



Town of Christiansburg
Planning Commission
Monday, May 2, 2022
Agenda

Planning Commission

Chairperson
Hil Johnson

Vice-Chairperson
Jeananne Kries

Other Members

Thomas Bernard
Ashley Briggs
Felix Clarke
Mark Curtis
Jessica Davis
Jennifer Sowers

Town Manager

Randy Wingfield

*Planning
Commission's
Next Meeting:*

Monday, May 16, 2022
at 7:00 p.m.

REGULAR MEETING

Planning Commission will meet in the Town Council Chambers on the 3rd floor of Christiansburg Town Hall located at 100 E. Main Street on **Monday, May 2, 2022 at 7:00 p.m.**

- 1) Pledge of Allegiance.
- 2) Public comments – 5-minute limit per citizen.
- 3) Approval of Planning Commission Minutes for February 28, 2022.
- 4) Conditional Use Permit request by **McNeil Property Management LLC, owner**, to allow a private school in the General Business District (B-3) on property located at **1650 Cambria St. NE**, Tax Parcel 467 - ((A)) - 55, Parcel ID 020103. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.
- 5) Other Business

A copy of the applications, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073 during normal office hours of 8:00 a.m. – 5:00 p.m. Monday through Friday. Contact Benjamin W. Tripp, Planning Director, by phone at (540) 382-6120, ext. 1120, or by email at btripp@christiansburg.org with any questions or if you require reasonable accommodations.

**Christiansburg Planning Commission
Minutes of February 28, 2022
Christiansburg Town Hall Council Chambers
100 E. Main Street
Christiansburg VA 24073**

Present: Thomas Bernard
Ashley Briggs
Hil Johnson, Chairperson
Jessica Davis
Felix Clarke Jr.
Mark Curtis
Ashley Briggs
Jennifer D. Sowers

Absent: Jeananne Knies, Vice-Chairperson

Staff/Visitors: Benjamin Tripp, Planning Director
Jude Cochran, Planner II
Shaun Chuyka (applicant), 1230 Orange Leaf Court Christiansburg VA
Trevor Kimzey, 4214 Prices Fork Road Montgomery County VA
Justin Gilbert, 224 Brookside Lane Newport VA

Chairperson Johnson called the meeting to order at 7:00 p.m. in the Christiansburg Town Hall Council Chambers at 100 E. Main Street, Christiansburg, Virginia.

Pledge of Allegiance

Chairperson Johnson led the Pledge of Allegiance.

Public Comment

Chairperson Johnson opened the floor for public comment.

Seeing no public comments, Chairperson Johnson closed this part of the meeting.

Approval of Planning Commission Minutes for the January 31, 2022, Meeting

Upon a motion by Commissioner Sowers, seconded by Commissioner Clarke and carried, the January 31, 2022, Planning Commission meeting minutes were approved with a vote 7 - 0.

Discussion/Action for Case # CUP-2022-01 Conditional Use Permit request by Jacqueline Marshall, owner, and Shaun Chuyka, lessee, to allow for a contractor's equipment storage yard in

the General Business District (B-3) on property located at 301 Depot Street NW, Tax Map No. 526-((23))-(BK1)-12, Parcel ID 007535. The property is designated as Business/Commercial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Johnson asked Benjamin Tripp, Planning Director, to provide highlights of the request.

Mr. Tripp discussed general information about the location and the request. He stated that he had discussed a possible condition with the applicant that there would be no outdoor storage of materials or equipment.

The applicant, Shaun Chuyka, 1230 Orange Leaf Court, appeared before the commission. He spoke about business hours and storage of his equipment, stating that all equipment would be kept inside.

Mr. Tripp confirmed there has been no feedback from the community regarding this request.

Commissioner Bernard stated that he wanted to place the condition that Mr. Tripp had suggested.

