

August 9, 2023

Justin Sanders, CZA Senior Planner
Montgomery County, Virginia
Planning and GIS Services
Montgomery County Government Center
755 Roanoke Street, Suite 2A
Christiansburg, VA 24073
540.394.2148 ext. 54140
sandersjd@montgomerycountyva.gov

Re: Proposed Special Use Request
Parcel ID 018773

Justin,

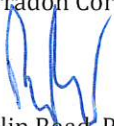
TERRADON Corporation is submitting a Special Use Permit Application on behalf of current owners Harvey L. Morris and Susan R. Cochran, and Contract Purchaser Brandon Wills to enable the utilization of approximately 5 acres of a 37.22 acre Tract (Parcel ID 018773) for a contractor storage yard. The Contractor utilizing the yard will be Kanawha Stone Company.

The subject tract lies approximately 3300 feet off Peppers Ferry Road and is accessed by Rustic Trail, a 50' wide right-of-way private shared access road. Rustic Trail terminates at the subject parcel. Rustic trail provides access to ten additional lots, all of whom are owned by parties with ownership interests in Kanawha Stone Company.

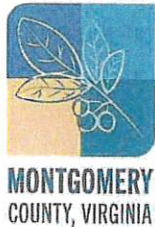
TERRADON believes this application is complete in fulfilling the requirements of Montgomery County. Should you have any questions, or need additional information, please do not hesitate to contact us.

Respectfully,

Terradon Corporation



Philip Reed, PE
Senior Engineer



Special Use Permit Application Checklist

The applicant shall submit ten (10) copies of all required materials listed below. Applications will **NOT** be accepted without the following attachments:

Application Form (pg 10). The application form must be signed by all of the property owners. If ownership is in the name of any type of legal entity or organization including, but not limited to, a name of a corporation, partnership, or association, or in the name of a trust, or in a fictitious name, a document acceptable to the County must be submitted certifying that the person signing the application has the authority to do so. If the application is submitted by an agent of the owner, the agent shall sign the application as well.

Comprehensive Plan Justification. References should be made to the Comprehensive Plan Policy sections in the text portion of the plan. The Comprehensive Plan map provides an overview of the future land use policy areas, but does not provide a guide to the specific land use policies adopted by Montgomery County.

Land use policies are articulated in the Planning and Land Use portion of [Montgomery County, 2025](#) (chapter 2), available at the Planning & GIS Services Department or on the web. If the proposed development, rezoning, or special use permit is located in a village or village expansion area not covered by an adopted village plan, then the proposal needs to be consistent with the overall Comprehensive Plan.

Villages and Village Expansion Areas. If the proposed development, rezoning, or special use permit is located in a village or village expansion area covered by an adopted Village Plan, the proposal needs to be consistent with both the overall county Comprehensive Plan and with the village plan.

Information that must be addressed concerning the County Comprehensive Plan when submitting special use permit applications includes:

- a) Compliance with required lot minimums, district minimums, and availability of water and sewer
- b) Describe, in specific detail, how the request fits with the land use policies included under the appropriate land use policy area. There are seven land use policy areas: Resource Stewardship (PLU 1.2), Rural (PLU 1.3), Rural Communities (PLU 1.4), Residential Transition (PLU 1.5), Villages (PLU 1.7), Village Expansion Areas (PLU 1.6), and Urban Expansion Areas (PLU 1.8). Each area has specific policies covering land uses, community design, and community facilities and utilities.
- c) If the proposed request requires an E and S permit (land disturbance of more than 10,000 square feet) or with large areas of impervious surface (paved parking areas, etc.), the proposal will need to address groundwater, surface water, and stormwater runoff concerns included in the Environmental Resources Chapter. (ENV6.5, ENV5.6)

Concept Development Plan. Required for all special use permit requests. A concept plan is an initial plan, which shows the general nature of the land use change or development, which is intended. It differs from the final site plan, or, plot plan, which is required prior to the issuance of zoning approval and a building permit.

The level of needed detail may vary depending on the nature, size and complexity of the proposed project; however, the following items shall be addressed with a concept plan submittal:

Existing Site Features:

- a) Name of all landowners, applicant (if different), developer, engineer/ party preparing the plans.

- b) Date, revision date(s), scale and north point of plan.
- c) Lot size in acres and/or square feet, property lines and dimensions and any easements.
- d) Zoning and existing use of property and all adjoining properties.
- e) All existing buildings, and streets and/or other adjacent improved or unimproved rights-of-way.
- f) All existing physical features such as tree cover, natural watercourses, recorded drainage easements, and 100-year floodplain limits.

