



# 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):<br>PRIMO-CON INC. | Address:<br>5450 LEWIS ROAD SANDSTON, VA 23150                 |
| Telephone:<br>804-226-3223   | Email:<br>DWALKER@WACOINC.NET                                  |
| Applicant Name:    Owner    Contract Purchaser/Lessee<br>WACO INC.         | Address:<br>5450 LEWIS ROAD SANDSTON, VA 23150                 |
| Telephone:<br>804-226-3223.  | Email:<br>DWALKER@WACOINC.NET                                  |
| Representative Name and Company:<br>STEVE SEMONES - BALZER & ASSOCIATES    | Address:<br>80 COLLEGE STREET SUITE H CHRISTIANSBURG, VA 24073 |
| Telephone:<br>540-381-4290   | Email:<br>SSEMONES@BALZER.CC                                   |

**Property Description:**

|  |  |   |
|--|--|---|
| Location or Address: <i>(Describe in relation to nearest intersection)</i><br>6604 & 6620 ROANOKE ROAD |  |   |
| Parcel ID Number(s):<br>013297, 071261, 070708, 070709   | Acreage:<br>1.547  | Existing Zoning:<br>GB - GENERAL BUSINESS |
| Comprehensive Plan Designation:<br>CIVIC   | Existing Use:<br>VACANT - PREVIOUS SHAWSVILLE RESCUE SQUAD |   |

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

|   |
|---|
| Proposed Use(s) including acreage:<br>CONTRACTORS SERVICE ESTABLISHMENT - 1.547 ACRES |
|---|

*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.**

|   |          |
|---|----------|
| PRESIDENT   | 7/3/2023 |
| Owner 1 Signature   | Date     |
| Owner 2 Signature <i>(for add'l owners please attach separate sheet)</i><br>PRESIDENT | 7/3/2023 |
| Applicant Signature   | Date     |
|   | 7/3/2023 |
| Representative/Agent Signature  | Date     |

**SPECIAL USE PERMIT  
APPLICATION  
FOR**

**WACO INC.**

**TAX PARCEL #083-C1 A 71, #083-C1 A 73, #083-C1 A 72,  
& #083-C1 A 71  
PARCEL ID #013297, 07121, 070708, & 070709**

**July 3, 2023**

**PREPARED FOR: PRIMO-CON, INC.  
5450 LEWIS ROAD  
SANDSTON, VA 23150**

**PREPARED BY: BALZER & ASSOCIATES, INC.  
80 COLLEGE STREET SUITE H  
CHRISTIANSBURG, VA 24073**

## **Property and Project Description**

The property described in the Rezoning application is currently zoned General Business GB. The property is a total of 1.547 acres in area and currently is not in use. There are two existing buildings on the property and were most recently used by the Shawsville Volunteer Rescue Squad. That organization disbanded last year, and the property has since been sold to the Applicant, Primo-Con, Inc. The property has one metal warehouse building located on the parcel addressed as 6604 Roanoke Road and a two-story brick building on the parcel addressed as 6620 Roanoke Road. The property also has existing areas of paved parking lots and drive aisles. The proposed Special Use Permit request is to allow a Contractor Service Establishment on the property.

Waco Inc. is a contracting firm that provides mechanical and specialty construction services including Process and Utility Piping, Equipment Rigging and Alignment, Sanitary Stainless Steel Tubing, Demolition, Wastewater Treatment Facility Rebuilds, Structural Steel Installation, Structural Concrete Foundations, Fabrication: Vessels, Tanks, Supports, Commercial HVAC & Plumbing, Asbestos and Lead Abatement, Insulation: Industrial & Commercial and Specialty Marine Insulation. While headquartered in Richmond, they have a total of nine locations including one in Christiansburg that would relocate to the new project location. This new location will employ between 8-12 full-time employees. The applicant plans to use the existing buildings and not construct any additional site improvements. The brick building will be the main office and will have internal renovations done on the first floor and those are shown on the attached conceptual floor plan. These changes include new offices, a conference room, a reception area and filing room. The right-hand side of the building (one-story section) will remain as is. The second floor above the office will also remain as is with no improvements made. The applicant also proposes to make some improvements to the exterior façade of the brick building by removing the garage doors on the two-story portion and installing commercial storefront windows as well as adding a new exterior entry/exit door. The warehouse building will remain as is with no interior or exterior improvements made. Equipment and materials will be kept in this warehouse building and no exterior storage is proposed.