Upon a motion by Commissioner Clarke, seconded by Commissioner Sowers and carried, the CUP was recommended for approval to Town Council with a vote 7 – 0, with the following condition:

1. No external storage of equipment or materials except for company vehicles.

Discussion/Action for Case # RZN-2022-01 Rezoning request by John D. and Arnedia V. Elmore, owners, and Garand Hopkins III, contract purchaser, from Agricultural District A to General Business District (B-3) for a portion of the property located at 710 Peppers Ferry Road, Tax Map No. 435-((A))-23, Parcel ID 021274. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.

Chairperson Johnson asked Mr. Tripp for a quick overview.

Mr. Tripp spoke about the parcel currently being split zoned. He also spoke about the CUP for construction storage issued in May 2021 on this parcel and how the applicant plans to discontinue that use if this is approved. Mr. Tripp stated that if the request is approved it will require a site plan and will go through all the development regulations of the Town.

The applicant's engineer, Trevor Kimzey, 4214 Prices Fork Road, appeared before the commission. He spoke about the proposed site layout and other specifications regarding the storage containers.

There was further discussion regarding future plans with the property.

Mr. Tripp confirmed there had been no feedback from the community.

The applicant's employee, Justin Gilbert, 224 Brookside Lane, discussed the hours of operation for the proposed storage facility. He also stated that the proposed units were prefabricated, white, and a uniform size.

Upon a motion by Commissioner Bernard, seconded by Commissioner Curtis and carried, the RZN was recommended for approval to Town Council with a vote 7 – 0.

Other Business

Chairperson Johnson discussed about the train station and possible locations. He stated that the two sites in consideration are North Mall by Corning and West Mall which would be closer to the Huckleberry Trail. He spoke in further detail regarding the possibilities with the station.

The Commission discussed getting committees back together and clarifying the Zoning Ordinances.

With no further business, Chairperson Johnson Adjourned the meeting at 7:27 pm

Hil Johnson, Chairperson

Benjamin Tripp, Secretary Non-Voting

* Written comments received on public hearing items are included in the staff report to Planning Commission in the Planning Commission agenda packet.



Planning Department Staff Report

TO: Planning Commission
DATE: May 2, 2022
PC PUBLIC HEARING: Monday, May 2, 2022 at 7 PM
PC RECOMMENDATION: Monday, May 16, 2022 at 7 PM*
*scheduled recommendation
AGENDA ITEM: Conditional Use Permit 2022-02
Hold Public Hearing to consider a Conditional Use Permit request
by **McNeil Property Management LLC**, owner, to allow a private
school in the General Business District (B-3) on property located
at **1650 Cambria St. NE, Tax Parcel 467- ((A)) - 55, Parcel ID
020103.**

Site Characteristics:

Address: 1650 Cambria Street
Tax Parcel No. 467 – ((A)) - 55
Current Zoning: B3 General Business District
Future Land Use: Business/Commercial
Proposed Zoning: B3 General Business District with CUP

Background

The subject property consists of a single parcel of approximately 0.96 acres, and is located within a triangle bounded by Cambria Street, Yellow Sulphur Spring Drive, and Block Lane, at the intersection of Cambria Street and Jackson Street. It is occupied by a single-story commercial office building which is currently vacant.

Summary of Request

The applicant is requesting a Conditional Use Permit (CUP) to allow the operation of a Private School in the General Business (B3) District.

The proposed private school, "The Hughes Educational Center", serves the special education needs of students with Independent Education Plans. Because of their special needs, these types of students cannot normally be served in a traditional public classroom setting. The

facility will be licensed by the Virginia Department of Education, and the applicant has similar facilities in Danville and South Boston

The applicant states that they expect to serve seven to ten children to start with, and eventually expand to a maximum of 28. There will be between approximately six and twelve staff members, respectively, who will be employed at the facility. Student ages will range from around ten to twenty-two, depending on the needs of students in the community. Students are typically transported to and from school by local school divisions in cars or vans.

The applicant has stated that they will be adding a fenced area on the left side of the building to enclose a play area, as well as adding some trees.



