



MONTGOMERY
COUNTY, VIRGINIA

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): Andrew and Katie Wells	Address: 1703 Hollow Oak Ct, Blacksburg, VA 24060
Telephone: 703.915.9463 434.665.2215	Email: amwells1983@gmail.com kcwells1984@gmail.com

Applicant Name: Owner Contract Purchaser/Lessee Andrew and Katie Wells	Address: 1703 Hollow Oak Ct, Blacksburg, VA 24060
Telephone: 703.915.9463 434.665.2215	Email: amwells1983@gmail.com kcwells1984@gmail.com

Representative Name and Company: NA	Address: NA
Telephone: NA	Email: NA

Property Description:

Location or Address: <i>(Describe in relation to nearest intersection)</i> intersection of Harding Road and Lusters Gate Road		
Parcel ID Number(s): 000020	Acreage: 3.483	Existing Zoning: R-2
Comprehensive Plan Designation:	Existing Use: residential	

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

Proposed Use(s) including acreage: Obtain approval for a 2 bedroom, 1 bathroom, 900 sq ft home to rent as a bed and breakfast
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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.

	10/31/24
Owner 1 Signature	Date

	10/31/24
Owner 2 Signature <i>(for add'l owners please attach separate sheet)</i>	Date

/	10/31/24
Applicant Signature	Date

Representative/Agent Signature	Date
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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").
2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.
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.
4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.
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.
6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.
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.
8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.
9. The timing and phasing of the proposed development and the duration of the proposed use.
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.
11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.
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.
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.
14. Whether the proposed Special Use Permit will be served adequately by essential public facilities and services.
15. The effect of the proposed Special Use Permit on groundwater supply.
16. The effect of the proposed Special Use Permit on the structural capacity of the soils.
17. Whether the proposed use will facilitate orderly and safe road development and transportation.
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.



Montgomery County, Virginia Short-Term Tourist Rental Application

OWNER INFORMATION

If signing on behalf of a Corporation, Partnership, or LLC, please specify your title, include the name of the entity and provide documentation clarifying your authority to sign on behalf of the entity.

Property Owner Name: ANDREW AND KATIE WELLS

Property Owner Site Address: 1703 HOLLOW OAK CT

City: BLACKSBURG State: VA Zip: 24060

Parcel ID Number: 180138 Zoning Classification: PR

Mailing Address (if different): SAME AS ABOVE

City: _____ State: _____ Zip: _____

Email Address: AMWELLS1983@GMAIL.COM Phone #: 703 915 9463

SHORT-TERM TOURIST RENTAL INFORMATION

Site Address: 2671 LUSTERS GATE ROAD

City: BLACKSBURG State: VA Zip: 24060

Parcel ID Number: 000070 Zoning Classification: R2

Total Number of Bedrooms: 2 Emergency Contact Phone Number: 434 605 2215

Water Service: Public Private Sewer Service: Public Private*

*Approval by the Virginia Department of Health is required.

I certify that I have read and understand the Short-Term Tourist Rental regulations and the proposed use complies with current county zoning regulations. I also certify that I have reviewed and agree to the Supplemental Regulations for Short-Term Tourist Rentals (Section 10-41.6). I understand that violation of any of these conditions could result in revocation of this approval and possible legal action by Montgomery County.

Applicant Signature

OCTOBER 11, 2024
12/12/12

Date

Submit this form and associated documents for approval to mcplan@montgomerycountyva.gov

Short-term Tourist Rental Management Plan

Property Address:

2671 Lusters Gate Road, Blacksburg, VA 24060

Emergency Contact:

Andrew Wells

Katie Wells

(c) – 703.915.9463

(c) – 434.665.2215

Email – amwells1983@gmail.com

Email – kcwells1984@gmail.com

The property will be operated and managed by Andrew and Katie Wells, owners of said property located at 2671 Lusters Gate Road and with a primary residence of 1703 Hollow Oak Ct also in Blacksburg. We will make ourselves available for guests as well as any neighbors for any emergency and/or maintenance needs. As part of the check in process, we will include a map that identifies the parcel the single family home sits on and make sure the boundaries are clearly communicated. There will be no more than 4 guests residing at the property at any given time and there will be a strict policy for no parties and/or gatherings permitted. Quiet hours will be enforced between 10 pm and 7 am daily.

Attached to this management plan is a floor plan of the home.

Additional Special Use Permit Requirements

Below are responses to the 35 items set forth by the county to better understand the potential impacts this proposed request may have on the county's resources and the answers provided below illustrates why and how the request complies with Montgomery County's comprehensive plan.

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan (Addressed under "3. Comprehensive Plan Justification").

PLU1.5.1, A-C: The home is a single family residence and is compatible in scale with the surrounding homes/properties.