The requested SUP would allow for a future land use that is in keeping with the Montgomery County Comprehensive Plan which designates this area as a Village Area. According to the Comprehensive Plan, Villages *“Are larger rural communities where limited mixed-use development activity has historically occurred and public utilities are available... Villages usually have a higher density, identifiable core that includes a mix of residential, business, industrial, and institutional use in a traditional development pattern.”* The Village Areas along with Urban Expansion Areas, Village Expansion areas, and Urban Development Areas, are where the Comprehensive Plan anticipates the future growth of the unincorporated portions of the County.

According to the Montgomery County Zoning Ordinance, the General Business district *“covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access. It is intended for the orderly growth*

*of business within the unincorporated territory of the county and most often abuts the incorporated urban areas along primary highways. Activities in GB districts shall have limited traffic and other impacts on uses in other districts through proper location on major streets, preference for locations adjoining concentrations of existing commercial or industrial uses and zoning, and provision of space and physical buffers as prescribed. Areas designated for commercial use are best suited for rezoning to this district.”*

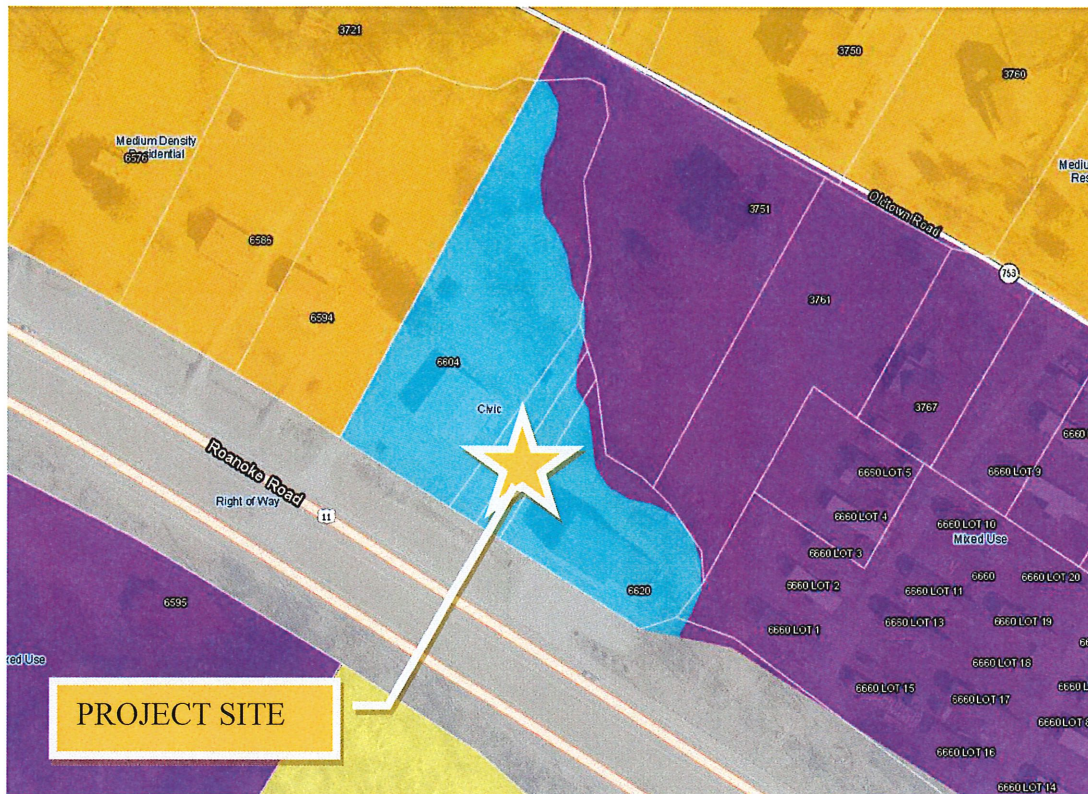
The property was shown on the future land use map as “Civic” based on the existence of the Rescue Squad. While disappointing that the rescue squad has shut down, a highly respected company such as Waco purchasing the property in a quick period and wanting to improve the building is a benefit to the community as a whole. It keeps the property from staying vacant and provides a new active employer in the Village area. A large portion of the property is located within the FEMA designated floodway and floodplain so overall financial improvements to the property cannot exceed 50% of the value. The use itself is inherently a low traffic generator as it is primarily employees coming to work and then leaving. There is very little stop in/visitor traffic. As stated later in this application, even with the number of units proposed for full buildout, it only generates 15 trips during the peak driving hour.

The attached Special Use Permit exhibit labeled SUP3 shows the Master Plan layout and designates the building areas, parking areas, and floodway. If approved, the property would be required to submit building plans in accordance with County & State requirements.

