Box 1499 Christiansburg, VA 24068
Telephone: 540-260-9933	Email: cweddle@shahllc.com

Representative Name and Company: John T. Neel - Foresight Design Services	Address: 1260 Radford Street, Christiansburg, VA 24073
Telephone: 540-381-6011	Email: jneel@foresightdesignservices.com

Property Description:

Location or Address: (Describe in relation to nearest intersection) End of Flanagan Drive		
Parcel ID Number(s): 028482	Acreage: 41.280	Existing Zoning: A1
Comprehensive Plan Designation: Resource Stewardship	Existing Use: Agriculture	

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

Proposed Use(s) including acreage: Contractor's Storage Yard - Approximately 8.5 acres; Remaining acreage will remain Agricultural Use

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, Member Date 12-1-25

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

Applicant Signature David Hagan, Member Date 12-1-25

Representative/Agent Signature JJ ZP Date 12/01/2025

SHAH Contractor's Storage Yard

SPECIAL USE PERMIT APPLICATION

SHAH Contractor's Storage Yard

ADDITIONAL SPECIAL USE 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

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 an agricultural structure, surrounded by agricultural fields 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. The only noise will be from equipment traveling to and from the site.**
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. No additional outdoor lighting is proposed.**
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 the adjacent contractor storage yard. One other contractor storage yard is approximately one mile away from the 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. Two areas of the contractor storage yard shall be fenced as proposed.**
8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.
 - **Landscape buffers will be provided as illustrated on the concept plan. A waiver is requested adjacent to the existing contractor storage yard and the nursery business.**
9. The timing and phasing of the proposed development and the duration of the proposed use.
 - **No phasing. A site plan will be submitted for the development of the storage yard. Will be used as proposed indefinitely.**
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 and the adjacent pasture/undeveloped area around the existing building. No important features will be damaged.**
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. Contractors promote 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 and surrounding area 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 and the property has frontage on Flanagan Drive.**
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.
 - **The ability for this to function as a contractor storage yard will improve the operations of the contractor and contribute to economic development.**
20. Whether the proposed Special Use Permit considers the needs of agriculture, industry, and businesses in future growth.
 - **This SUP will maintain some agricultural use while contributing to the contractor's business growth.**
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.
 - **The outdoor storage areas are shown on the concept plan.**
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.
 - **No fuel storage is planned at this time. If fuel storage is included, it will follow all DEQ regulations.**
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 27,500 square feet.**
29. The proposed days/hours of operation.
 - **The yard will only operate on an as needed basis and will not have regular hours of operation.**

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.

- **The development of the site will not have significantly more traffic than what might be expected for the contractor storage yard and no negative impact on the existing neighborhoods or schools is proposed.**

SHAH Contractor's Storage Yard

COMPREHENSIVE PLAN JUSTIFICATION

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. An additional area will be developed for outdoor storage of contractor equipment as well.

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.

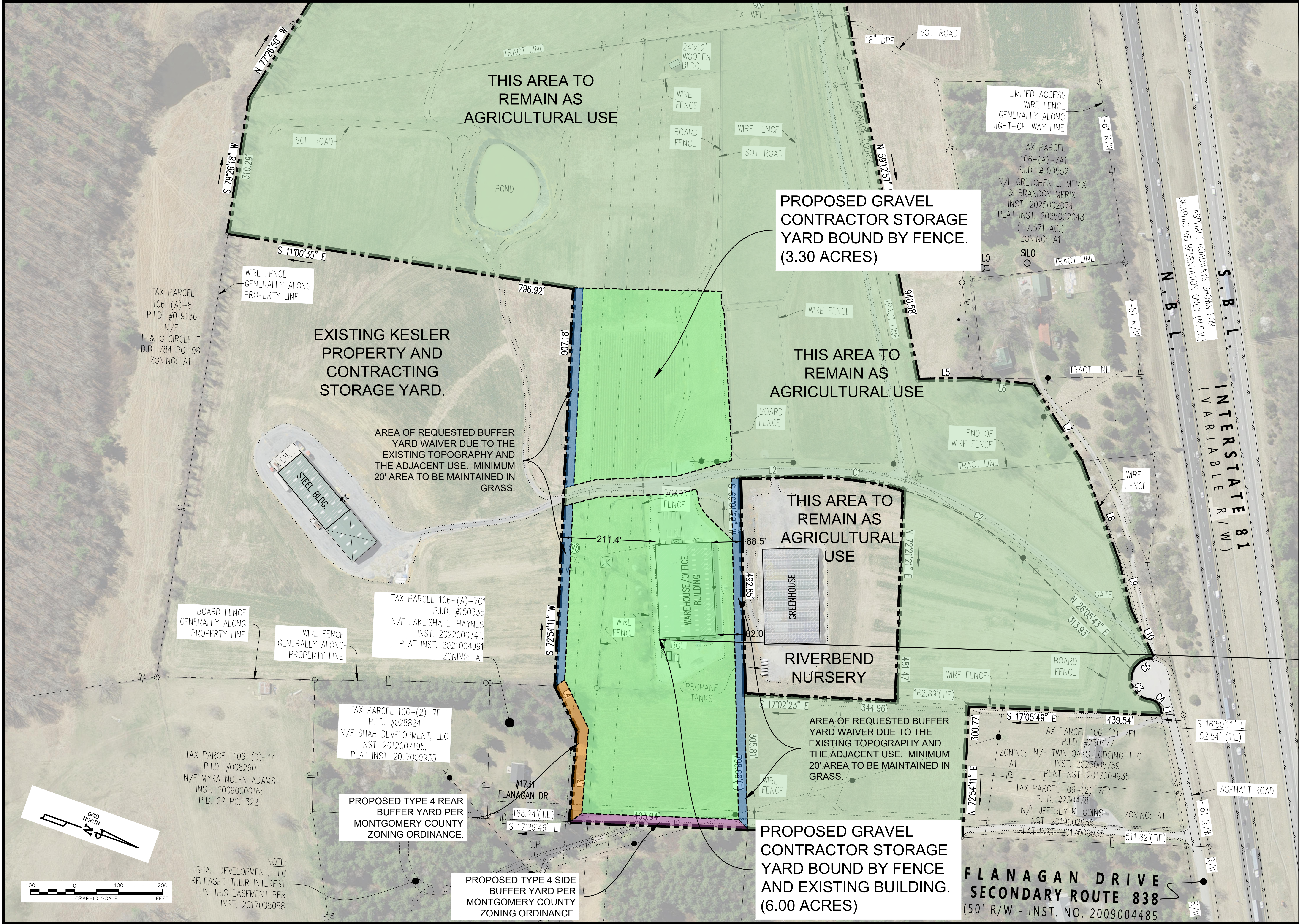
Building Materials expected on site: Most materials will be stored inside the building in order to keep them out of adverse weather conditions. Other material such as metal building materials, block, stone, fencing materials, decking material, etc. may be stored in the proposed outdoor storage area.

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.

SHAH Contractor's Storage Yard

EXHIBIT

X:\Drawings\2005-6\Engineering\Design\Plans\2005-6-Farm_base.dwg
200 Scale (25) 12/05/2025 10:17:36 AM LROBERTSON, AutoCAD PLOT (General, Documentation).pc3, 1:1,000x998



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**SHAH CONTRACTORS STORAGE
YARD ON FLANAGAN DRIVE
SUP APPLICATION**

MONTGOMERY COUNTY, VIRGINIA