PLU1.5.2, A-C: The parcel is currently zoned R-2. The home is situated on 3.483 acres and there will be no modifications to the natural landscape or surrounding area as a result of this application. The home, as it exists today, is compatible with the surrounding homes and properties and will remain as such as part of this proposed use.

PLU1.5.3, A-C: The home is served by a private well and septic system and does not require a water and/or sewer extension. The home has, and will continue to have, a minimal impact on local traffic.

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

The home is equipped with a fire extinguisher, as well as smoke alarms and is not located near any fire hazards.

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.

With no more than 4 guests at any given time and strict enforcement of no parties and/or gatherings, noise will be minimal.

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

Other than a front and rear porch light, there will be no exterior lighting on or around the home or on surrounding premises.

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.

There will not be any signs placed anywhere on the property.

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

The home will remain a single family, 2 bedroom, 1 bathroom home which is compatible with the single family homes and rental properties currently in operation adjacent to said property.

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.

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

The home is currently on private well and septic. As homeowners, we are working closely with VDH to obtain a SAP (safe, adequate, and proper) approval of the existing system.

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

We do not foresee any negative impacts with respect to structural capacity of the soils based on the home being utilized in the same manner it has been used since construction other than the opportunity for short term stays in lieu of long term residents.

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

We don't anticipate the proposed use will have any impact on local road development and/or transportation. With an approved SUP, the amount of additional traffic will be nominal.

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.

We don't foresee any impacts to environmentally sensitive land, natural features, wildlife habitat and/or vegetation, water quality and/or air quality.

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.

We expect an approved SUP will support the growth of the tax base by providing additional taxes through both lodging and property taxes. We also expect the guests residing at the property would positively impact the local community and economy as visitors of our downtown areas, local attractions, etc.

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

We are confident that the proposed SUP would support local businesses and boost the local economy without any negative impacts to agriculture.

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

The proposed SUP will not have an impact on affordable housing.

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

There are two exterior outparcel buildings that were on property upon purchase. We do not have any current plans of removing or demolishing either structure. One building could be described as more of a shed while the other could be considered a storage space.

23. The proposed use of open space.

The open space will remain as flat land surrounding the existing home.



**COMMONWEALTH OF VIRGINIA
VIRGINIA DEPARTMENT OF HEALTH**

Montgomery County Health Department
210 Pepper Street, SW - Suite E
Christiansburg, Virginia 24073
(540) 381-7100 X117

042-A 1 77A
000020

SLV SC Weddle Phd
lot 77A

1940
2/1

March 17, 2008

Lester, William J.
2671 Lusters Gate Rd
Blacksburg, Virginia 24060

Subject: Sewage Disposal System Construction Permit 07-160-0116
Subdivision: Section: Lot:
Tax Map ID M42-A-1-77A (2671 Luster's Gate Rd., Blacksburg)

Dear Lester, William J.:

According to our records, all of the work has been done at your work site except for the following items. In order to complete your file and issue an operation permit for your well and/or sewage disposal system, we need the following:

- Well Water lab report (listing enclosed)
- Well inspection by VDH EHS

SECOND REQUEST

Please send us the information requested at your earliest convenience so that an Operations Permit can be issued; this process may take 7-14 days once these items are received or completed. Before issuing a Certificate of Occupancy, the building official may request a copy of your septic system/well Operations Permit. If you have any questions regarding this matter, you may contact me at the Montgomery County Health Department at (540) 381-7100 X117.

Sincerely,

Heather Dodd
Environmental Health Specialist, Sr.

enc

COMMONWEALTH OF VIRGINIA
WATER WELL COMPLETION REPORT

BWCM No. _____

(Certification of Completion/County Permit)

Form GW-2
1978-10,000

State Water Control Board
P. O. Box 11143
2111 North Hamilton St.
Richmond, Va. 23230

County/City Montgomery County/City Stamp

SWCB Permit _____
County Permit _____

Certification of inspecting official:
This well does _____ does not _____
meet code/low requirements.
S. _____
Date _____

For Office Use

• Virginia Plane Coordinates
N _____
E _____
Latitude & Longitude
N _____
W _____

• Topo. Map No. _____
• Elevation _____ ft.
• Formation _____
• Lithology _____
• River Basin _____
• Province _____
• Type Logs _____
• Cuttings _____
• Water Analysis _____
• Aquifer Test _____

• Owner William J. Lester
• Well Designation or Number 07-160-0116
Address 2671 Lusters Gates Rd.
Blacksburg
Phone 552-3114

• Drilling Contractor Fenton Well Drilling, Inc.
Address 218 Merrimac Rd.
Blacksburg, VA 24060
Phone 540-582-8906

Tax Map I.D. No. 1742
Subdivision _____
Section _____
Block _____
Lot _____
Class Well: I _____, IIA _____
IIB _____, IIIA _____, IIIB
IIIC _____, IIID _____, IIIE _____

WELL LOCATION: _____ (feet/miles _____ direction) of _____
and _____ (feet/miles _____ direction) of _____
(If possible please include map showing location marked)

Date started 5-15 • Date completed 5-15-07 Type rig AIR Rector

WELL DATA: New Reworked _____ Deepened _____

• Total depth 340 ft.
• Depth to bedrock 15 ft.