Proposed Site Features:

- g) Location of proposed access areas, loading zones, SWM facilities and streets or other rights-of-way.
- h) Structures: dimensions, use and the general types of exterior materials.
- i) Outside lighting: general location, height and type, and shielding.
- j) General landscaping plan. Existing trees and shrubs are recommended to be maintained wherever possible.
- k) General location and type of screening (fences, walls, vegetation), signs and trash enclosures.

- Filing Fee.** The application fee shall be paid when the application is submitted. Fees are determined by the current fee schedule. Contact Planning & GIS staff for assistance calculating fees. Checks should be payable to "Treasurer of Montgomery County".

Please note: In addition to the application fee, an invoice will be sent to the applicant/owner for fees associated with legal advertisements as required by the Commonwealth of Virginia.

- Digital Submission of Application and all exhibits.** Applications will not be considered complete until digital items are received. An Adobe PDF document format is preferred for compatibility.

- Ensure all applicable items identified in "Special Use Permit Requirements" (pg 11) are addressed in the application package (concept plan, justification statement, etc).** It may be necessary to attach additional documentation.

- Completed Preliminary Review Meeting Application & Preliminary Review Meeting-Application Checklist Forms (pg 8-9 if required).**

- Items determined necessary in Preliminary Review Meeting (pg 9)**



Preliminary Review Meeting Request

Special Use Permit

Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073

540-394-2148 | mcplan@montgomerycountyva.gov

Contact Information: Owner Contract Purchaser Other _____

Name: <u>Harvey Morris</u>	Address: <u>PO Box 901 Christiansburg VA</u>
Telephone: <u>540-392-7783</u>	Email: <u>fst2impress@verizon.net</u>

Subject Property Description:

Location: (Describe in relation to nearest intersection) Off Rustic Lane (private) which is 855 feet east of intersection of Onyx Drive (County Route 800) and Peppers Ferry Road		
Address: (if applicable) Victoria Lane	Existing Zoning: A-1	Acreage: 37.220 Tract
Parcel ID Number(s): 018773	Property Owner(s): Harvey Morris & Susan Cochran	
Existing Use: Agricultural (Undeveloped)		

Description of Proposed Development and Uses:

The requested information below MUST be submitted

A. Proposed Use(s): Storage and materials lay down yard for Kanawha Stone Company
B. Proposed Use Details (check all that applies):
<input type="checkbox"/> Residential
Total Single Family # of Units: _____ Total Multi-Family # of Units: _____
<input checked="" type="checkbox"/> Commercial
Use <u>storage</u> _____ S.F. <u>217,800</u>
Use _____ S.F. _____
Use _____ S.F. _____

Applicant Signature:  Date: 8-9-23

FOR INTERNAL STAFF USE ONLY

VDOT Requirements

In accordance with the Code of Virginia §15.2-2222.2 and 24 VAC 30-155, the project:

- Will require a Traffic Impact Analysis (TIA) submission and review by VDOT. TIA must be submitted with rezoning application.
- Applicant will be required to coordinate a Scope of Work Meeting with VDOT (Project will generate 1,000 or more vehicle trips per peak hour.)

This determination is based upon the information provided by the applicant on the submitted Preliminary Review Request Form. Determination is subject to change based upon changes to the request.

Information and VDOT forms regarding the VDOT's Traffic Impact Analysis Regulations Administrative Guidelines can be obtained online at www.virginiadot.org/projects/chapter527.

- Documentation of Community Meeting.** Community meetings can be held after submitting application. County staff should be notified a least a week in advance of meeting date.
- Survey Plat.** Copies no larger than 11"x17"
- Traffic Impact Analysis (TIA) - County:** Based upon the proposed use and location, the project may substantially affect roadways and the County may require a traffic impact analysis.
- Elevations:** Copies reduced to 8 ½" x 11" of proposed buildings must be submitted in addition to an electronic copy in ".pdf" format.
- Other:**

Applicant's Signature

Printed Name

Date

Staff Signature (Planning)

Date

This form is to verify completion of the required Preliminary Review Meeting and must be submitted at the time of filing of applications. Based upon the proposed development, County staff has determined the information checked on this form must be submitted in addition to regular submission requirements for Rezoning, Provisional Use Permit, or Amendment to Proffer Application



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): Harvey L. Morris & Susan R. Cochran	Address: P.O. Box 901, Christiansburg, VA 24068
Telephone: 540.552.5501	Email: fst2impress@verizon.net

Applicant Name: Owner Contract Purchaser/Lessee Harvey L. Morris	Address: P.O. Box 901, Christiansburg, VA 24068
Telephone: 540.552.5501	Email: fst2impress@verizon.net

Representative Name and Company: Philip Reed, TERRADON Corporation	Address: 2942 West main Street, Salem, VA 24153
Telephone: 304.646.1237	Email: philip.reed@terraddon.com