### Montgomery County Zoning Map



## Montgomery County Future Landuse Map



### Water & Sewer Service

As stated earlier in the application, no additional structures are planned onsite. The applicant will be using the structures “as is” with the exception of interior renovation work in the 6620 building. The existing water and sanitary sewer services to the building are adequate for the proposed use and no upgrades will be required.

### Roads

There are two existing commercial entrances into the property. One is on the east side of the property that serves the 6620 building and one on the west side of the property that serves the 6604 building. However, all parcels are interconnected with drive aisles so employees and visitors can use either entrance. The applicant wishes to keep both existing entrances in place and no additional entrances or entrance improvements are proposed. All access aisles and parking areas internal to the project will be private and parking spaces will be striped to Montgomery County Standards.

Upon review of the ITE Trip Generation manual-11<sup>th</sup> Edition, the project is expected to generate the following additional vehicle trips.

| Use                        | ITE Code | SF/Units | Daily | AM Hour | PM Hour | AM In | AM Out | PM In | PM Out |
|----------------------------|----------|----------|-------|---------|---------|-------|--------|-------|--------|
| Specialty Trade Contractor | 180      | 7,544 sf | 74    | 13      | 15      | 10    | 3      | 5     | 10     |
|                            |          |          |       |         |         |       |        |       |        |

As the project is only anticipated to produce 74 new average daily trips and only 15 trips in the peak hour, it does not meet the threshold to require a VDOT 527 Traffic Impact Analysis. This proposal does not negatively impact the existing transportation network and as such, no additional street improvements are proposed or required with this development.

### **Water Quality & Stormwater Management Standards**

No exterior site work is proposed for the project thus no stormwater management requirements will be applicable to this project. If new site work is proposed in the future, all local and state stormwater management regulations would be applied at that time.

### **Property Maintenance**

The property owners shall be responsible for maintenance of the property. A management company may be contracted with which would oversee exterior maintenance required for the parking areas, buildings, and overall lawn maintenance.

The project will have an onsite dumpster that will be serviced by a private refuse collection company. The dumpster will be screened per Montgomery County Zoning Ordinance requirements.

### **Parking**

The existing parking area does not have any striped designated parking spaces. To ensure there is adequate parking area for the employees and a limited number of guest spaces, fifteen new parking spaces are shown on SUP 3. Ten spaces are located behind the gates and the warehouse building. Five spaces including one handicap accessible space are located to the west of the brick office building. No parking spaces shall be located within the VDOT right of way.

### **Landscaping/Buffering**

Any landscaping required will be provided as specified in the Montgomery County Zoning Ordinance based on the land use buffer matrix. The Contractors Service Establishment is not listed specifically within the buffer matrix but based on the size, number of employees and intended use, a Light Commercial designation is assumed. Based on the adjacent land uses, the project will be required to provide buffers along certain perimeters of the development. The southern property line is adjacent to Roanoke Road which is a Collector Road thus requiring a Type 2 buffer. The western boundary

line is adjacent to a single-family residential use which would require a Type 3 buffer. The northern and eastern property boundary lines lie within the FEMA designated Floodway and no obstructions can be placed in those areas, so no additional landscaping is proposed along those lines. Existing vegetation and trees can count towards the required buffer plantings. Any existing landscaping will be documented for conformance with the submitted site plans. Final landscape plans would be developed during the site plan process.

### **Fencing**

The applicant plans to install security fencing and gates around a portion of the site. The applicant must be able to secure the rear of the property from unauthorized vehicles driving behind the buildings. The applicant is aware that certain obstructions are not allowed within the FEMA Floodway and is prepared to cooperate and coordinate with County Planning and Engineering staff determine appropriate ways to secure the site and meet the intent of the Floodway regulations. Any fencing will be done according to Montgomery County ordinances and will not be installed within the FEMA designated floodway area unless specifically allowed.

### **Site Lighting**

Site lighting will be provided as specified in the Montgomery County Zoning Ordinance. All lighting plans including photometric drawings will be provided to the Montgomery County Planning Department as part of the site plan approval process.

### **Signage**

The applicant plans to use the existing free-standing sign located along Roanoke Road and also plans to install additional building signage to replace the existing Rescue Squad signage on the existing brick building at 6620 Roanoke Road. Any proposed signage will be permitted separately, and the designs and sizes will meet the signage requirements as stated within the Montgomery County zoning ordinance.

### **Public School Impacts**

As the property and project is a commercial/business use, the project will have no impact on the public-school system.