• Hole size (Also include reamed zones)
• 10 inches from 0 to 63 ft.
• 6 inches from 63 to 340 ft.
• _____ inches from _____ to _____ ft.

• Casing size (I.D.) and material
• 6 7/8 inches from 0 to 63 ft.
Material galv steel
Wt. per foot _____ or wall thickness .188 in.
• _____ inches from _____ to _____ ft.
Material _____
Wt. per foot _____ or wall thickness _____ in.
• _____ inches from _____ to _____ ft.
Material _____
Wt. per foot _____ or wall thickness _____ in.

• Screen size and mesh for each zone (where applicable)
• _____ inches from _____ to _____ ft.
• Mesh size _____ Type _____
• _____ inches from _____ to _____ ft.
• Mesh size _____ Type _____
• _____ inches from _____ to _____ ft.
• Mesh size _____ Type _____
• _____ inches from _____ to _____ ft.
• Mesh size _____ Type _____

• Gravel pack
• From _____ to _____ ft.
• From _____ to _____ ft.

• Grout
• From 0 to 03 ft., Type Bestkud
• From _____ to _____ ft., Type _____

2. WATER DATA • Water temperature _____ OF
• Static water level (unpumped level-measured) _____ ft.
• Stabilized measured pumping water level _____ ft.
• Stabilized yield _____ gpm after _____ hours
Natural Flow: Yes _____ No _____, flow rate: 8 gpm
Comment on quality _____

3. WATER ZONES: From 345 to 370 ft.
From _____ To _____, From _____ To _____
From _____ To _____, From _____ To _____

4. USE DATA:
Type of use: Drinking _____, Livestock Watering _____
Irrigation _____, Food processing _____, Household
Manufacturing _____, Fire safety _____, Cleaning _____
Recreation _____, Aesthetic _____, Cooling or heating _____
Injection _____, Other _____

• Type of facility: Domestic , Public water supply _____
Public institution _____, Farm _____, Industry _____
Commercial _____, Other _____

5. PUMP DATA: Type SUB • Rated H.P. 1
• Intake depth 370 • Capacity _____ at _____ head

6. WELLHEAD: Type well seal PETHES Adapter
Pressure tank _____ gal., Loc. _____
Sample tap _____, Measurement port _____
Well vent _____, Pressure relief valve _____
Gate valve _____, Check valve (when required) _____
Electrical disconnect switch on power supply _____

7. DISINFECTION: Well disinfected yes _____ no _____
Date 05/31/07, Disinfectant used Chlorine Tablets
Amount _____, Hours used _____

8. ABANDONMENT (where applicable) • yes _____ no _____
Casing pulled yes _____ no _____ not applicable _____
Plugging grout From _____ to _____ material _____

copy made
6/4/07 Beca

Fenton Well Drilling Inc.
Fenton Pump Service Inc.
218 Merrimac Road
Blacksburg, Virginia 24060
540-552-8906 540-552-9400

Date: 6/4/07

Fax Number: 381-7109

To: Montgomery Co. Health Dept.

From: Debbie

Of Pages Including Cover Sheet 3

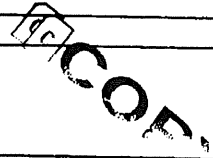
Comments: GW2 Well Completion Report for:
William J. Lester
2671 Lesters Gate Rd Blacksburg, Va 24060
Permit # 07-160-0116
Tax Map ID# M42



Montgomery County Health Department
 210 Pepper Street, SW - Suite E
 Christiansburg, Virginia 24073
 (540) 381-7100 X117 Voice
 (540) 381-7109 Fax

Private Well Construction Permit
 Health Department ID Number: **07-160-0116**

Owner / Agent Information	
Owner: Lester, William J. 2671 Lusters Gate Rd Blacksburg, Virginia 24060 Owner Phone: (540) 552-3114	



Location Information	
Property Address: 2671 Luster' Gate road Locality: Montgomery Directions: Ellett Rd to Lusters Gate Rd/ site is 100 yards PRIOR Harding Rd	Tax Map: M42

General Information		
Well Class: Class IIIB	Minimum Casing Depth: 50 feet	Minimum Grout Depth: 50 feet

Comments:

- * Maintain 45' minimum from well to center of public roadway.
 - * Maintain 50' minimum from well to any septic tank and/or sewer line.
 - * Well must not be located in a public utility easement.
- Keep well minimum 50' from termite treated house
 Keep well minimum 50' upslope of drainfield and other pollution sources

This permit is issued based upon a site evaluation conducted by Heather Dodd, EHS on April 30, 2007.
 See following page for Construction Drawing.