Property Description:

Location or Address: <i>(Describe in relation to nearest intersection)</i> Off Rustic Lane (private) which is 855 feet east of intersection of Onyx Drive (County Route 800) and Peppers Ferry Road		
Parcel ID Number(s): 018773	Acreage: 37.220 tract - 5 acres C.U.	Existing Zoning: A-1
Comprehensive Plan Designation: Rural	Existing Use: Undeveloped - Forest	

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

Proposed Use(s) including acreage: The proposed use is for a contractor's storage yard. It is anticipated to disturb no more than 5 acres of the total tract.
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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	8-9-23 Date
Owner 2 Signature <i>(for add'l owners please attach separate sheet)</i>	8-9-23 Date
Applicant Signature	8-9-23 Date
Representative/Agent Signature	8/9/23 Date

Statement of Justification

This Special Use Permit Application is being submitted to allow for approximately five acres out of a 37.22-acre tract to be used for a Contractor Storage Yard. The Subject parcel is currently zoned as A-1 and is included in the Comprehensive Plan of Montgomery County , 2025 as Rural. As currently zoned, a Contractor's Storage yard is listed as a permissible use by special use permit.

The proposed use with this Special Use permit Application will involve clearing and minor grading to approximately five acre of land that is currently approximately 75% grassed and 25% wooded. Once graded, the area will be surfaced with aggregate. The site is currently not served by utilities and it is proposed to remain that way. There will be lighting and no well or septic service proposed with the use. Access to the storage yard will be by an existing shared drive (Rustic Lane) that will be upgraded to provide good all-weather access to the storage yard. While road surface is currently aggregate, plans are to apply asphalt pavement to the road. As the proposed Special Use will affect less than 15% of the total tract area, the remaining 85% will continue to be maintained in its current wooded, undeveloped state, preserving the desired characteristics of a rural area. The site is located approximately 3300 feet off Peppers Ferry Road and will not be visible from Peppers Ferry Road. Existing vegetation along the property line to the east of the site will be left in place to provide screening to the east. The long-term impact to the site would be minimal and the site could be readily reclaimed in the future or otherwise re-purposed for agricultural use in conformance with Rural Land Uses. The absence of utilities to the site will not promote future rural residential development. The proposed use does not pose a threat to public health, safety, or welfare.

As the site will not be served by electricity and used only for storage, the risk of fire hazards is low. The gravel surfacing of the site also reduces risk of accidental grass/brush fires from vehicles.

There are no activities planned which result in a significant increase in noise activities or levels. Noticeable noise increases would only be attributable to actual construction/development of the site and initial mobilization of materials to the yard. Once yard is stocked, traffic in and out of yard will be minimal (less than 10 vehicle trips per week), most of which will be pick-up truck traffic.

No glare associated with storage yard is expected and no artificial lighting or any signage is proposed with site, either at the site or at the entrance of the road. The storage yard is intended to be out of the public eye and remote enough to deter thefts.

The property to the west of the special use site is currently used for agriculture (tree farming). The land use to the east of site is predominantly agricultural/wooded. The land use to the south of site(across Crab Creek) is either agricultural (undeveloped) or single family residential with houses site 1500 feet from special use site. The property to the North is single family residential under ownership with stake in Kanawha Stone Company.

The approximate site dimensions are indicated on Drawing C2. There will be no buildings on site. Conex boxes and enclosed box trailers will be used for storage on items that must be kept out of the weather. No fencing is proposed; however, fencing may be employed if theft should become a problem.

No additional buffering or screening is proposed for the site. It is felt that adequate screening in the form of existing trees and brush currently exists.

The proposed development will take place upon approval of applicable permits and at such time that weather allows. Development of site would be expected to occur in less than 45 days from start of construction. The development will not be phased.

The Special Use permit will not result in any preservation or destruction, loss or damage to any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.

The Special Use Permit will not contribute to or promote the welfare or convenience of the public.

Vehicular traffic to the site will be minimum. There will be no impact to county or state roads and only very minimal impact to existing private access road.

No structures are proposed to be affected by this Special Use Permit.

No public facilities and services will be affected by the Special Use Permit.

This Special Use Permit will have negligible effect on ground water supply. There will be an increase in site impervious area and resultant runoff.

This special use permit is expected to have negligible effect on structural capacity of soils. Regrading will be performed in such a manner as to create stable slopes and no proposed loadings to site soils will be beyond their capacities.

The proposed use will utilize an existing shared private access road. This additional use will help disperse the cost of road maintenance.