**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

Roanoke / Richmond  
 New River Valley  
 Shenandoah Valley

[www.balzer.cc](http://www.balzer.cc)

80 College Street  
 Suite H  
 Christiansburg, VA 24073  
 540.381.4290

**WACO - CONDITIONAL USE PERMIT**

**EXISTING CONDITIONS AERIAL MAP**

SHAWSVILLE DISTRICT  
 MONTGOMERY COUNTY, VIRGINIA

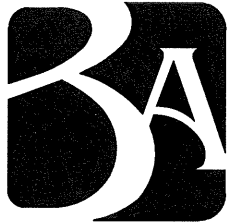
DATE 7/3/2023  
 SCALE 1" = 60'  
 REVISIONS

**SUP1**

PROJECT NO 24230093.00







**BALZER & ASSOCIATES**  
PLANNERS / ARCHITECTS  
ENGINEERS / SURVEYORS

Roanoke / Richmond  
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Shenandoah Valley

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Christiansburg, VA 24073  
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**WACO - CONDITIONAL USE PERMIT**  
**EXISTING CONDITIONS**

SHAWSVILLE DISTRICT  
MONTGOMERY COUNTY, VIRGINIA

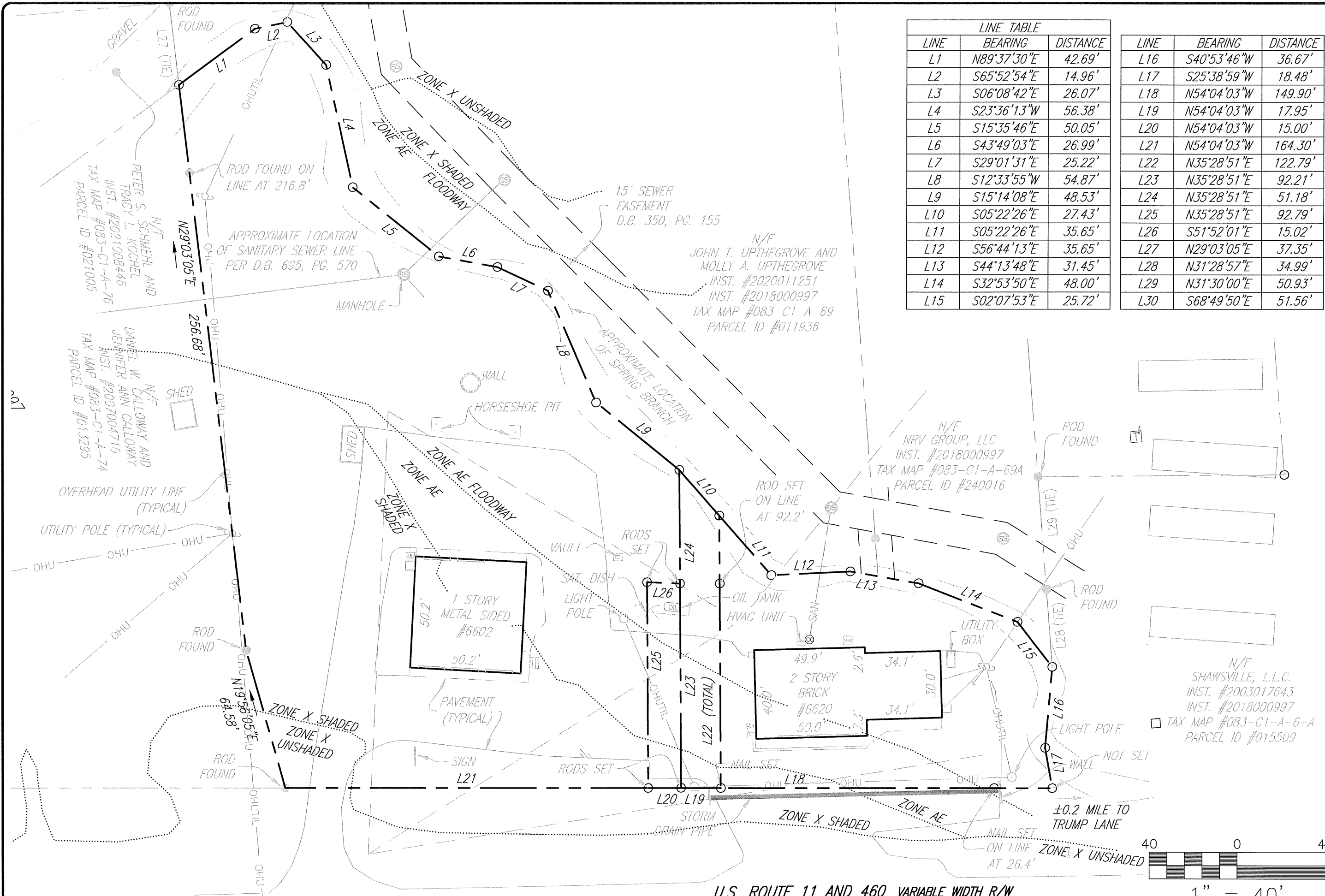
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SCALE 1" = 40'  
REVISIONS

