



## 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):	Address:
Telephone:	Email:

Applicant Name:    Owner    Contract Purchaser/Lessee	Address:
Telephone:	Email:

Representative Name and Company:	Address:
Telephone:	Email:

**Property Description:**

Location or Address: <i>(Describe in relation to nearest intersection)</i>		
Parcel ID Number(s):	Acreage:	Existing Zoning:
Comprehensive Plan Designation:	Existing Use:	

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

Proposed Use(s) including acreage:
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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.**

<i>Hayley Reynolds</i>	President, Board of Directors, Mayapple School	10/2/23
Owner 1 Signature		Date

Owner 2 Signature <i>(for add'l owners please attach separate sheet)</i>	Date
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Applicant Signature	Date
<i>Hayley Reynolds</i>	10/2/23
Representative/Agent Signature	Date

**Statement of Justification  
Special Use Permit Application  
Mayapplings, LLC**

To Whom It May Concern:

This Statement of Justification is being submitted on behalf of the applicant, Mayapplings LLC (MLLC), and The Mayapple School ("Mayapple") for the issuance of a Special Use Permit to allow operation of Mayapple, a child day center, at 2895 Old Fort Rd., zoned A-1. Mayapple is a 501(c)(3) nonprofit early-learning child care center, established in 2015, and currently holding school at 404 Mt. Tabor Road, Blacksburg. MLLC is a new Limited Liability Corporation in VA, established in 2023, to own real estate on behalf of Mayapple.

**About Mayapple**

Mayapple is a nature-based preschool with a curriculum designed for students to learn from each other and the world around them. The days are filled with exploration of nature and students are encouraged to announce their "nature discoveries" so that all may gather to learn together. Indeed, several times a year, the school meets for the entire day at Price Park, just down the road from 2895 Old Fort Rd., where students explore the creek, flora, and fauna of the area.

The school opened in August 2015 and spent 3.5 years in our Newport, VA location. In December of 2018, we moved to our current location in Blacksburg, VA due to the Mountain Valley Pipeline. We have rented a space on Mt. Tabor Road and have been actively looking for a permanent home that would allow access to the outdoors and offer the opportunity for expansion. This year, Mayapple purchased a property that has an existing structure, plenty of outdoor space that abuts a wooded area, and is nearby to our beloved Price Park.

Hours of operation for The Mayapple School are Monday-Friday, 8:30-3:00pm, and closely follow the Montgomery County Public School schedule of mid-August through mid-June. At this time the school provides education for sixteen children ages 3-6 years old and employment for two full-time teachers. Drop off begins at 8:30am and school begins at 9:00am. The school has multiple enrollment options such that some students attend from 8:30-12:00pm and others attend 8:30-3:00pm.

**Mayapple's Proposed Use of 2895 Old Fort Rd.**

MLLC has purchased 2895 Old Fort Rd, Blacksburg, zoned A-1, and located at the NW corner of Tory Springs Rd and Old Fort Rd in Blacksburg. The parcel ID is 003254. The property is comprised of a two bedroom and one bath house on 2.64 acres. While until recently there was an auto garage across the street, surrounding properties on both Tory Springs Rd and Old Fort Rd are now almost entirely residential.

While zoned A-1, the village plan has a stated preference of “low density residential” for the village. Although transforming the current residence into commercial use for the preschool would not qualify as residential, the use of the building as a preschool supports the use of the village as residential. Because the village is low-density residential, it is comprised of single-family homes and duplexes. This naturally lends itself to a population of families, many of which have young children who may attend the school. Mayapple already serves at least one family in the village.

The new location would allow Mayapple to increase enrollment and employment to better address the needs of early childcare in the County. The Mayapple School’s current facility comprises 900sf, and two bathrooms, in the basement of The Quaker Friends’ facility on Mt. Tabor Rd. Moving to 2895 Old Fort Road would give the school 1246sf of indoor space, along with outdoor learning space, and is adjacent to the County’s Price Park, a frequent field trip destination for the children. The increase in square footage will allow Mayapple to increase its enrollment to 21 students and increase employment by one additional teacher.

There would be no visible changes to the exterior of the existing structure, and the school would work with the necessary state and county licensing groups to ensure compliance with all local and state education guidelines. The property’s sewer is served by Montgomery PSA, and a previous owner brought water to the property but never made the final connection. As part of necessary operations, the school would connect the water to Montgomery PSA to ensure continuous public water and sewer availability.