This proposed Special Use Permit will have no effect on any environmentally sensitive land or natural features. Wildlife habitat and vegetation will be minimally affected in that there will be the loss of approximately 5 acres of vegetation with the proposed use. Air quality is not expected to be affected and site development will abide by all applicable regulations and permits in order to ensure minimal impact to waters.

The proposed Special Use Permit is not expected to increase employment in the area or encourage economic development.

The Special Use Permit will have minimal impact on existing and future agriculture, industry, and business growth.

The Special Use Permit will have no effect on enhancing affordable shelter opportunities for residents of the County.

The Outdoor storage of goods will consist of machinery, inert construction materials, and steel Conex boxes and box trailers. The storage yard will be approximately 470' x 625' in dimension.

There is no proposed use on open space associated with this Special Use Permit.

The site of the Special Use Permit is outside of the Floodplain of Crab Creek and will not be constructed on any steep slopes.

There are no existing non-conforming uses or structures.

There will be no fuel storage on site.

There will be no permanent accessory uses or structures. Conex boxes and enclosed box trailers will be used for storage.

Only single use (storage) is anticipated for the entire permitted site.

There are no set days/times of operation. Typically, operation will be Monday through Friday, 7:00 am to 7 pm.

There is no defined parking or loading spaces.

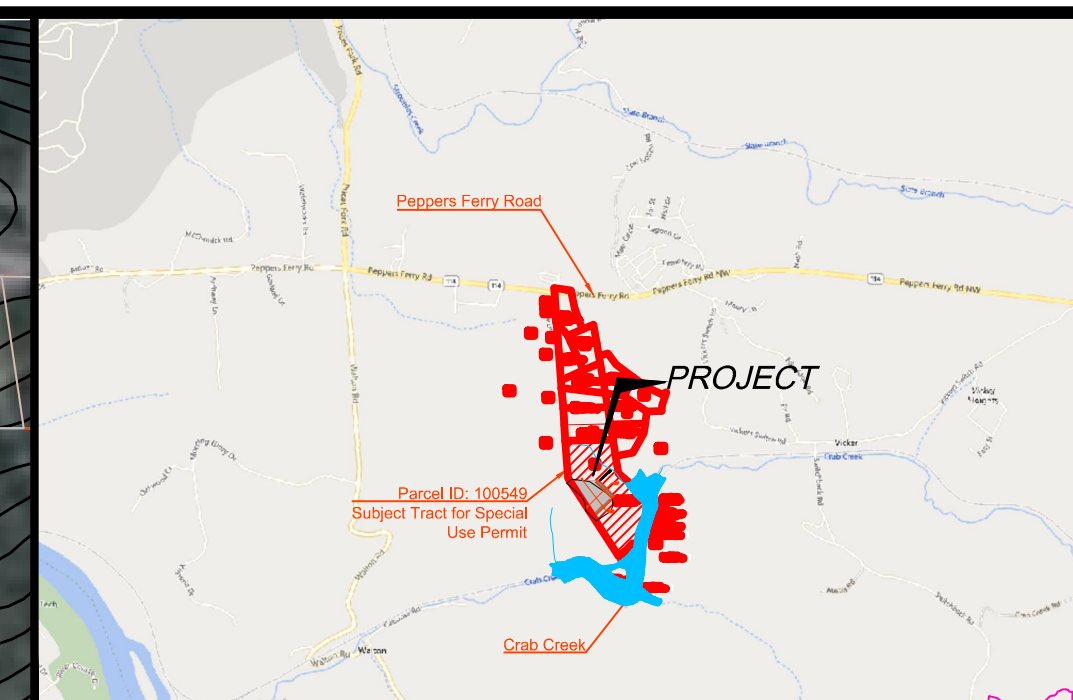
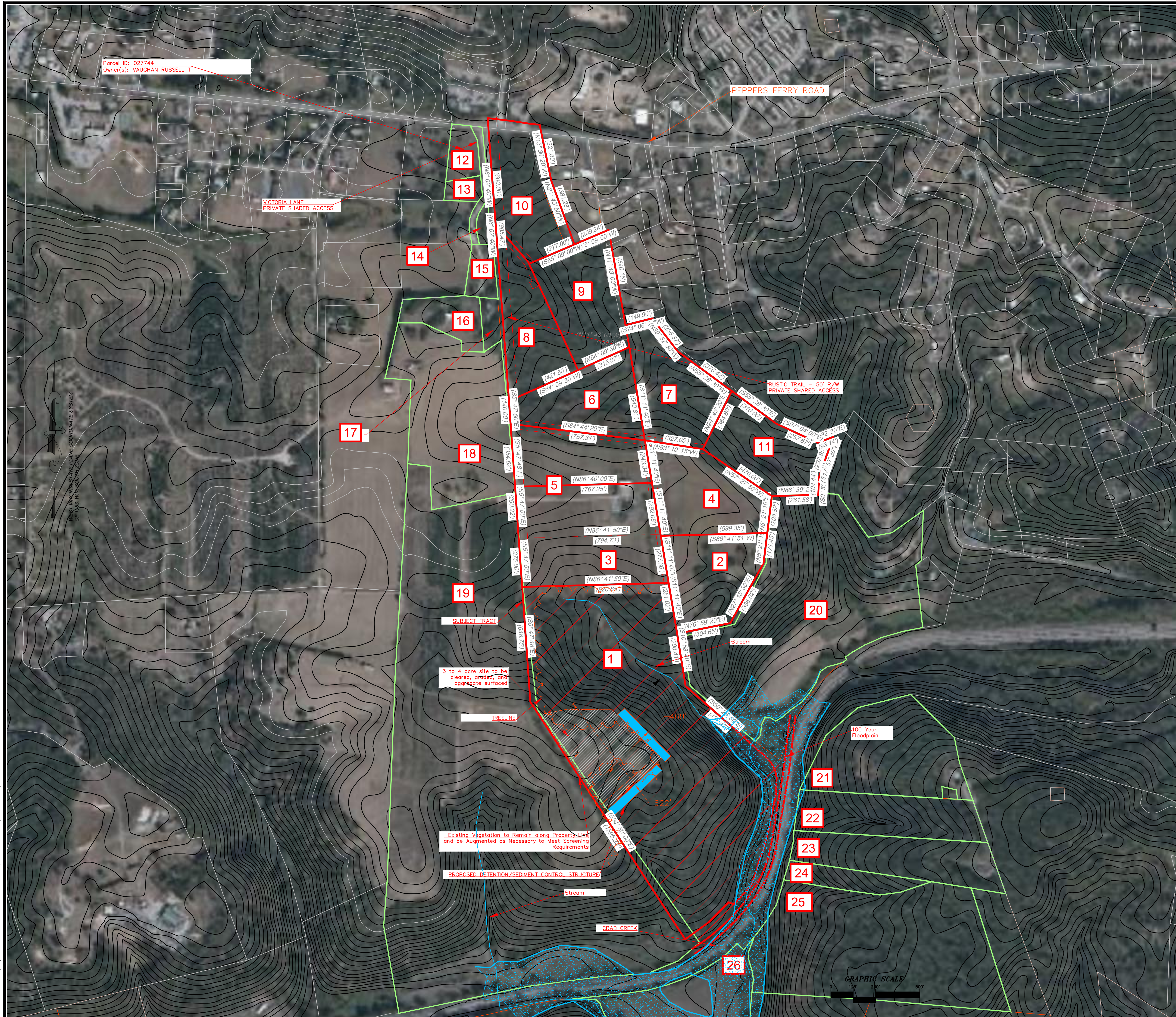
No security provisions are planned. Location of Storage yard is hopefully such that no security will be necessary.