**SUP2**

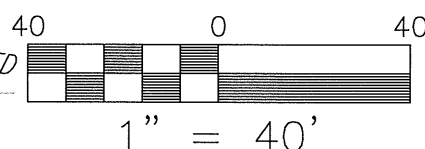
PROJECT NO 24230093.00

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N89°37'30"E | 42.69'   |
| L2   | S65°52'54"E | 14.96'   |
| L3   | S06°08'42"E | 26.07'   |
| L4   | S23°36'13"W | 56.38'   |
| L5   | S15°35'46"E | 50.05'   |
| L6   | S43°49'03"E | 26.99'   |
| L7   | S29°01'31"E | 25.22'   |
| L8   | S12°33'55"W | 54.87'   |
| L9   | S15°14'08"E | 48.53'   |
| L10  | S05°22'26"E | 27.43'   |
| L11  | S05°22'26"E | 35.65'   |
| L12  | S56°44'13"E | 35.65'   |
| L13  | S44°13'48"E | 31.45'   |
| L14  | S32°53'50"E | 48.00'   |
| L15  | S02°07'53"E | 25.72'   |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L16  | S40°53'46"W | 36.67'   |
| L17  | S25°38'59"W | 18.48'   |
| L18  | N54°04'03"W | 149.90'  |
| L19  | N54°04'03"W | 17.95'   |
| L20  | N54°04'03"W | 15.00'   |
| L21  | N54°04'03"W | 164.30'  |
| L22  | N35°28'51"E | 122.79'  |
| L23  | N35°28'51"E | 92.21'   |
| L24  | N35°28'51"E | 51.18'   |
| L25  | N35°28'51"E | 92.79'   |
| L26  | S51°52'01"E | 15.02'   |
| L27  | N29°03'05"E | 37.35'   |
| L28  | N31°28'57"E | 34.99'   |
| L29  | N31°30'00"E | 50.93'   |
| L30  | S68°49'50"E | 51.56'   |



U.S. ROUTE 11 AND 460 VARIABLE WIDTH R/W





**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
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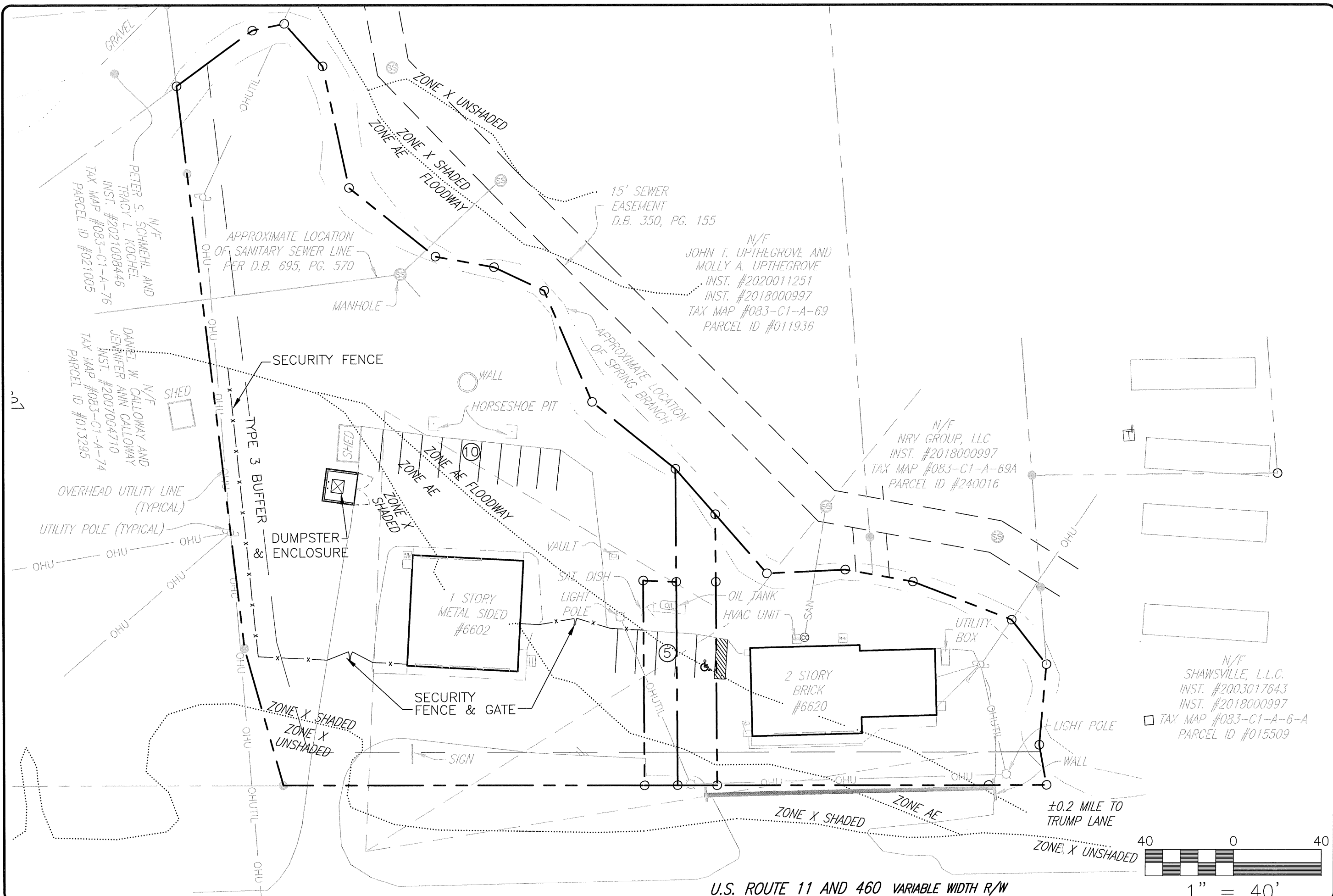
**WACO - CONDITIONAL USE PERMIT  
 MASTERPLAN**

