

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): Ricon Service & Investment Corporation	Address: P.O. Box 10802, Blacksburg, VA 24062
Telephone:	Email:

Applicant Name: Owner Contract Purchaser <u>Lessee</u> Nanci Hardwick	Address: Meld Manufacturing, 200 Technology Dr., Christiansburg, VA 24073
Telephone: 540-951-3980 x 4222	Email: nanci.hardwick@meldmanufacturing.com

Representative Name and Company:	Address:
Telephone:	Email:

Property Description:

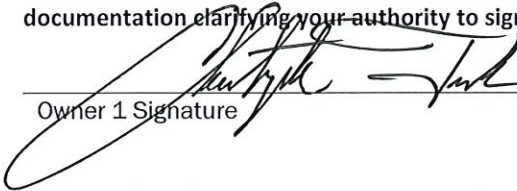
Location or Address: <i>(Describe in relation to nearest intersection)</i> 415 National Drive, Christiansburg, VA 24073		
Parcel ID Number(s): 030022	Acreage: 1.150	Existing Zoning: GB
Comprehensive Plan Designation: Urban Expansion	Existing Use: Vacant	

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

Proposed Use(s) including acreage: Assemble electronic devices, prototype, sell machines

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

 President of Ricon Service Trust
 4/11/22
 Date

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


 Applicant Signature

 4/8/22
 Date

Representative/Agent Signature _____ Date _____



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 Lessee

Name: Nanci Hardwick	Address: 200 Technology Drive, Christiansburg, VA 24073
Telephone: 540-951-3980 x 4222	Email: nanci.hardwick@meldmanufacturing.com

Subject Property Description:

Location: (Describe in relation to nearest intersection) 415 National Drive, Christiansburg, VA 24073		
Address: (if applicable) 415 National Drive, Christiansburg, VA	Existing Zoning: GB	Acreage: 1.150
Parcel ID Number(s): 030022	Property Owner(s): Ricon Service & Investment Corporation	
Existing Use: Vacant		

Description of Proposed Development and Uses:

The requested information below MUST be submitted

A. Proposed Use(s): Assemble electronic devices, produce prototypes, sell machines
B. Proposed Use Details (check all that applies): <input type="checkbox"/> Residential Total Single Family # of Units: _____ Total Multi-Family # of Units: _____ <input type="checkbox"/> Commercial Use <u>Assemble electronic devices</u> S.F. <u>9,000</u> Use _____ S.F. _____ Use _____ S.F. _____

Applicant Signature:  **Date:** 4/8/22

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

Kathryn Alexander 4/8/22
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



Kathryn ALEXANDER

Chief Financial Officer
Aeroprobe Corporation & MELD Manufacturing Corporation
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Christiansburg, VA 24073 USA
P: +1 540.951.3980 x 4225



This e-mail is confidential and is intended only for the named recipient(s) and may contain information that is privileged, confidential work product or exempt from disclosure under applicable law. If you have received this message in error, please immediately notify the sender and delete this e-mail message from your computer. Thank you.

From: Brenda B. Rigney <rigneybb@montgomerycountyva.gov>
Sent: Thursday, April 7, 2022 4:50 PM
To: Kathryn Alexander <Kathryn.Alexander@aeroprobe.com>
Cc: Nanci Hardwick <nanci.hardwick@meldmanufacturing.com>; Brian T. Hamilton <hamiltonbt@montgomerycountyva.gov>
Subject: RE: National Drive Building

Hi Kathryn,

Do you have the name of the owner of the building, and his contact phone number for the application for the SUP? We need to have him sign the application as well. I don't mind calling him on Meld's behalf and letting him know there are no negative effects to him signing the application. It will actually benefit the property in the event Meld moves out, because he can use it for additional uses that are not allowed now the way it is zoned.

I also need to come by MELD and have you sign the application once it is completed.

Thank you so much, and I look forward to talking with you.

Brenda

Brenda B. Rigney, CEcD
Project Manager
Montgomery County Economic Development
755 Roanoke Street, Suite 2H
Christiansburg, VA 24073
Phone: 540-382-5732
Cell: 540-250-2641
www.yesmontgomeryva.org
Email address: rigneybb@montgomerycountyva.gov

From: Nanci Hardwick <nanci.hardwick@meldmanufacturing.com>
Sent: Thursday, April 7, 2022 3:51 PM
To: Brenda B. Rigney <rigneybb@montgomerycountyva.gov>; Brian T. Hamilton <hamiltonbt@montgomerycountyva.gov>
Cc: Kathryn Alexander <Kathryn.Alexander@aeroprobe.com>
Subject: [EXTERNAL] Re: National Drive Building

We expect 9 employees and one shift. Everything looks good to me.
Thank you,
Nanci

Brenda B. Rigney

From: Kathryn Alexander <Kathryn.Alexander@aeroprobe.com>
Sent: Friday, April 8, 2022 1:21 PM
To: Brenda B. Rigney
Subject: [EXTERNAL] FW: questions for permit application

Hey Brenda,

Our Operations Manager reached out to Bill on another matter and asked for email. Bill actually offered Chris's phone # and email. See below. So I think takes care of that exercise.