The necessary exterior modifications are the creation of a parking lot on the street side of the property and a fence. There is an existing gravel drive to the property, and the applicant desires to have a small parking pad made of nonporous material in compliance with Code Section 10-44. Mayapple plans to add a wooden privacy fence around the back half of the property (see site plan). Mayapple will use limited wooden playground equipment. Currently, the school has a sand pit, wooden play house, a climbing apparatus constructed of logs, and a “mud kitchen.” The Mayapple School plans to maintain the majority of natural features of the property, such as trees, bushes, and grass. Mayapple will largely rely on the existing nature at the property and nearby Price Park to facilitate play and learning.

None of these features will cause significant destruction to the existing land. Mayapple’s mission includes preserving nature and teaching children the importance of preservation for generations to come.

### **Additional Background**

Mayapple has met with members of the Planning Staff in an informal setting to inform this process. Mayapple attended the Preliminary Development Review meeting on September 26, 2023; members of the review team did not raise prohibitive concerns. The members confirmed there would not be a need for a land disturbance permit.

Per advice from Planning Staff, Mayapple met with Jesse Miller at VDOT to discuss traffic and parking lot concerns. Jesse Miller from VDOT advised that VDOT is willing to provide permits for Low Volume Commercial Entrance (LVCE) that can serve up to 50 trip ends (in/out) per day. With one connection to the road being an entrance and the second connection being an exit, this will allow one way traffic and allow a total of 100 trip ends or 50 in/ 50 out. If enrollment increased in the future resulting in more than 100 trip ends, it would be necessary to pave the connections to the road for at least the first 25 feet in order to meet Full Commercial Entrance standards. As it is though, the use of compacted aggregate (VDOT 21 A stone) is adequate for a LVCE. However, Mayapple intends to pave the entrances to create continuity of the parking lot surface. Mayapple relies on parents for pick up and drop off and will not operate any motor vehicles (e.g., a bus or shuttle) in the neighborhood.

The parking lot and structure may require exterior lighting. Given that the school hours end at 3pm, Mayapple does not anticipate the lighting would disturb neighbors as regular nighttime use of the facility is not contemplated. While there will be some increased noise in the area in the form of children playing outdoors, the sound will be minimal (not amplified, for example) and will be during operation hours of 9am-3pm. Thus, the sound should not cause a significant disturbance for the surrounding residents.

Members of the Planning staff have raised concerns about Thomas Lane, which provides the only current access to Old Fort from Price's Fork. Jesse Miller from VDOT did not have concerns given the low volume and staggered arrival and departure times for the School (arrival is between 8:30-9am; students depart at 12pm and 3pm depending on their enrollment schedule). Additionally, a second access to the neighborhood is being constructed to connect to the new Westhill development off Price's Fork via Impatiens Ln. This access is already visible on Google Maps and may be completed soon.

Mayapple has met with the neighbor immediately adjacent to the property and discussed the plans to convert the residence to a preschool. The neighbor was generally supportive and we intend to maintain communication throughout the process. Mayapple has also drafted a letter to send to other neighbors to invite conversation regarding the planned project.