SHAWSVILLE DISTRICT  
 MONTGOMERY COUNTY, VIRGINIA

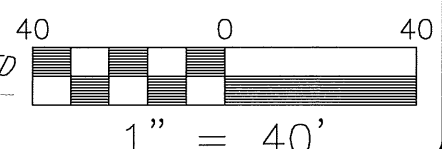
DATE 7/3/2023  
 SCALE 1" = 40'  
 REVISIONS

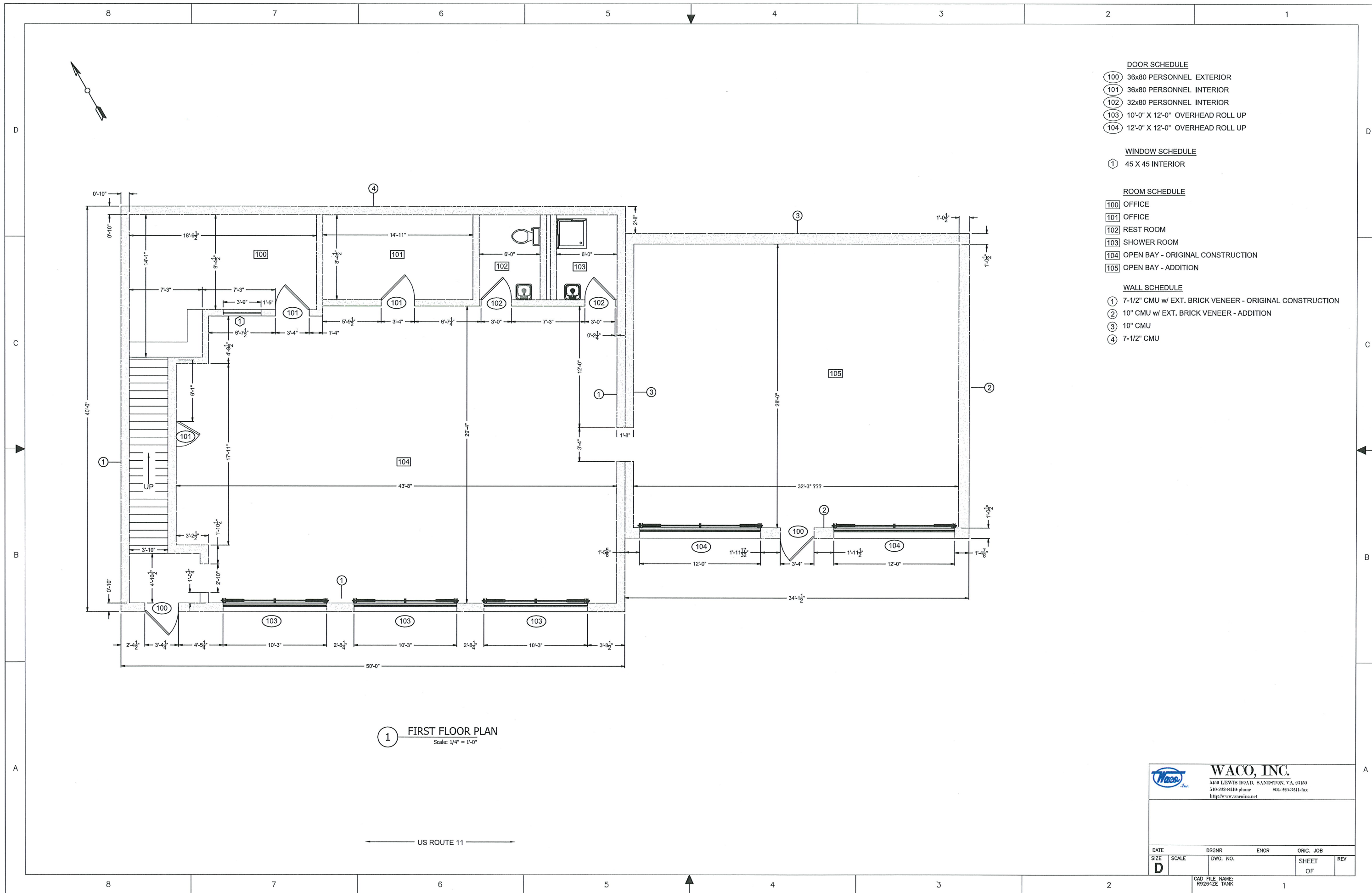
**SUP3**

PROJECT NO 24230093.00



U.S. ROUTE 11 AND 460 VARIABLE WIDTH R/W





**DOOR SCHEDULE**

- 100 36x80 PERSONNEL EXTERIOR
- 101 36x80 PERSONNEL INTERIOR
- 102 32x80 PERSONNEL INTERIOR
- 103 10'-0" X 12'-0" OVERHEAD ROLL UP
- 104 12'-0" X 12'-0" OVERHEAD ROLL UP

**WINDOW SCHEDULE**

- 1 45 X 45 INTERIOR


**ROOM SCHEDULE**

- 100 OFFICE
- 101 OFFICE
- 102 REST ROOM
- 103 SHOWER ROOM
- 104 OPEN BAY - ORIGINAL CONSTRUCTION
- 105 OPEN BAY - ADDITION