CHRISTIANSBURG VA

DEPARTMENT OF PLANNING

ZONING
CITY OF CHRISTIANSBURG
1650 CAMBRIA ST.
VA 24073
703-732-1740

Conditional Use Permit Application

McNeil Property Management LLC

Kim McNeil Applicant:

Landowner:

1650 Cambria Street N.E.

1650 Cambria Street N.E.

Address:

Address:

540-230-9141

540-230-9141 Christiansburg,

Phone:

Phone:

VA

24073 Christiansburg, VA 24073

I am requesting a Conditional Use Permit to allow Hughes Center, LLC to open a Private Day School

on my

property that is zoning classification under Chapter 42: Zoning of the Christiansburg Town Code.

My property is located at 1650 Cambria Street N.E. Christiansburg, VA 24073

467-A-55

Tax Parcel(s):

Parcel Number(s): 020103

Fee \$750.00

J certify that the information supplied on this application and any attachments is accurate and true to the best of my knowledge. I understand that Conditions may be placed on my property in regards to the above mentioned use/activity. I also understand that the Conditional Use Permit may be revoked and/or additional Conditional Use Permits required should question,s regarding conf

uestions regarding conformity arise.

K. D. J. O. member

Date: 3/27/22

Signature of Landowner(s):

Date:

Date:

This request was approved/disapproved by a vote of the Christiansburg Town Council on _____
Any Conditions attached shall be considered requirements of the above request.

Town Manager

Date

*Please see the attached sheet.

CUP 4/15/2021



THE PLACE FOR
CHRISTIANSBURG VA
DEPARTMENT OF PLANNING

100 East Main Street
Christiansburg, VA 24073
p: (540) 382-6120
f: (540) 381-7238

Please complete the following section:

Per Section 42-8(e) and 42-8(f) of the Christiansburg Town Code:

Conditional use permit application submissions shall include a traffic impact statement whenever a proposed conditional use permit substantially affects transportation on town streets through traffic generation of either:

- (1) 100 vehicles trips per peak hour by residential development;
- (2) 250 vehicles trips per peak hour by non-residential development; or
- (3) 2,500 vehicle trips per day by non-residential development.

The data and analysis contained in the traffic impact statement shall comply with Virginia Department of Transportation Traffic Impact Analysis Regulations 24 VAC 30-155-60 and all applicable town ordinances.

A traffic impact analysis is not required for the project:

1. a Yes or No, the proposed residential development generates 10 vph which is greater than the

requirement a Yes or No, of 100 the vehicles proposed per non-residential hour, or project generates 10 vph which is greater than the

2. requirement of 250 vehicles per hour

75

3. a Yes or No, the proposed non-residential project generates vpd which is greater than the requirement of 2,500 vehicles per day.
4. a Yes or No, a new TIS study is not required because a previously submitted TIS is still applicable for the project site. (Note: the appropriate documentation must be attached)

*Trip generation shall be measured based on the current edition of the Institute for Transportation Engineers (ITE) Trip Generation Manual

CUP 4/150021



THE
HUGHES
CENTER

Christiansburg Day School Proposal

The Hughes Center for Exceptional Children

Danville, VA

By:

Mark Howard, Chief Executive Officer

Mardon Chief Academic Officer

March 29, 2022

The Hughes Center provides specialized services to children and adolescents with Autism, Intellectual Disabilities, and other disabilities. We operate two Day Schools where special education students receive individualized educational services in a supportive environment. Our schools are located in Danville, VA and South Boston, VA

We are proposing an additional school located in Christiansburg at 1650 Cambria Drive to open August, 2022. This school would be licensed by the Virginia Department of Education for a total of 28 students. Admission into the program would be based on the student's Individualized Education Plan and recommendation of the home school system. A complement of 4 teachers, 6 teacher aides, and 2 leaders would support the learning needs of students. Building upon the successes we have had at South Boston and Danville, we plan to replicate our program components including individualized instruction, online learning platforms, and social skills training. The students would be transported by the local educational systems to our Cambria location via bus, van or car owned by the school systems.