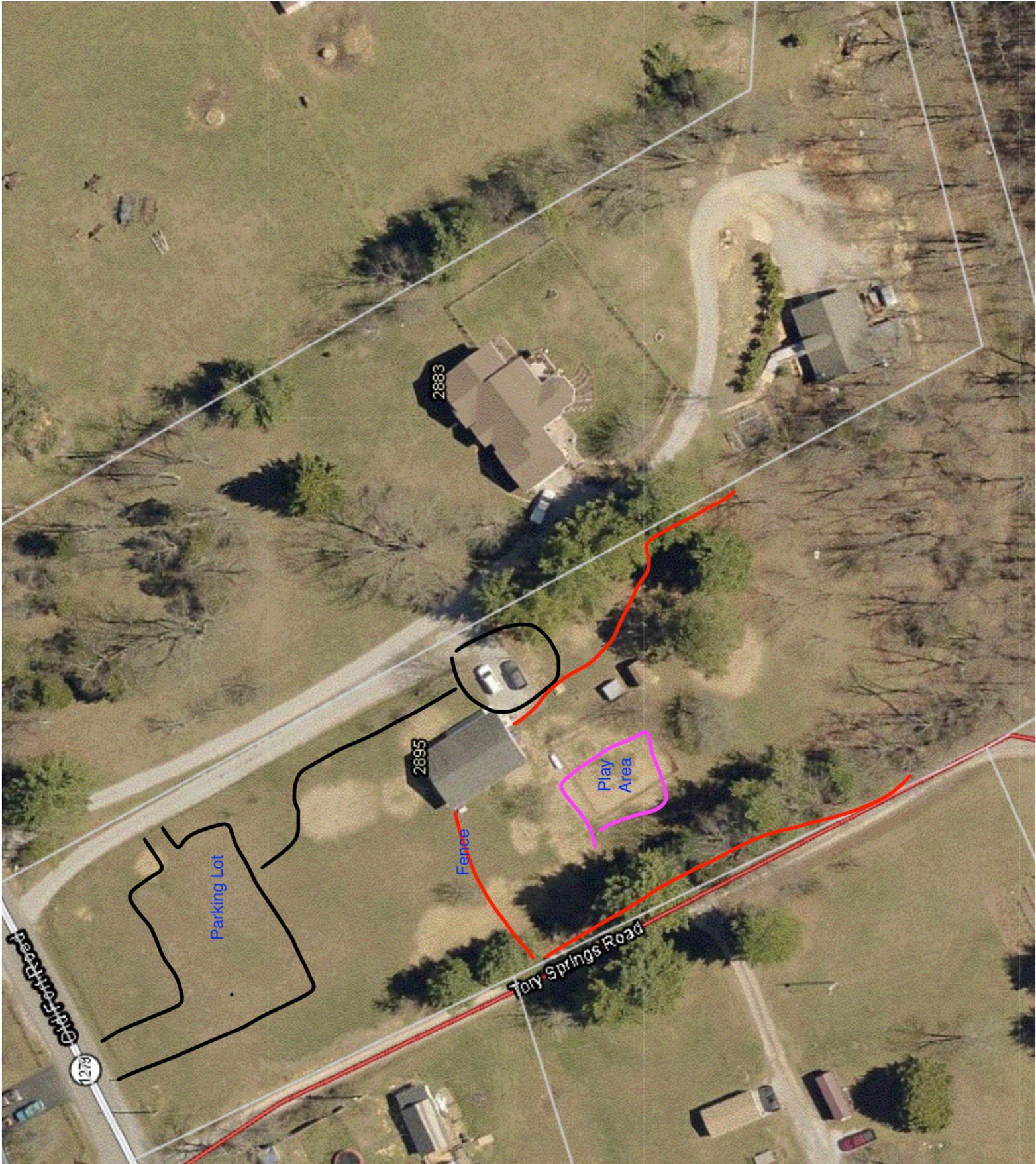
In anticipation of needing building permits for interior renovations, Mayapple will work with a drafter (John Lucas) and licensed structural engineer (Jordan Truesdell) at the end of October to begin work on plans to convert the space for commercial use, including considerations of emergency systems, fire exit plans, and floor reinforcement if necessary. Mayapple has also met with contractors and is in the process of reviewing bids. Currently, Mayapple contemplates interior renovations to include removal of interior walls to allow for larger class space and a bathroom renovation to create bathroom stalls to meet licensing requirements. Mayapple is meeting with the appropriate licensing personnel to ensure compliance in the interior renovations. The Board is not required to review interior renovations prior to awarding a special use permit.

The Mayapple School is classified as a child day center, for which the County ordinance requires a Special Use Permit in the A-1 zoning code. The applicant is requesting a Special Use Permit be provided to allow for The Mayapple School to start operations in the new location in 2024. Thank you for your attention to this, and your consideration.