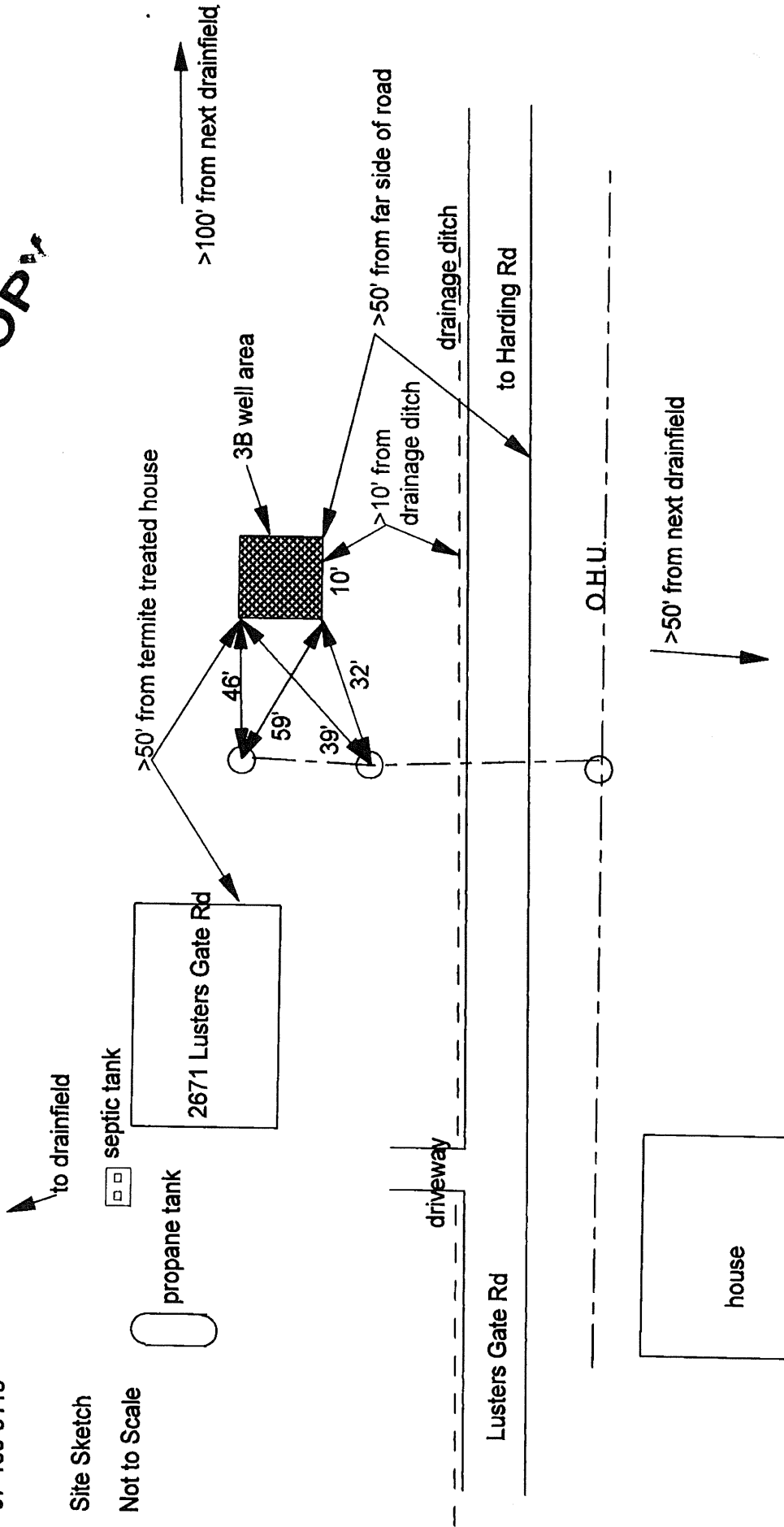
Notice: The Virginia Department of Health may revoke or modify this permit if, at a later date, it finds the conditions that formed the basis for issuing the permit do not substantially comply with the *Private Well Regulations*, 12 VAC 5-630-10 et seq., or if the well would threaten public health or the environment.