There are no full on-site employees. Employees will be transient in nature, dropping off and picking up supplies. It is expected that there would be no more than three employees present at any one time.

The Special Use Permit involves no on or off-site infrastructure.

No anticipated odors are expected to be generated.

Traffic will be negligible once yard is stocked and there is anticipated to be no impact on any school or neighborhood areas.



VICINITY MAP
N.T.S.

LEGEND

—	TAX MAP PARCELS ADJACENT TO SUBJECT PARCEL AND RIGHT-OF-WAY
—	TAX MAP PARCELS

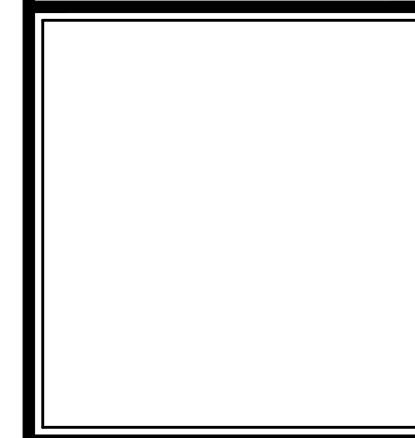
TRACT	SUBJECT PROPERTY
1	Parcel ID: 018773 Owner(s): MORRIS HARVEY L, COCHRAN SUSAN R
2	Parcel ID: 000431 Owner(s): KING ARTHUR L, KING VIRGINIA L
3	Parcel ID: 000430 Owner(s): KING ARTHUR L, KING VIRGINIA L
4	Parcel ID: 000432 Owner(s): LUI ASHLEY L
5	Parcel ID: 000433 Owner(s): LUI ASHLEY L
6	Parcel ID: 015586 Owner(s): KING ARTHUR L, KING VIRGINIA L
7	Parcel ID: 000434 Owner(s): KING ARTHUR L, KING VIRGINIA L
8	Parcel ID: 015588 Owner(s): KING ARTHUR L, KING VIRGINIA L
9	Parcel ID: 015587 Owner(s): KING ARTHUR L, KING VIRGINIA L
10	Parcel ID: 015589 Owner(s): KING ARTHUR L, KING VIRGINIA L
11	Parcel ID: 000433 Owner(s): KING ARTHUR L, KING VIRGINIA L