Hayley Reynolds  
President, Board of Directors, The Mayapple School

# EXHIBIT A

## Concept Development Plan



Parking Lot

Play Area

Fence

Toy Springs Road

1270

2883

2895

# ParcelLand Viewer

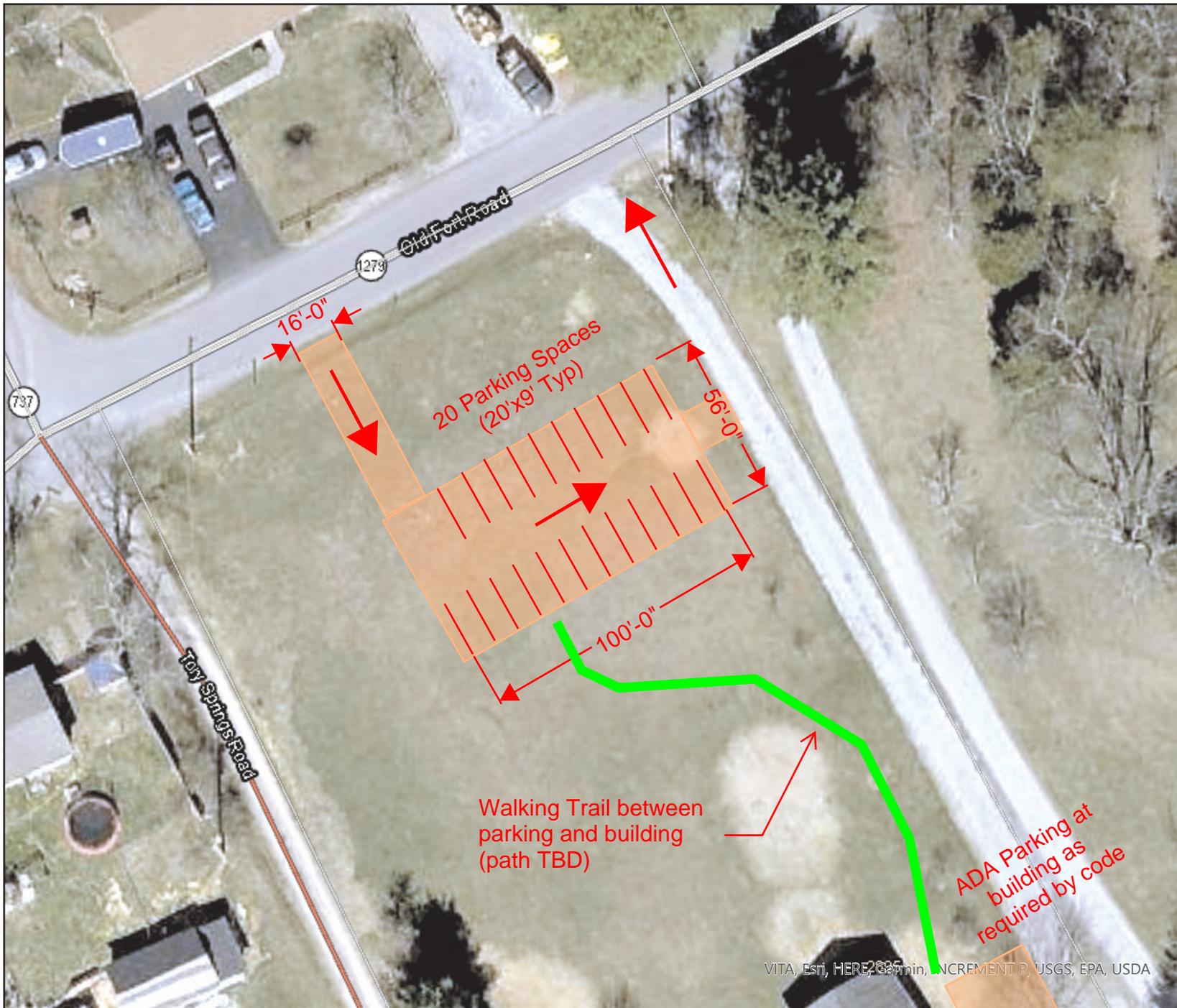
#2895 Old Fort Lowell

-  Corporate Line
-  Tax Parcels
-  Private
-  All Other Roads

Permit 2 Low Volume Commercial Entrances (LVCE)

Allows 50 VPD inbound and 50 VPD outbound with one-way traffic.

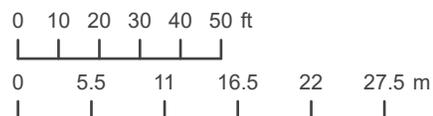
Per VDOT, entrance for LVCE does not require pavement



VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

\*For reference purposes only. Not to be used as an official legal document.

Scale: 1:564



Map by Montgomery County VA web map viewer 9/8/2023



**Authority to Sign Special Use Permit Application**  
**2895 Old Fort Rd.**  
**Mayapplings, LLC**

Mayapplings, LLC is a single-member LLC. The Mayapple School, a 501(c)(3) nonprofit corporation, is the single-member that manages Mayapplings, LLC. Per the Mayapplings, LLC Operating Agreement, the Mayapple School has the authority to manage real estate owned by Mayapplings LLC. (See Operating Agreement, Art. II, § 2.2).

Thus, the Mayapple School by-laws govern the ability to act on behalf of Mayapplings, LLC. The Mayapple School Board of Directors has voted to pursue this Special Use Permit. As President of the Board of Directors for the Mayapple School, Hayley Reynolds has the authority to sign on behalf of the Mayapplings, LLC.