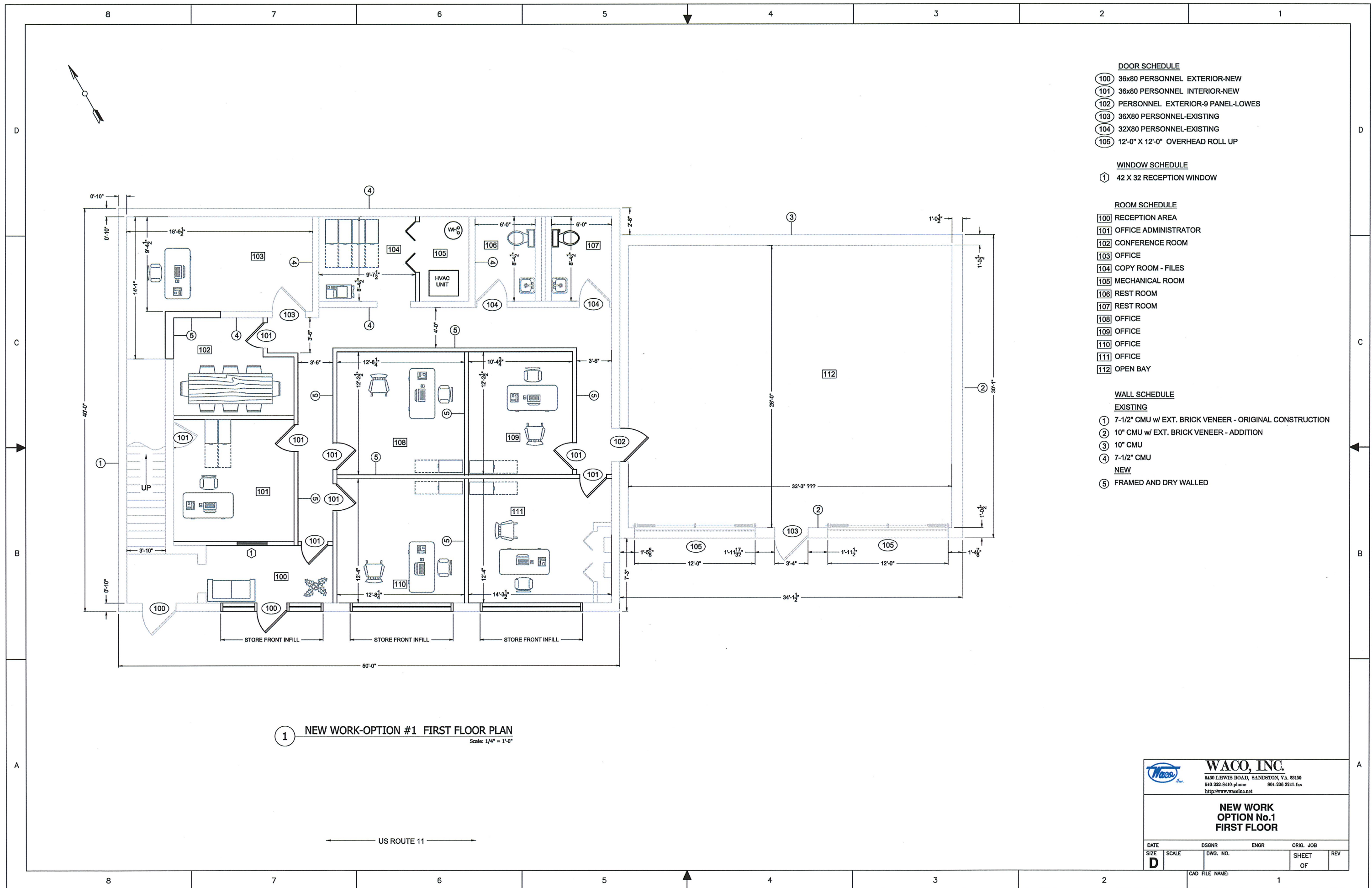
**WALL SCHEDULE**

- 1 7-1/2" CMU w/ EXT. BRICK VENEER - ORIGINAL CONSTRUCTION
- 2 10" CMU w/ EXT. BRICK VENEER - ADDITION
- 3 10" CMU
- 4 7-1/2" CMU

1 FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"

|   |        |   |           |
|---|--------|---|-----------|
|  |        | <b>WACO, INC.</b><br>5150 LEWIS ROAD, SANDSTON, VA, 23150<br>518-222-8148 phone 804-226-2211 fax<br><a href="http://www.waco.com">http://www.waco.com</a> |           |
| DATE  | DSG NR | ENGR  | ORIG. JOB |
| SIZE  | SCALE  | DWG. NO.  | SHEET OF  |
| D   |        |   | 1         |
| CAD FILE NAME:  |        |   |           |
| R9264ZE TANK  |        |   |           |

← US ROUTE 11 →



- DOOR SCHEDULE**
- 100 36x80 PERSONNEL EXTERIOR-NEW
  - 101 36x80 PERSONNEL INTERIOR-NEW
  - 102 PERSONNEL EXTERIOR-9 PANEL-LOWES
  - 103 36x80 PERSONNEL-EXISTING
  - 104 32x80 PERSONNEL-EXISTING
  - 105 12'-0" X 12'-0" OVERHEAD ROLL UP

- WINDOW SCHEDULE**
- 1 42 X 32 RECEPTION WINDOW

- ROOM SCHEDULE**
- 100 RECEPTION AREA
  - 101 OFFICE ADMINISTRATOR