COPY

Lester, William
07-160-0116

Site Sketch

Not to Scale



Commonwealth of Virginia
Application for a Sewage Disposal and/or Water Supply Permit

Health Department ID 07-160-0116

13-April 2007 22143740 \$7752 ck 153

To Be Completed By The Applicant

Type of Sewage system: New Repair Expanded Conditional
 FHA/VA yes no Case No. _____

Owner WILLIAM J. LESTER Address 2671 LUSTERS GATE RD. BLACKSBURG VA. 24060 Phone 540-552-3114
540-557-7163 (CELL)

Agent _____ Address _____ Phone _____

Directions of Property HARDING RD. TO LEFT ON LUSTERS GATE RD.
100 YARDS TO HOUSE ON RIGHT

Subdivision _____ Section _____ Block _____ Lot _____

Other Property Identification _____

Dimension/size of Lot/Property 2.954 AC. M42

Other Application Information

I. Building/facility New Existing
 Intermittent Use Yes No If yes, describe _____

II. Residential Use Yes No
 Termite Treatment Yes No
 Single Family Multi-family
 (Number of Bedrooms 2) (Number of Units _____)

Basement Yes No
 Fixtures in Basement Yes No

III. Commercial Use Yes No Describe: _____

Commercial/Wastewater Yes No
 Number of Patrons _____
 Number of Employees _____

If yes, give volumes and describe _____

IV. Water Supply: Public Existing
 Private New Existing

Describe: _____

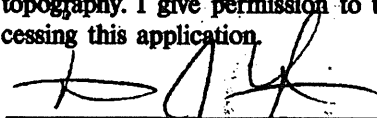
V. Proposed Sewage Disposal Method:

Onsite Sewage Disposal System: Septic Tank Drainfield LPD Mound Other

Public Sewerage System

Attach a site plan (rough sketch) showing dimensions of property, proposed and/or existing structures and driveways, underground utilities, adjacent soil absorption system, bodies of water, drainage ways, and wells and springs within 200 feet radius of the center of the proposed well or drainfield. Distances may be paced or estimated.

The property lines and building location are clearly marked and the property is sufficiently visible to see the topography. I give permission to the Department to enter onto the property described for the purpose of processing this application.