TRACT	PROPERTIES ADJOINING ACCESS ROAD OR SUBJECT TRACT
12	Parcel ID: 027744 Owner(s): VAUGHAN RUSSELL T
13	Parcel ID: 020011 Owner(s): VAUGHAN TOMMY LEWIS
14	Parcel ID: 027748 Owner(s): SPARIS PATRICIA D, SPARIS GARY L
15	Parcel ID: 031931 Owner(s): DUDLEY LARRY VAUGHAN
16	Parcel ID: 027746 Owner(s): DUDLEY DEANNA OPAL, DUDLEY GIBSON W
17	Parcel ID: 027742 Owner(s): LUIS W LOAN LIFE ESTATE
18	Parcel ID: 027748 Owner(s): SPARIS DWAYNE, SPARIS IRENE
19	Parcel ID: 100459 Owner(s): MILLER GERRIE G REV TRUST, MILLER GREGORY W REV TRUST
20	Parcel ID: 017133 Owner(s): HARRIS PAUL, HARRIS ANNE S
21	Parcel ID: 014395 Owner(s): CALDWELL MICHAEL WAYNE
22	Parcel ID: 009077 Owner(s): SHEPHERD, JERRY L, SHEPHERD, WANDA
23	Parcel ID: 014403 Owner(s): LANE & VANESSA SHORT
24	Parcel ID: 014404 Owner(s): RAY L PRICE
25	Parcel ID: 007731 Owner(s): BLACK 7 INC.
26	Parcel ID: 012259 Owner(s): GRIFFIN, and Brenda M. Dehart

NO.	REVISION

NO.	DATE

TERRADON
Engineering • Surveying • Land Planning
Testing & Inspection
(304) 755-8291 www.terradon.com



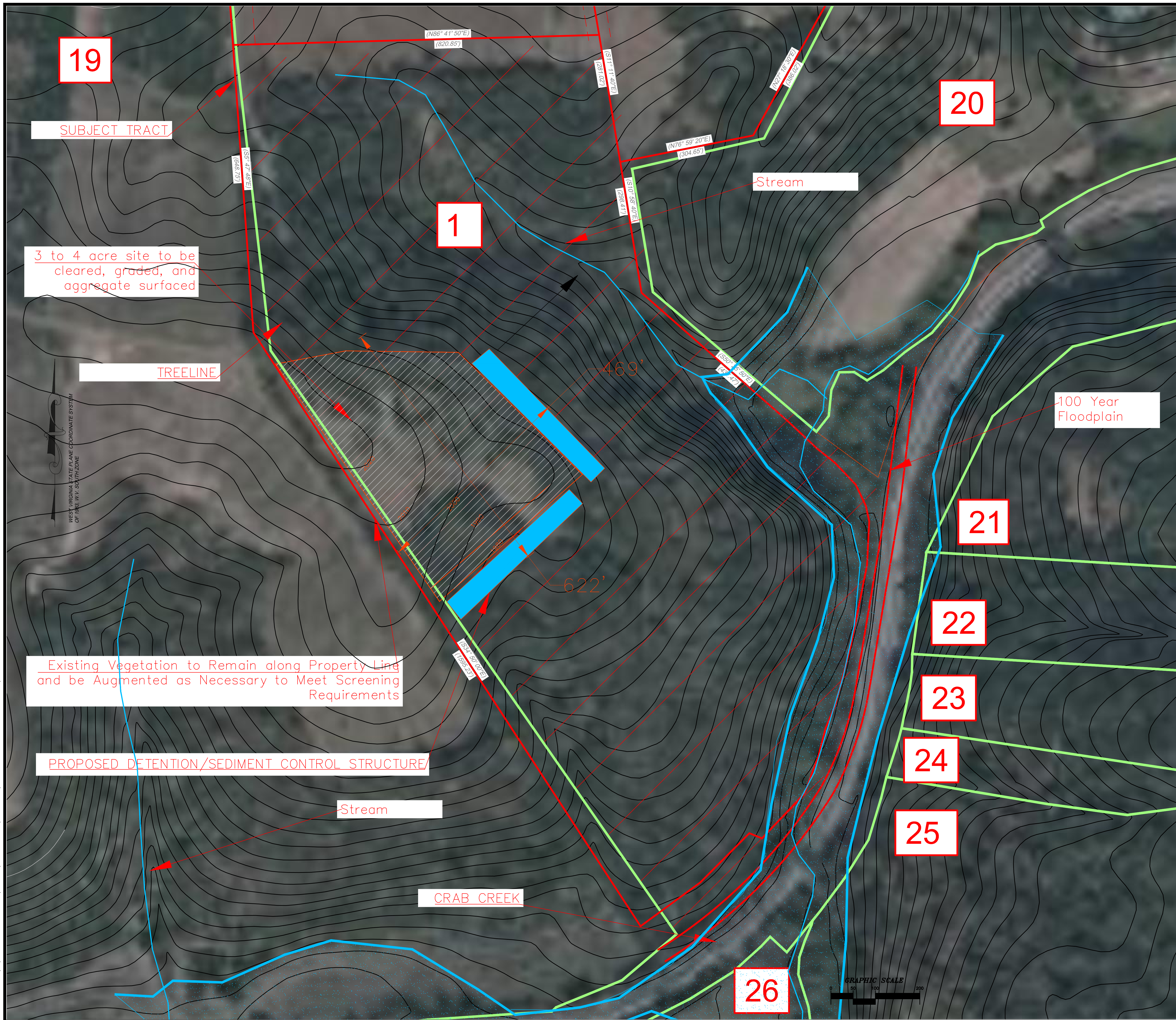
**LOCATION MAP
FOR PROPOSED SPECIAL USE REQUEST**