  - 102 CONFERENCE ROOM
  - 103 OFFICE
  - 104 COPY ROOM - FILES
  - 105 MECHANICAL ROOM
  - 106 REST ROOM
  - 107 REST ROOM
  - 108 OFFICE
  - 109 OFFICE
  - 110 OFFICE
  - 111 OFFICE
  - 112 OPEN BAY

- WALL SCHEDULE**
- EXISTING**
- 1 7-1/2" CMU w/ EXT. BRICK VENEER - ORIGINAL CONSTRUCTION
  - 2 10" CMU w/ EXT. BRICK VENEER - ADDITION
  - 3 10" CMU
  - 4 7-1/2" CMU
- NEW**
- 5 FRAMED AND DRY WALLED

1 NEW WORK-OPTION #1 FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"

US ROUTE 11

|                |       |   |           |
|----------------|-------|---|-----------|
|                |       | <b>WACO, INC.</b><br>5450 LEWIS ROAD, SANDSTON, VA. 23106<br>540-222-8149 phone 804-228-2141 fax<br><a href="http://www.wacoinc.com">http://www.wacoinc.com</a> |           |
|                |       | <b>NEW WORK<br/>OPTION No.1<br/>FIRST FLOOR</b>   |           |
| DATE           | DSGHR | ENGR  | ORIG. JOB |
| SIZE           | SCALE | DWG. NO.  | SHEET OF  |
| D              |       |   | 1         |
| CAD FILE NAME: |       |   |           |