Minimal changes to the outside physical environment would occur at 1650 Cambria Drive. The focus would be on relining the parking lot and building a fence to enclose a recreational/play area for our students. This area would include a basketball goal and picnic tables. Hours of operation would be Monday thru Friday, 7:00 am to 4:30 pm. Student schedules would mirror Montgomery County School's schedule. The program would offer school programming to address the learning needs of the students.

Our mission is to empower students with diagnosed learning differences or a developmental disorder to reach their maximum potential through an individualized educational approach. We individualize and differentiate instruction, assessment and planning based on the academic, social, emotional, physical and sensory needs of each student. Our vision is to be the day school educational provider of choice for the education of students who are diagnosed with a learning disability, intellectual disability or a developmental disorder that are struggling in the public school setting.

We look forward to partnering with Montgomery County and the City of Christiansburg in providing services to our students with special needs.



The Hughes Educational Center (THECC) is a private school for students with disabilities located in Montgomery County Virginia. Our community-based educational program will offer a structured learning environment with low student-to-teacher ratios and specialized programming with an emphasis on classroom ecology, direct academic instruction, differentiation, sensory integration, comprehensive evaluation and parent collaboration.

Programming at The Hughes Educational Center is designed to improve socialization, reduce maladaptive behaviors and successfully transition our students to a less restrictive educational setting.



THECC will be licensed by The Virginia Department of Education to serve students with: ASD, ED, ID, OHI, SLD, and SLI in grades 5 through 12 whose needs cannot be addressed in a traditional public-school setting.

To make a referral, call us at 434-836-8513

Referrals to our community-based day school may be submitted by the parent (or guardian), Local Education Agency (LEA) and/or CSA Team. It is highly recommended that parents meet / collaborate with their IEP or CSA Teams prior to making the referral,

Find us on
www.facebook.com/HughesCenterDanville
Admissions Criteria

Current diagnosis of one or more special education disabilities

Males / females, ages (10–22) at time of admission

Individual is currently enrolled in an academic program of special education

Individual is unable to thrive in public school or another private school environment

Individual is medically stable

Additional Admission Requirements

Completed Enrollment Application

Signed Placement / Financial Agreement

Immunization Record

Current 'EP specifying private day (or addendum request) with school transcripts and report cards if SPED

RESPECT. INTEGRITY. SERVICE. EXCELLENCE.