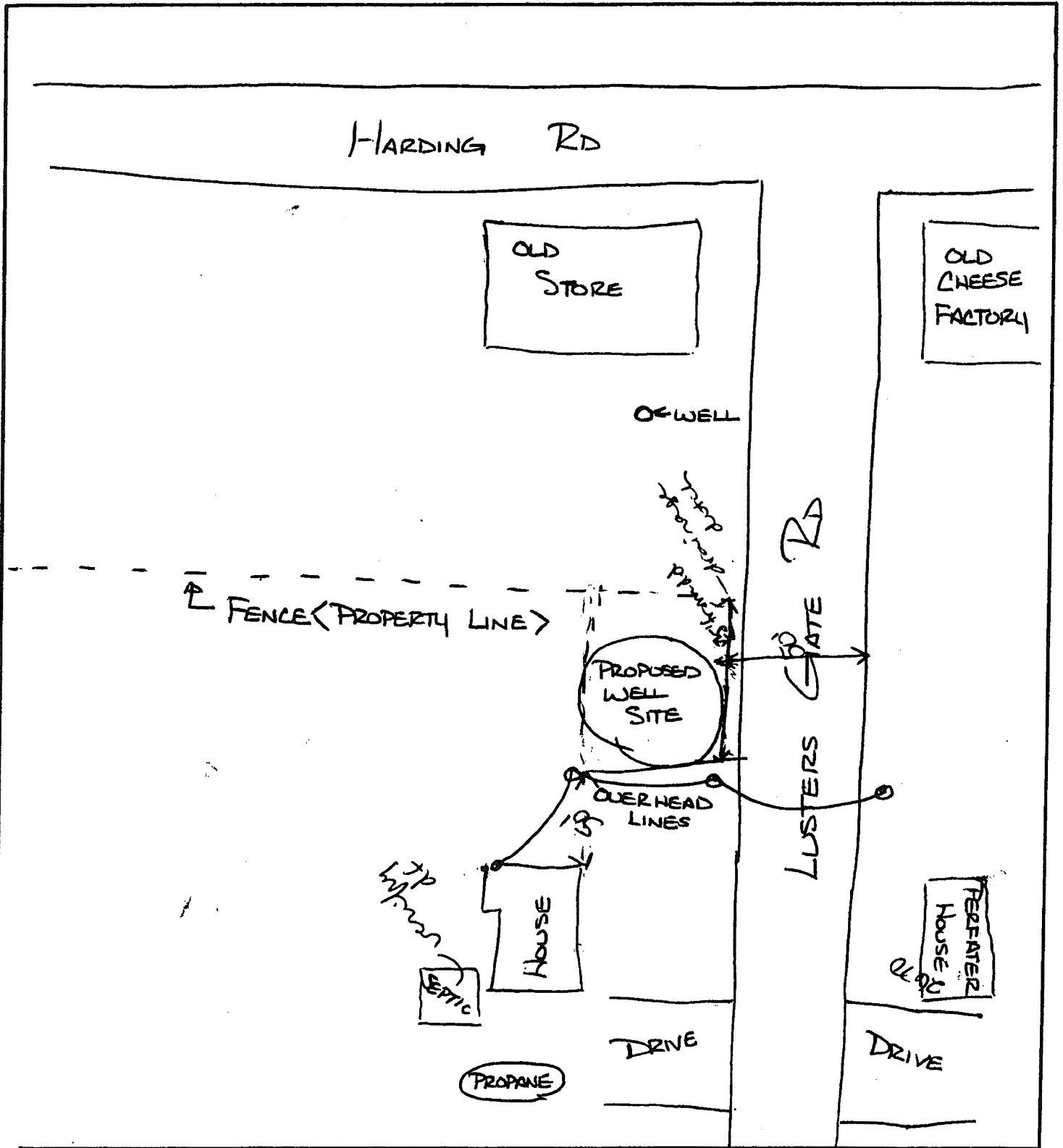
 Signature of Owner/Agent

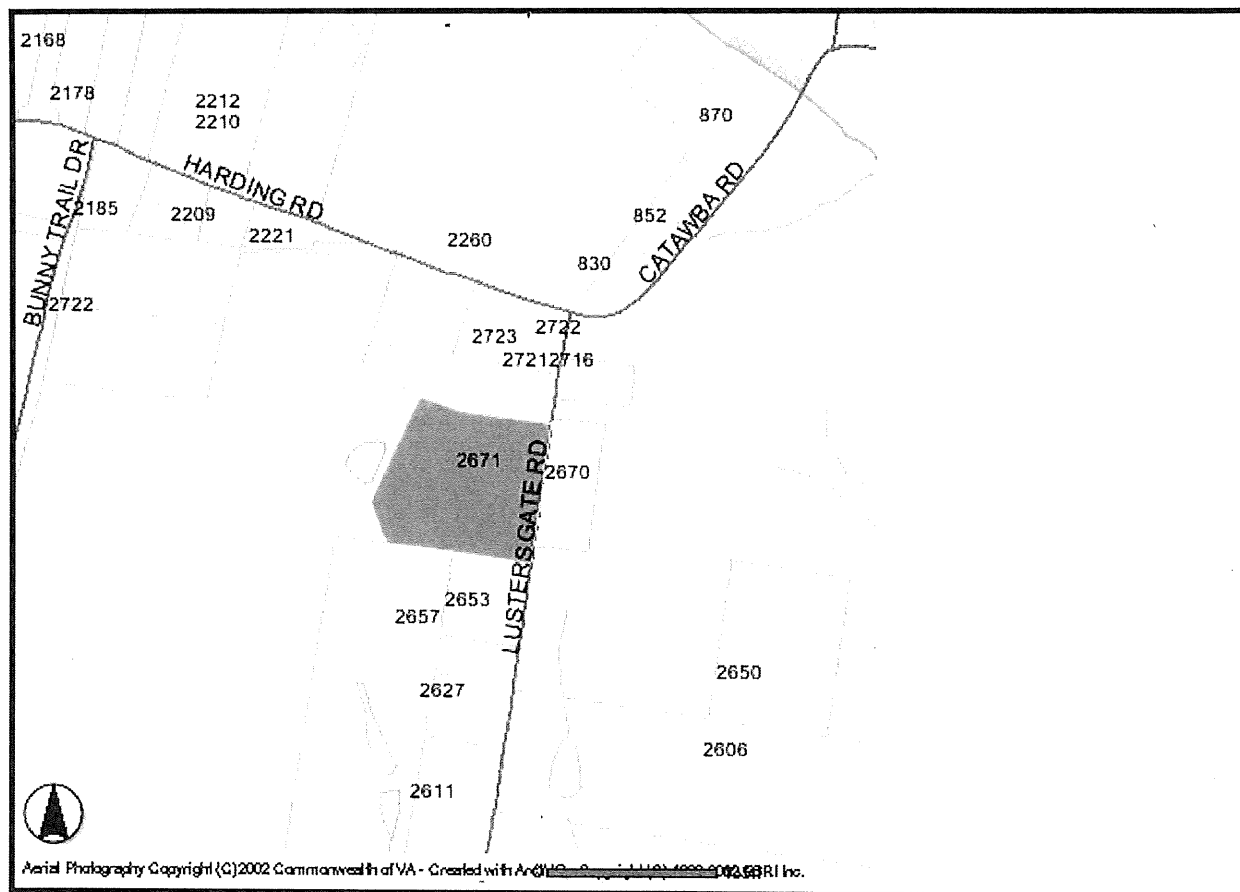
3.26.07

 Date

SKETCH OF PROPERTY

THIS DOES NOT HAVE TO BE AN ELABORATE DRAWING, BUT PLEASE INCLUDE THE FOLLOWING: LAYOUT OF PROPERTY, DIMENSIONS OF PROPERTY, HOUSE SITE, DRIVEWAY, PROPOSED SITE FOR SEPTIC AND/OR WELL, ANY OTHER BUILDINGS, BARN, POOLS, ETC.

