

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): SHAH DEVELOPMENT LLC	Address: PO BOX 1499 CHRISTIANSBURG, VA 24068
Telephone: 540-641-1203	Email: KCONNER@SHAHLLC.COM

Applicant Name: <u>Owner</u> Contract Purchaser/Lessee SHAH DEVELOPMENT LLC	Address: PO BOX 1499 CHRISTIANSBURG, VA 24068
Telephone: 540-641-1203	Email: KCONNER@SHAHLLC.COM

Representative Name and Company: STEVE SEMONES - BALZER AND ASSOCIATES	Address: 80 COLLEGE STREET SUITE H CHRISTIANSBURG, VA 24073
Telephone: 540-381-4290	Email: SSEMONES@BALZER.CC

Property Description:

Location or Address: <i>(Describe in relation to nearest intersection)</i> 3802 FIVE POINTS ROAD - INTERSECTION OF FIVE POINTS ROAD AND CARRIAGE ROAD		
Parcel ID Number(s): 070614	Acreage: 1.118	Existing Zoning: A1
Comprehensive Plan Designation: VILLAGE EXPANSION - MIXED USE	Existing Use: VACANT / APARTMENT	

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

Proposed Use(s) including acreage: A 2,000 SF AREA FOR AN ANTIQUE/SPECIALTY STORE. THE EXISTING APARTMENT WILL REMAIN AS WELL.

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.

ON BEHALF OF SHAH DEVELOPMENT LLC

Owner 1 Signature DAVID HAGAN, MANAGING MEMBER Date 8-30-22

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

ON BEHALF OF SHAH DEVELOPMENT LLC

Applicant Signature DAVID HAGAN, MANAGING MEMBER Date 8-30-22

Representative/Agent Signature [Signature] Date 9/1/22



BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

80 College Street
Suite H
Christiansburg, VA,
24073
540.381.4290
www.balzer.cc

Roanoke
Richmond
New River Valley
Shenandoah Valley

September 1, 2022

Montgomery County Planning Department
Attn: Brea Hopkins, Director of Planning and GIS
755 Roanoke Street
Christiansburg, VA 24073

RE: SHAH-Five Points Road Special Use Permit Application

Dear Ms. Hopkins,

The attached Special Use Permit application is a request for the allowance to have a General store or specialty shop with a gross floor area of two thousand (2,000) square feet or less in an existing building located at 3802 Five Points Road within the Village of Riner and in an A-1 zoning district. The existing structure was previously owned by Auburn Baptist Church and Higher Living Ministries and was used as a recreational building for the church and has an apartment in it as well. SHAH Development purchased the property in March of 2022 and would like to use the front 2,000 sf of the building for an antique store (specialty shop) and maintain the apartment use at the rear of the existing building.

The property is located in an area designated Village Expansion in the Montgomery County Comprehensive Plan which provides compatible expansion opportunities of residential, and business uses. This is allowable by keeping development in these area at an appropriate scale and character that is complimentary to the Village core. The existing building is a single-story structure with a covered entry way and is more rural in character. As no exterior improvements are planned, the building will stay in character with the village area. As Riner is designated as a Village area in the County, it also has a Village Plan that is part of the overall Comprehensive Plan. The Riner Village Plan shows the subject parcel to be Mixed Use on the Riner Village Policy Map. The Village Plan text states as one of its policies, *RVP 1.2.5 Encourage Mixed-Uses. Land uses along Route 8 and Five Points Road in the Historic Area should be a mix of residential, commercial, office and civic uses. Limit new commercial and employment uses to small-scale buildings with small building footprints that are architecturally compatible with traditional commercial and civic uses.* This special use permit request furthers this specific goal by having residential and commercial uses in one building that is compatible with the surrounding area.

Below are specifics regarding the proposal:

- The building will be used in its current condition and no additions are proposed for the building. Minor cosmetic alterations may be performed at the owner's discretion.
- No interior improvements to the building are proposed other than those that may be required to meet the current building code or fire prevention code.
- The structure currently has an existing gravel parking lot that would continue to be used for the proposed use and the apartment. No changes or alterations are proposed for the parking lot.
- The existing entrance into the parking lot is off Five Points road and is directly across the intersection from Carriage Road. No changes to the entrance are proposed.
- There is only 1 employee for this new business and the limited allowable square footage will keep traffic to a minimum. While there is not an ITE classification for antique store, trips generated are likely to be less than 15 per day.



- According to PSA, the structure is currently served by public water and sewer. No changes to interior or exterior infrastructure are proposed as the proposed use will not increase water and sewer demand.
- Hours of operation are anticipated to be 9:00am-5:00pm.
- No new exterior lighting is proposed.
- No exterior signage is proposed.
- No additional landscaping or screening is proposed.

In closing, we hope that County Staff, the Planning Commission, and the Board of Supervisors see the benefit of this small business and support our Special Use Permit request. As always, we look forward to working with your office on this application and if you have any questions, please feel free to contact me.