Christiansburg Campus

1 650 Cambria Street

Christiansburg, VA 24073

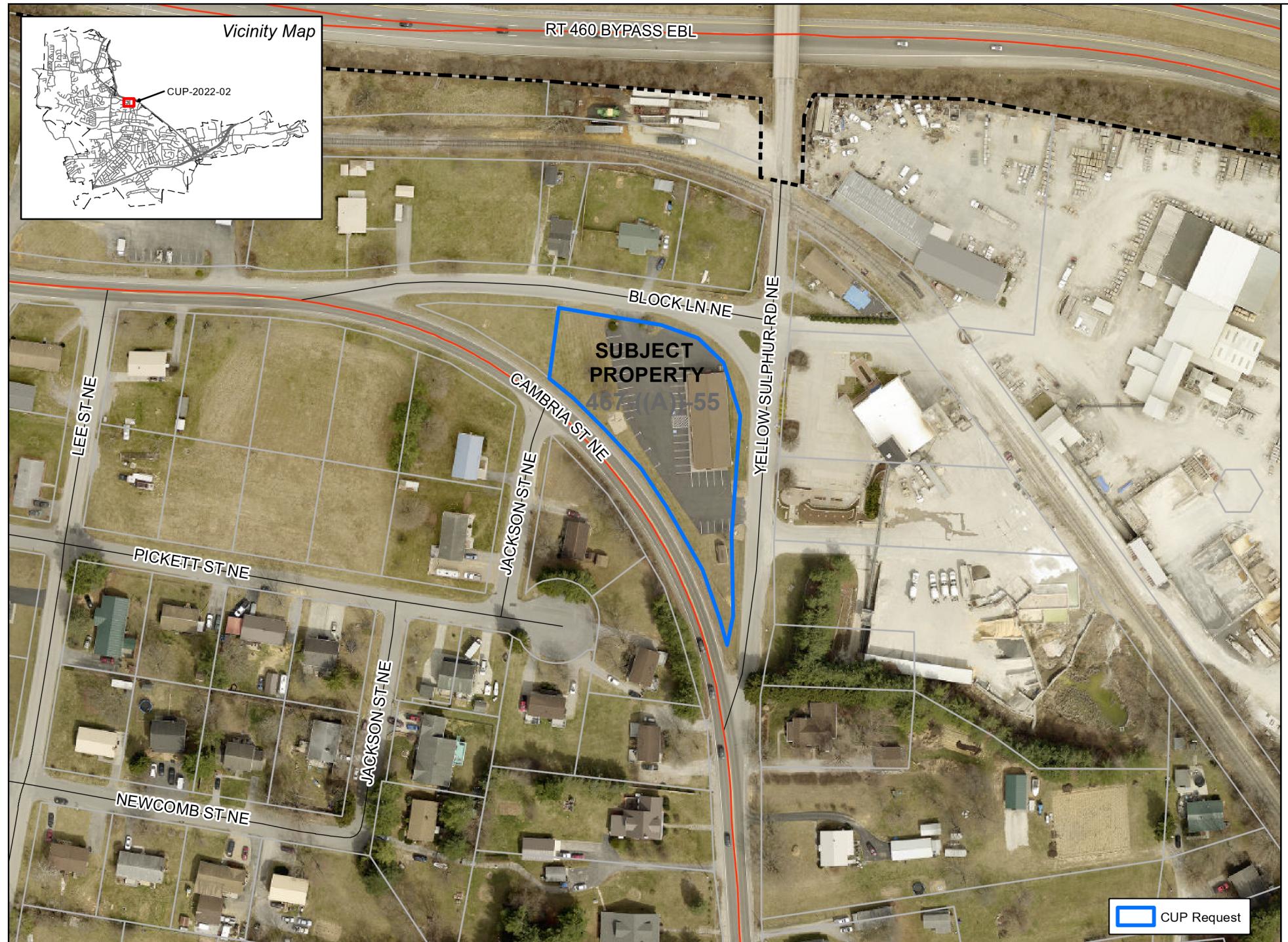
thehughescenter.com

THE
UGHES
UCATIONAL CENTER

Physicians are on the medical staff of The Hughes Educational Center, but, with limited exceptions, are independent practitioners who are not employees or agents of The Hughes Educational Center. The facility shall not be liable for actions or treatments provided by physicians.

For language assistance, disability accommodations and the nondiscrimination notice, visit our website. 220565-06