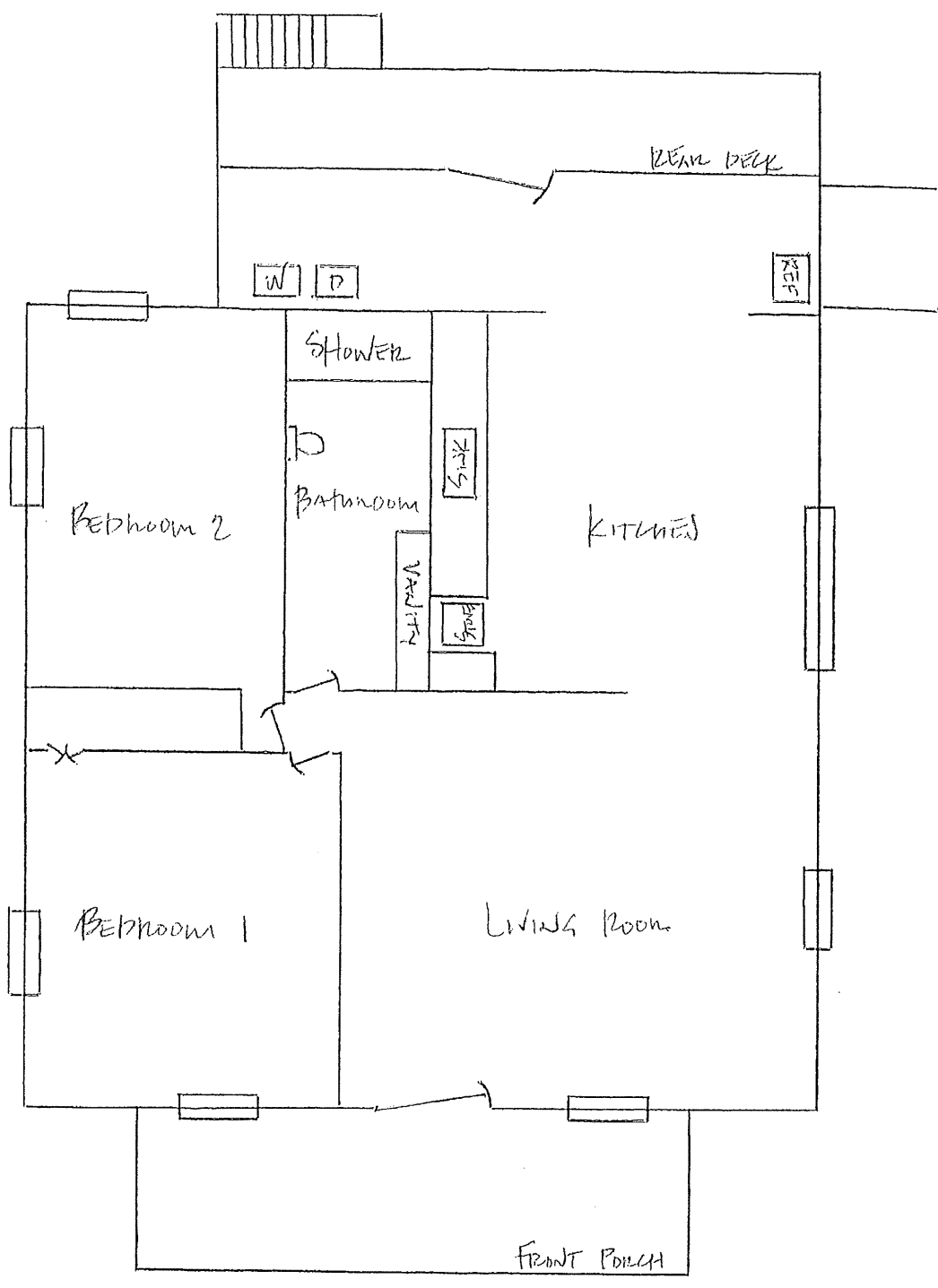




parcel id 000020
 taxmapid 042-A-1-17A
 owner1 Price Arnold H
 owner2 Price Betty A
 siteadd1 2671 Lusters Gate Rd
 siteadd2 Blacksburg
 mail add1 2653 Lusters Gate Rd
 mail add2 Blacksburg, VA 24060
 acres 2.954
 legal1 s.c. Weddle Plat
 legal2 L+77A Lusters G+
 subdname s.c. Weddle Plat
 subd-lot 77A
 platbk-pg 0026-0269
 deedbook 0026
 deedpage 0269