And core business hours of MELD Printworks Corporation at that location will be 7:00am to 4:00pm M-F, with overtime and weekend work only by exception.

Thanks,

~ Kathryn

From: David Smith <David.Smith@meldmanufacturing.com>
Sent: Friday, April 8, 2022 12:12 PM
To: Kathryn Alexander <Kathryn.Alexander@aeroprobe.com>
Subject: RE: questions for permit application

Bill said use Chris's email below.

ctuckatty@aol.com

Chris Tuck 552-4567

Core hours would be 7-4

From: Kathryn Alexander <Kathryn.Alexander@aeroprobe.com>
Sent: Friday, April 8, 2022 11:53 AM
To: David Smith <David.Smith@meldmanufacturing.com>
Subject: questions for permit application
Importance: High

David,

Would you have Bill's email address?

And what do you imagine the "core hours" for future MELD Printworks folks? 7-4? 8-5? Etc.

Thanks,

~ Kathryn

Additional Special Use Permit 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

(g) 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, the SUP is consistent, and will be Urban Expansion justification.

2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.

Increased fire hazard is not expected; fire extinguishers will be on site.

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.
Directly adjacent to US Rt. 460 and is surrounded by commercial business – noise will not be heard beyond property line

4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.

No glare or light visible other than exterior standard and parking lot lighting

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.

Signage on the building will reflect the company name and logo. Lit signage is not anticipated.

6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.

Proposed use allowed under 3,000 sq. ft. SUP required because the building is 9,000 sq. ft. and is adjacent to US 460 and all commercial properties with no residences nearby.

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.

Photos were taken by owner representative, Chris Tuck and sent to MELD. Staff asked MELD to provide dimensions to photos. No additional buildings are anticipated.

8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.

Natural screening and buffering from US 460. North is commercial business, South is commercial property; East is auto dealership (Duncan) and West is John Deere dealership.

9. The timing and phasing of the proposed development and the duration of the proposed use.

May 2022 – May 2025

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.

No. Only will be using interior of the building

11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.

The SUP will not affect this. The building will not be open to the public due to nature of business

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.

There will only be 9 employees and will not affect traffic. Building is served by US460 Business

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.

Yes, the building will meet all code requirements.

14. Whether the proposed Special Use Permit will be served adequately by essential public facilities and services.

Due to location between Christiansburg and Montgomery County, all public functions can be served from US460 Business to National Drive

15. The effect of the proposed Special Use Permit on groundwater supply.

There will be no effect on groundwater supply

16. The effect of the proposed Special Use Permit on the structural capacity of the soils.

There will be no effect on the structural capacity of the soils.

17. Whether the proposed use will facilitate orderly and safe road development and transportation.

The building location will have direct access to National Drive and US 460 business

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.

The SUP will not disturb any wildlife habitat and vegetation, water quality and air quality since basically entire business will be on interior of an existing building

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 SUP will allow MELD to remain in Montgomery County vs. seeking sites in other communities, and allow Montgomery County to benefit from the cutting-edge technology that MELD uses

20. Whether the proposed Special Use Permit considers the needs of agriculture, industry, and businesses in future growth.

Yes

21. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the County.

No

22. The location, character, and size of any outdoor storage.

The proposed tenant will not have outside storage

23. The proposed use of open space.

Building meets requirements of Montgomery County's open space, and will have no effect on open space

24. The location of any major floodplain and steep slopes.

Existing building is not located in floodplain

25. The location and use of any existing non-conforming uses and structures.

Existing building conforms to uses and structures

26. The location and type of any fuel and fuel storage.

None on site

27. The location and use of any anticipated accessory use and structures.

Proposed tenant only uses interior 9,000 sq. ft.

28. The area of each use; if appropriate.

N/A

29. The proposed days/hours of operation.

Monday – Friday, 7:00 A.M. to 4:00 P.M. Overtime and weekends will be for exception only

30. The location and screening of parking and loading spaces and/or areas.

Due to location of building in commercial section, screening not required

31. The location and nature of any proposed security features and provisions.

No significant security system planned for at this time, however future needs may include motion sensor lights and small wireless video cameras similar to Ring doorbell at door entrances.

32. The number of employees.

Nine (9)

33. The location of any existing and/or proposed adequate on and off-site infrastructure.

Public water and sewer on site

34. Any anticipated odors, which may be generated by the uses on site.

No anticipated odors generated from this use

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 proposed business will have no impact on construction traffic on existing neighborhoods or school areas