Sincerely,
Balzer and Associates

Steven M. Semones, EVP

FLOOD NOTE:

Subject property falls within Zone X (areas outside 0.2% annual chance) as determined by F.E.M.A. This opinion is based upon an examination of Community Panel 51121C 0230 C, effective September 25, 2009 and has not been field verified.

VIRGINIA: IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, ON THIS DAY OF 2010 AT M. THIS MAP RECEIVED IN OFFICE AND ADMITTED TO RECORD.

Plat of Survey

for

Trustees of the Auburn Baptist Church

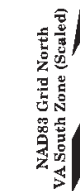
Showing property situated on the watershed of Mill Creek at the intersection of Virginia Secondary Route 704 and Virginia Secondary Route 671 and in the Riner Magisterial District of Montgomery County, Virginia. Tax Map 119-A A 9 being all the property that TRUSTEES OF THE MISSIONARY BAPTIST CHURCH AND CONGREGATION AT AUBURN acquired from TRUSTEES OF THE CHRISTIAN CHURCH AT AUBURN by a deed dated 3 March 1892 of record in Deed Book 43 pg. 504. Tax Map 119-A A 8 being all the property that TRUSTEES OF THE AUBURN BAPTIST CHURCH acquired from BERTHA DUNCAN SHELOR, ET ALS by deed dated 9 August 1978 of record in Deed Book 403 pg. 863. Tax Map 119-A A 7 being all the property that TRUSTEES FOR AUBURN BAPTIST CHURCH acquired from BARBARA L. STANFORD by deed dated 20 January 1995 of record in Deed Book 864 pg. 316. Tax Map 119-A 1 1 being all the property that TRUSTEES OF AUBURN BAPTIST CHURCH acquired from GRANT C. WOLFE and JULIA D. WOLFE by deed dated 16 May 1973 of record in Deed Book 334 pg. 841. Also see for further reference DB Q pg. 37, DB 72 pg. 596, DB 69 pg. 272, DB 64 pg. 269, DB 64 pg. 268, DB 235 pg. 385, DB 235 pg. 98, DB 139 pg. 401, DB 131 pg. 156, DB 120 pg. 380, DB 95 pg. 119, DB 84 pg. 223, DB 67 pg. 377, DB 74 pg. 28, DB 67 pg. 205, DB 59 pg. 270, DB 64 pg. 280, DB 61 pg. 124, DB 57 pg. 473, DB 51 pg. 239, DB 49 pg. 165, DB 309 pg. 831 and Plat Book 3 pg. 158. All of the aforementioned documents are recorded in the Office of the Clerk of the Circuit Court of Montgomery County located in Christiansburg, Virginia.

October 14, 2009 Revised January 19, 2010

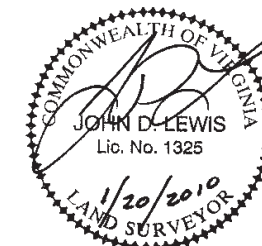
Scale 1" = 40'



Prepared By Fork Mountain Surveying and Mapping Inc. PO Box 163 951 Fork Mountain Road SW Meadows of Dan, Virginia 24120 Office 276 - 952 - 6110 Fax 276 - 952 - 6111 E Mail fms@novafoundry.com



RECORDED IN THE CLERK'S OFFICE OF MONTGOMERY COUNTY, VA ON 12/20/2010 AT 09:44 AM. JOHN D. LEWIS, LICENSED LAND SURVEYOR, RECORD NO. 1325.

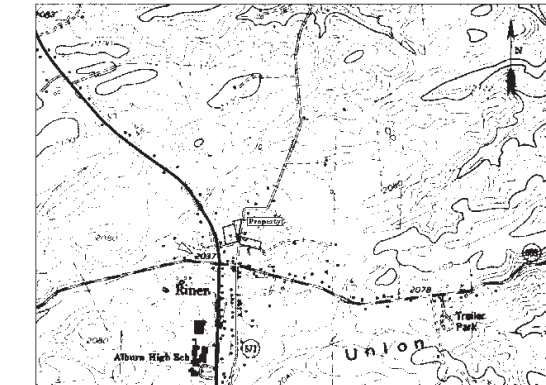


I hereby certify that this "Plat of Survey for Trustees of the Auburn Baptist Church" is a true and accurate representation of the land as recently surveyed under my direction. This survey was prepared without the benefit of a current title report and may not reflect all encumbrances on the property.