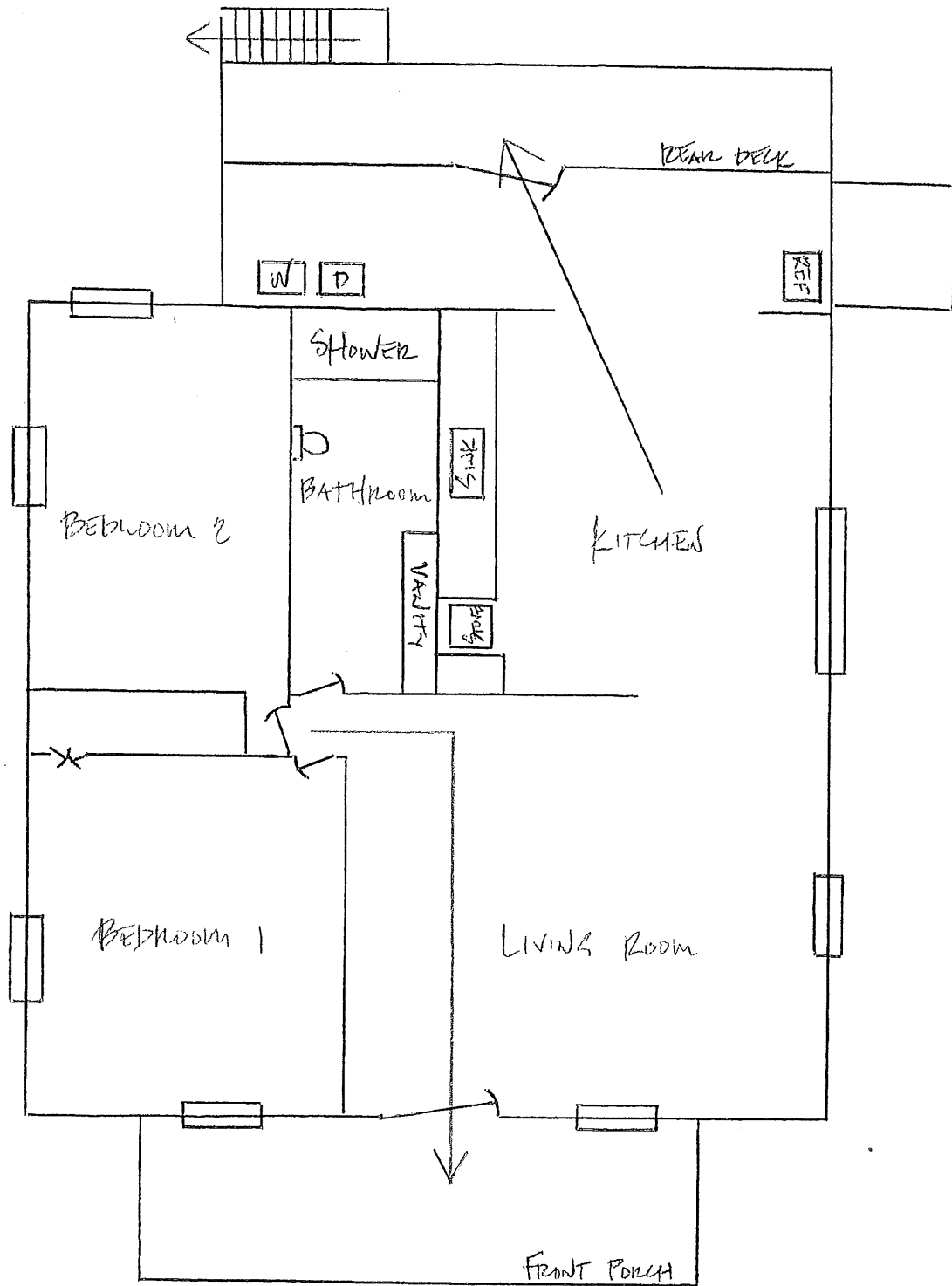
sale date 12-Oct-06
 yearbld 1940
 bedrooms 2
 lastname Price
 sitename Lusters Gate







2671



Evacuation plan for neighborhood –

An evacuation plan for the property is not necessary due to the home being located on a main artery and not in a neighborhood. However, below are directions, providing three means of egress, leaving the home and utilizing the surrounding area. These three routes all lead in different directions, providing flexibility should occupants of the property need to evacuate.

Away from property and towards the Town of Blacksburg –

Head north on Lusters Gate Road (Rte 723) towards Harding Road (VA-785). At the Intersection of Lusters Gate Road and Harding Road, make a left and follow Harding Road for 3.5 miles to the intersection of Harding Road and S Main Street (downtown Blacksburg).

Away from property and towards Catawba Valley –

Head north on Lusters Gate Road (Rte 723) towards Harding Road (VA-785). At the intersection of Lusters Gate Road and Harding Road, make a right and follow Harding Road for 20+ miles heading towards Roanoke/Troutville/Botetourt.

Away from property and towards I-81 via Ironto –

Head south on Lusters Gate Road (Rte 723) for 3.7 miles. Turn left onto VA-603 and stay on VA-603 for .9 miles before turning left to continue on VA-603 (Riverview Holiness Church on the corner, on your left). Continue on VA-603 (N Fork Road) until you reach I-81 at exit 128.