Vicinity Map



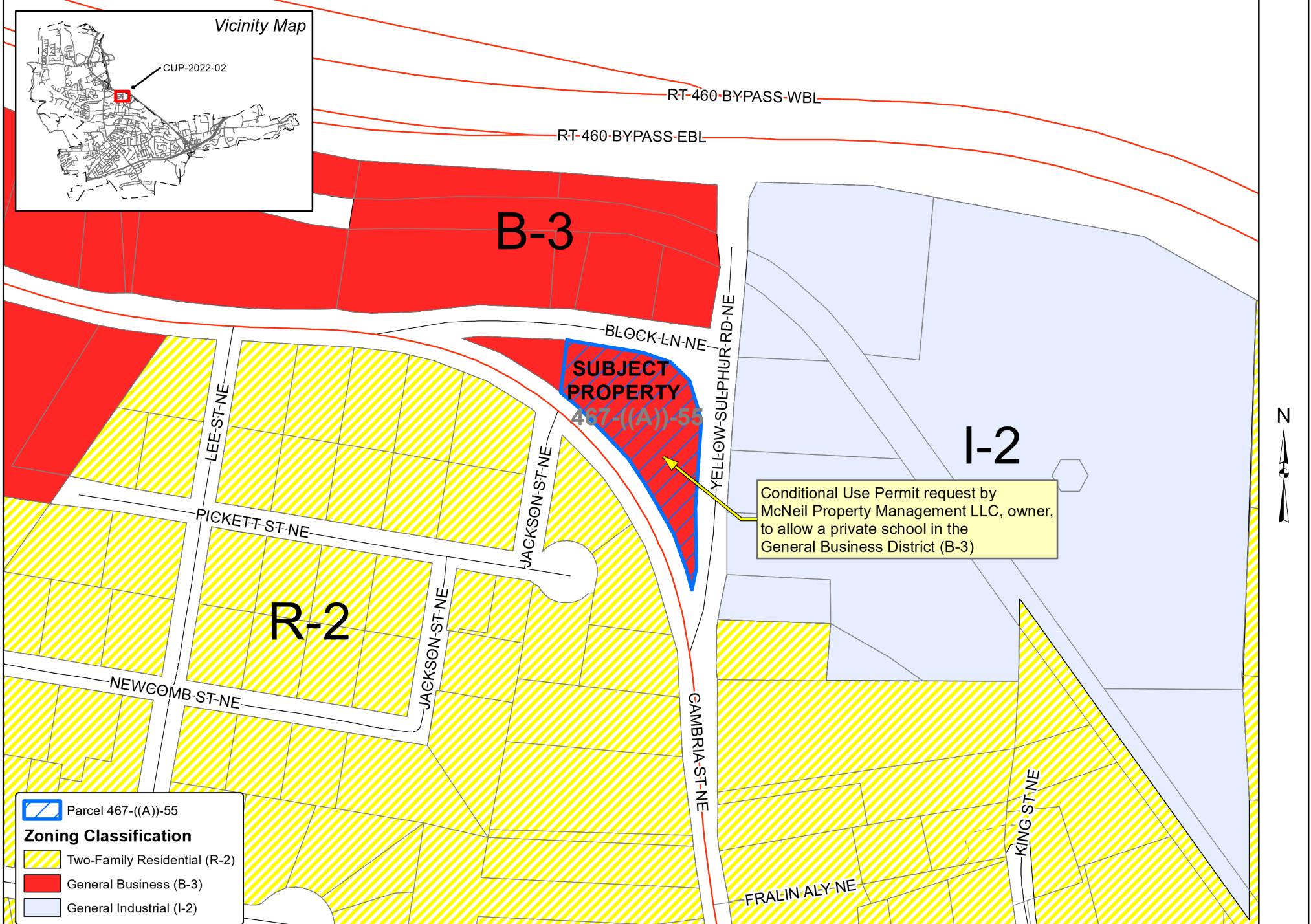
CUP REQUEST: CUP-2022-02 - 1650 DEPOT ST NE