Tax Map ID: 076- 1 8 Parcel ID: 018773
MONTGOMERY COUNTY, VIRGINIA

Project No.	TERR
Drawn:	
Checked:	
Approved:	
Scale:	1" = 250'
Date:	01.11.2023
CAD File #	

C1

PLOT DATE : 8/8/2023 4:44 PM C:\USERS\PHILIP.REED\DESKTOP\KSC - MONTGOMERY COUNTY\KSC.DWG



SUBJECT TRACT

19

20

1

3 to 4 acre site to be cleared, graded, and aggregate surfaced

TREELINE

Stream

100 Year Floodplain

21

22

23

24

25

26

Existing Vegetation to Remain along Property Line and be Augmented as Necessary to Meet Screening Requirements

PROPOSED DETENTION/SEDIMENT CONTROL STRUCTURE

Stream

CRAB CREEK



LEGEND

- TAX MAP PARCELS ADJACENT TO SUBJECT PARCEL AND RIGHT-OF-WAY
- TAX MAP PARCELS

Note: Subject parcel and adjacent parcels are zoned A-1. It is intended to apply for a special use permit to utilize approximately 5 acres of the tract as a Contractor Storage Yard.

NO.	DATE	REVISION

TERRADON
 Engineering • Surveying • Land Planning
 Testing & Inspection
 (304) 755-8291 www.terradon.com

PROPOSED CONCEPTUAL DEVELOPMENT PLAN
 KANAWHA STONE COMPANY STORAGE YARD

Tax Map ID: 076- 1 8 Parcel ID: 018773
 MONTGOMERY COUNTY, VIRGINIA

Project No.	TERR
Drawn:	
Checked:	
Approved:	
Scale:	1" = 100'
Date:	08.08.2023
CAD File #	

C2

Statement of Justification

This Special Use Permit Application is being submitted to allow for approximately five acres out of a 37.22-acre tract to be used for a Contractor Storage Yard. The Subject parcel is currently zoned as A-1 and is included in the Comprehensive Plan of Montgomery County , 2025 as Rural. As currently zoned, a Contractor's Storage yard is listed as a permissible use by special use permit.

The proposed use with this Special Use permit Application will involve clearing and minor grading to approximately five acre of land that is currently approximately 75% grassed and 25% wooded. Once graded, the area will be surfaced with aggregate. The site is currently not served by utilities and it is proposed to remain that way. There will be no lighting and no well or septic service proposed with the use. Access to the storage yard will be by an existing shared drive (Rustic Lane) that will be upgraded to provide good all-weather access to the storage yard. While road surface is currently aggregate, plans are to apply asphalt pavement to the road. As the proposed Special Use will affect less than 15% of the total tract area, the remaining 85% will continue to be maintained in its current wooded, undeveloped state, preserving the desired characteristics of a rural area. The site is located approximately 3300 feet off Peppers Ferry Road and will not be visible from Peppers Ferry Road. Existing vegetation along the property line to the east of the site will be left in place to provide screening to the east. The long-term impact to the site would be minimal and the site could be readily reclaimed in the future or otherwise re-purposed for agricultural use in conformance with Rural Land Uses. The absence of utilities to the site will not promote future rural residential development. The proposed use does not pose a threat to public health, safety, or welfare.