JOHN D. LEWIS Licensed Land Surveyor #1325

Commonwealth of Virginia

Vicinity Map USGS Map Name: RINER Not to Scale USGS Ref. Code: 37080-A4-TF-024 Created 1965 Revised 1978 037°04'05"N 080°26'25"W



Five Points Limited Partnership Registered Limited Liability Partnership Parcel ID 119-A A 6 Deed Book 1023 pg. 785 Also see DB 283 pg. 4, DB 67 pg. 377, DB 59 pg. 470 and DB 26 pg. 167

Bishop Burial Plot (Deed Book 80 pg. 587) Richardson Burial Plot (Deed Book 74 pg. 167) Cemetery Reserved in Deed Book 59 pg. 470

Edgar Linkous, Jr. & Lucell Linkous Parcel ID 011114 Tax Map 119-A 1 8. 4 Deed Book 267 pg. 302 Deed Book 267 pg. 302 Plat Book 3 pg. 158 and Plat Book 16 pg. 643 Slide 708

Lesia Ellen Linkous Parcel ID 031964 Tax Map 119-A 1 3 A Deed Book 835 pg. 326 Also see DB 277 pg. 798, DB 262 pg. 409, Plat Book 16 pg. 643 Slide 708 and Plat Book 3 pg. 158

Edward Eugene Snavelly & Linda Jane Snavelly Parcel ID 017996 Tax Map 119-A 1 2 Deed Book 267 pg. 380 Also see DB 262 pg. 409 and Plat Book 3 pg. 158

Parcel ID 070614 Tax Map 119-A 1 1 Zoned A1 1.1182 Acres (48,708 Sq. Ft.)

Henry W. Tieleman & Frances E. Tieleman Parcel ID 006782 Tax Map 119-A A 64 Deed Book 889 pg. 12 Plat Book 6 pg. 113 Slide 182-7 and Plat Book 16 pg. 397

Parcel ID 011431 Tax Map 119-A A 7 Zoned A1 0.4947 Acres (21,549 Sq. Ft.)

Parcel ID 070611 Tax Map 119-A A 9 Zoned A1 1.4856 Acres (64,712 Sq. Ft.)

Parcel ID 070635 Tax Map 119-A A 8 Zoned A1 0.0848 Acres (3,695 Sq. Ft.)

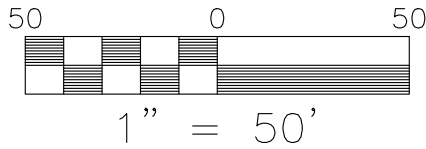
All non-monumented points are points along the right-of-way of VA Sec. Rt. 671 and VA Sec. Rt. 704

OWNERS STATEMENT

The platting or dedication of the following described land (Montgomery County Tax Map 119-A A 9 of record in Deed Book 43 pg. 504, Montgomery County Tax Map 119-A A 8 of record in Deed Book 403 pg. 863, Montgomery County Tax Map 119-A A 7 of record in Deed Book 864 pg. 316 and Montgomery County Tax Map 119-A 1 1 of record in Deed Book 334 pg. 841) is with the free consent and in accordance with the desire of the undersigned owners, proprietors and trustees, if any. Further, I certify that this plat does not create a new "Subdivision" and by my signature I accept legal responsibility for these affirmations and understand that penalties may be imposed if this statement is incorrect.

Robert Allen Harrison & Albert Kenneth F. Hardy TRUSTEE OF THE AUBURN BAPTIST CHURCH

Notary Public section for Melissa C. Mitchell, Notary Public, Commonwealth of Virginia, Commission Expires Jan 31, 2011. State of Virginia, Melissa C. Mitchell, a Notary Public of and for the State of Virginia, do hereby state that... March 2010 and acknowledged the foregoing document by executing the same. Harless F. Akers, Trustee, Kenneth F. Kenley, Trustee and Robert A. Alderman, Trustee



N/F
CARRIAGE ROAD LLC.
TAX MAP #119-AA9 & 119-AAB
PARCEL ID #070611 & 070635
CURRENT USE: COMMERCIAL & INDUSTRIAL

N/F
MARVIN L. & DEBBIE S. THOMAS
TAX MAP #119-A12
PARCEL ID #017996
CURRENT USE: SINGLE FAMILY HOUSING

N/F
SHAH DEVELOPMENT LLC.
TAX MAP #119-A11
PARCEL ID #070614
CURRENT USE: COMMERCIAL & INDUSTRIAL

TOTAL SITE ACREAGE:
1.118 ACRES

N/F
FRANCES E. TIELEMAN
TAX MAP #119-AA63 & 119-AA64
PARCEL ID #019406 & 006782
CURRENT USE: SINGLE FAMILY HOUSING

N/F
ELVA ALTIZER LE CALDWELL
C/O LEHMANN LAURA TEANY
TAX MAP #119-AA11
PARCEL ID #003011
CURRENT USE: SINGLE FAMILY HOUSING



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ENGINEERS / SURVEYORS

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New River Valley
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SHAH - FIVE POINT ROAD

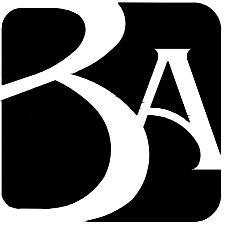
EXISTING CONDITIONS

RINER HISTORIC DISTRICT
3802 FIVE POINTS ROAD, RINER, VA 24149

DATE 9/1/2022
SCALE 1" = 50'
REVISIONS

SUP1

PROJECT NO 24220092.00



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SHAH - FIVE POINT ROAD

SITE PHOTOS

RINER HISTORIC DISTRICT
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