Planning Commission Public Hearing: May 2, 2022

Town Council Public Hearing: May 24, 2022

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Feet



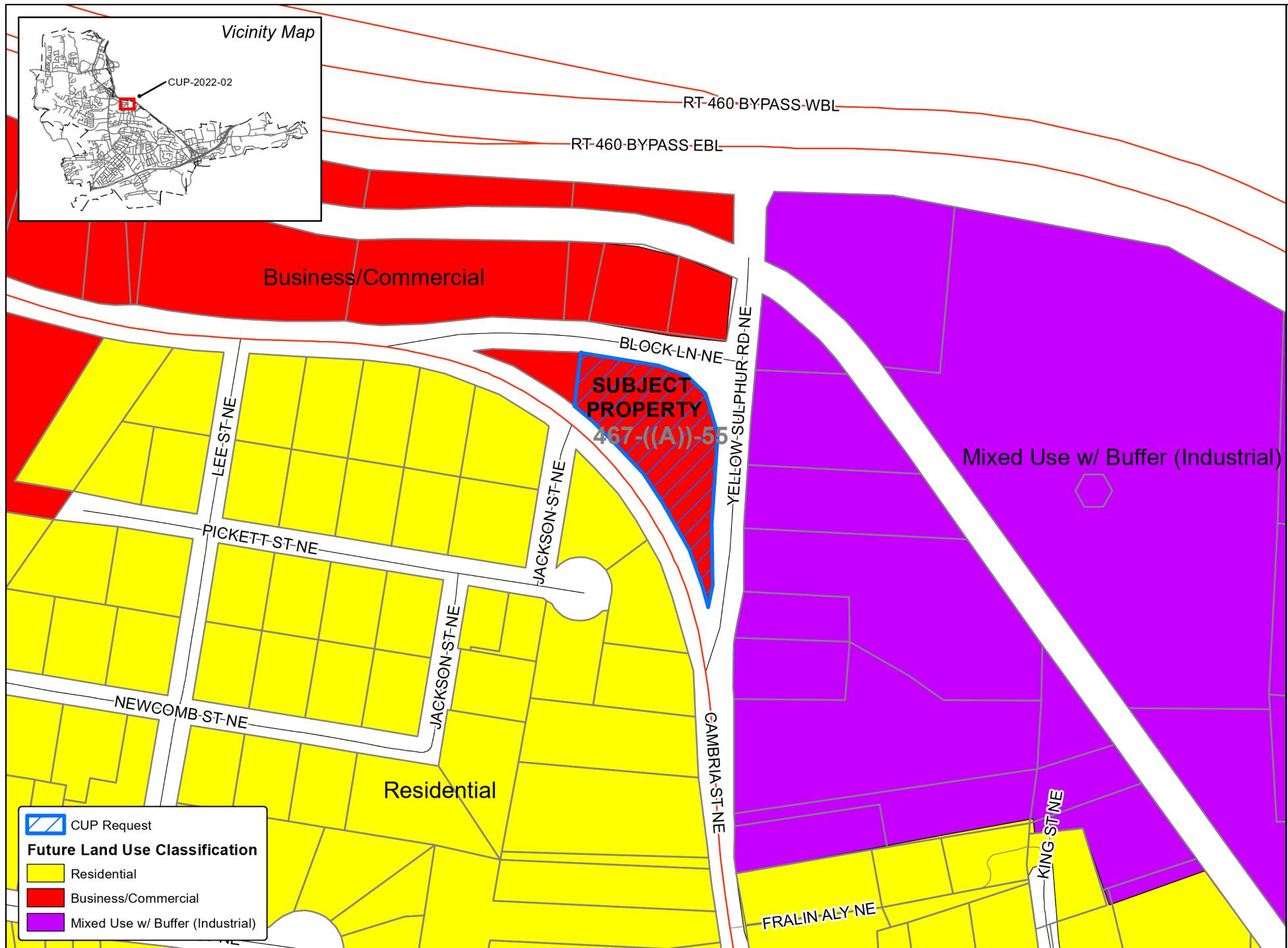
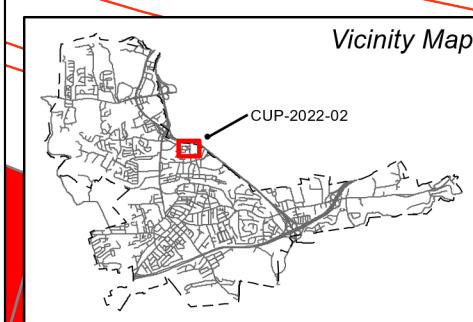


CUP REQUEST: CUP-2022-02 - 1650 DEPOT ST NE

Planning Commission Public Hearing: May 2, 2022

Town Council Public Hearing: May 24, 2022





CUP REQUEST: CUP-2022-02 - 1650 CAMBRIA ST NE

Planning Commission Public Hearing: May 2, 2022

Town Council Public Hearing: May 24, 2022



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1033 POLLARD RD
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SYLVIA N SMITH
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CHRISTIANSBURG VA 24073

JAMES E SIMPKINS
IRIS ALLENE WOODS SIMPKINS
2190 LONESOME DOVE DR
CHRISTIANSBURG VA 24073

MCNEIL PROPERTY MANAGEMENT LLC
P O BOX 2113
CHRISTIANSBURG VA 24068

MITZI MAXINE ELITCHKO
1700 YELLOW SULPHUR RD
CHRISTIANSBURG VA 24073

MONTGOMERY ENTERPRISES LLC
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