As the site will not be served by electricity and used only for storage, the risk of fire hazards is low. The gravel surfacing of the site also reduces risk of accidental grass/brush fires from vehicles.

There are no activities planned which result in a significant increase in noise activities or levels. Noticeable noise increases would only be attributable to actual construction/development of the site and initial mobilization of materials to the yard. Once yard is stocked, traffic in and out of yard will be minimal (less than 10 vehicle trips per week), most of which will be pick-up truck traffic. Truck Trailer traffic is expected to be one trip per month.

No glare associated with storage yard is expected and no artificial lighting or any signage is proposed with the site, either at the site or at the entrance of the road. The storage yard is intended to be out of the public eye and remote enough to deter thefts.

The property to the west of the special use site is currently used for agriculture (tree farming). The land use to the east of site is predominantly agricultural/wooded. The land use to the south of site(across Crab Creek) is either agricultural (undeveloped) or single family residential with houses sited 1500 feet from special use site. The property to the North is single family residential use whose ownership is stakeholders in Kanawha Stone Company.

The approximate site dimensions are indicated on Drawing C2. There will be no buildings on site. Conex boxes and enclosed box trailers will be used for storage on items that must be kept out of the weather. No fencing is proposed; however, fencing may be employed if theft should become a problem.

No additional buffering or screening is proposed for the site. It is felt that adequate screening in the form of existing trees and brush currently exists.

The proposed development will take place upon approval of applicable permits and at such time that weather allows. Development of site would be expected to occur in less than 45 days from start of construction. The development will not be phased.

The Special Use permit will not result in any preservation or destruction, loss or damage to any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.

The Special Use Permit will not contribute to or promote the welfare or convenience of the public.

Vehicular traffic to the site will be minimum. There will be no impact to county or state roads and only very minimal impact to existing private access road.

No structures are proposed to be affected by this Special Use Permit.

No public facilities and services will be affected by the Special Use Permit.

This Special Use Permit will have negligible effect on ground water supply. There will be an increase in site impervious area and a resultant increase in site runoff which will be controlled through detention structures. Given the site's location relative to Crab Creek, it is felt probable that the closest significant groundwater aquifer is that which feeds Crab Creek and groundwater users in the area would be upgradient of the site.

This special use permit is expected to have negligible effect of structural capacity of soils. Regrading will be performed in such a manner as to create stable slopes and no proposed loadings to site soils will be beyond their capacities.

The proposed use will utilize an existing shared private access road. This additional use will help disperse the cost of road maintenance and reduce disturbances that would be necessitated by a new independent road. VDOT representatives have reviewed the existing entrance off Peppers Ferry Road and verified that it meets applicable line of site and width criteria. Plans are to asphalt pave the entrance of the drive at Peppers Ferry Road to reduce maintenance and likelihood of tracking gravels onto roadway.

This proposed Special Use Permit will have no effect on any environmentally sensitive land or natural features. Wildlife habitat and vegetation will be minimally affected in that there will be the loss of approximately 5 acres of vegetation with the proposed use. Air quality is not expected to be affected and site development will abide by all applicable regulations and permits in order to ensure minimal impact to waters.

The proposed Special Use Permit is not expected to increase employment in the area or encourage economic development.

The Special Use Permit will have minimal impact on existing and future agriculture, industry, and business growth.

The Special Use Permit will have no effect on enhancing affordable shelter opportunities for residents of the County.

The Outdoor storage of goods will consist of machinery, inert construction materials, and steel Conex boxes and box trailers. The storage yard will be approximately 470' x 625' in dimension.

There is no proposed use of open space associated with this Special Use Permit.

The site of the Special Use Permit is outside of the Floodplain of Crab Creek and will not be constructed on any steep slopes.

There are no existing non-conforming uses or structures.

There will be no fuel storage on site.

There will be no permanent accessory uses or structures. Conex boxes and enclosed box trailers will be used for storage.

Only single use (storage) is anticipated for the entire permitted site.

There are no set days/times of operation. Typically, operation will be Monday through Friday, 7:00 am to 7 pm.

There is no defined parking or loading spaces.

No security provisions are planned. Location of Storage yard is hopefully such that no security will be necessary.

There are no full on-site employees. Employees will be transient in nature, dropping off and picking up supplies. It is expected that there would be no more than three employees present at any one time.

The Special Use Permit involves no on or off-site infrastructure.

No anticipated odors are expected to be generated.

Traffic will be negligible once yard is stocked and there is anticipated to be no impact on any school or neighborhood areas.