

Statement of Justification – Impact on County Resources

The proposed Special Use Permit will have minimal to no adverse impact on Montgomery County resources. The request does not require extension of public utilities, road improvements, or additional public services, as the property is served by an existing private well and septic system approved by the Virginia Department of Health and utilizes existing access and infrastructure. No new development, grading, or land disturbance is proposed. Traffic, noise, lighting, and environmental impacts will remain minimal and consistent with the existing residential character of the area. The proposed use will not strain County resources and will contribute positively through increased lodging-related economic activity and tax revenue, while maintaining compatibility with surrounding properties and the County's Comprehensive Plan.

Statement of Justification – Special Use Permit

The following responses address the issues for consideration required under Section 10-54(3)(g) of the Montgomery County Zoning Ordinance. Each item is answered directly below the corresponding question, using the applicant's narrative provided in the application materials.

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.

The proposal is consistent with the Montgomery County Comprehensive Plan 2025 and aligns with PLU policies for single-family residential use.

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 and carbon monoxide detector 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.

The noise from the home will be minimal, only 6-8 guests will be allowed at all times and no gatherings or parties will ever be allowed.

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

The only outdoor lighting will be sconce lighting, existing porch lighting, and solar lights to provide minimal light on the exterior and highlight the sidewalk path.

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 or sign lighting on the property.

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

The home is a single family 3 bedroom home which is compatible with the surrounding single family homes.

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.

See attached drawing of the footprint of the home. It will remain unchanged.

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

The site is established and will remain mostly unchanged.

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

No development of the property is needed. We will use property in its current condition.

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.

The proposed use will continue to use the property as it was used before. It will not destroy any topographic, natural, scenic, archaeological or historical feature.

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 provide a quiet and private location for guests visiting the area.

12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements.

The proposed use should not increase traffic.

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. No physical conversion needed of existing property.

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

Yes, the home is served adequately by essential public facilities and services.

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

The house has a private well and septic which has been approved by the VA dept of Health.

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

There will be no effect as there is no new development.

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

No road changes are needed.

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.

There will be no effect on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and 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.

The SUP will expand the tax base by providing additional taxes through lodging, dining, entertainment and property taxes.

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

The SUP will provide unique housing for tourists coming to town for a variety of reasons.

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

The SUP will not have an effect on enhancing affordable housing.

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

There will not be any outdoor storage.

23. The proposed use of open space.

The open space will remain unchanged.

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

The parcel is not in a flood plain and has a moderate grade to the entire parcel.

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

There are no non-conforming uses or structures on the parcel.

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

No fuel or fuel storage will be on the parcel.

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

No accessory uses or structures will be on the parcel.

28. The area of each use; if appropriate.

The home is 2,335 square feet.

29. The proposed days/hours of operation.

The home will be available for use by guests 24 hours a day 7 days a week.

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

The parking is located on the parcel. The parcel has a private driveway and over 1600 square foot parking area.

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

The home will be equipped with an outdoor camera for security.

32. The number of employees.

There are no employees.

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

The only infrastructure is the existing home.

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

There should not be any odors generated by the home.

35. Whether the proposed Special Use Permit uses have sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.

There will be no construction traffic as the home is ready to be lived in.

Attachment A – Aerial Property Image



1430 Harding Rd Management Plan

The property listed in this application (1430 Harding Rd) will be managed and listed by *Blue Ridge Escapes (AnB Investments, LLC)*. A copy of the Rental Management Services Agreement which details the responsibilities of Blue Ridge Escapes (Host) and owners is included with this plan as Appendix A.

In summary, Blue Ridge Escapes, will manage the property listing; pricing and availability; respond to guest inquiries and issues; arrange housekeeping after every stay; coordinate urgent repairs; and coordinate additional cleaning services, lawn care, and extermination services.

There are 5 neighbors that share a common property line with our property. We will discuss our management plan with these neighbors and encourage them to reach out to us at any time.

To limit the impact to neighbors and adjacent properties, all immediate neighbors will be provided the contact of the management team at Blue Ridge Escapes (reference Contact List, Appendix B). Neighbors may contact Blue Ridge Escapes for any noise complaints, maintenance issues or other complaints, as needed.

Residents will also be provided a list of expectations (Appendix C) to ensure all guests understand the boundaries of the property and how to respect all neighbors in the area.

Appendix A - Blue Ridge Escapes, Short Term Rental Agreement

(attached PDF document)

Appendix B - Management Contact Information

Property Managers: Blue Ridge Escapes (AnB Investments, LLC)

Address: 350 Arbor Dr. #22 Christiansburg, VA 24068

BRE Management Point of Contact: TJ Beckett/Wally Andrus | 540-744-2911 | info@brescapes.com

Property Owners: Hokie Hill, LLC George Tribble, managing member

Address: 1430 Harding Road, Blacksburg VA 24060

Email: triptribble@gmail.com

Phone : 804-339-5705

Appendix C - What to expect during your stay

Welcome to our home at 1430 Harding Road in beautiful Blacksburg, Virginia. We hope you enjoy your stay here. Here's a couple of expectations to keep in mind during your time here.

Please be respectful of our neighbors. This area is a hidden gem in Blacksburg, it's close to everything, but it's still nice and quiet up here. Please be mindful of everyone up here.

Do enjoy the nature around you. Spend plenty of time on the front and back deck enjoying all there is to see and hear. A beautiful and fully remodeled cabin in Blacksburg, just outside of the town limits. With stunning mountain views this will be your favorite mountain retreat.

We do not allow pets. Occasionally, we get deer, turkey and sometimes bears on our mountain. Please do not feed any wildlife.

Please report any maintenance or safety concerns to Blue Ridge Escapes. We will do our best to address it as quickly as possible.

Most importantly, please enjoy your time here. We've spent a lot of time trying to make our home a peaceful getaway for all guests. We hope you enjoy it as much as we do.

FC

Federal Communications Commission

FCC National Broadband Map

Sign In

HomeLocation SummaryProvider DetailArea SummaryArea ComparisonData DownloadAboutBroadband Funding Map

Service: ResidentialTechnology: All TerrestrialSpeed: ≥ 100/20Service Filters

Data As OfJun 30, 2025 (latest)(Last Updated: 1/6/26)

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Address1430 HARDING RD BLACKSBURG, VA 24060

Zoom Level: 14.39Hex Level: 9

Selected Location

Location Challenge

1430 HARDING RD
BLACKSBURG, VA 24060

Status: Served | Residential | Unit Count: 1

Broadband Availability

Availability Challenge

Provider	Technology	Down (Mbps)	Up (Mbps)	Chall.
HughesNet	GSO Satellite	50	5	
Starlink	NGSO Satellite	280	30	
T-Mobile	Licensed Fixed Wireless	0.2	0.2	
Viasat Inc	GSO Satellite	150	3	
Xfinity	Cable	1200	35	

Business-only Service

Viasat Inc	GSO Satellite	150	4	
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Short Term Rental Co-Hosting Services Agreement

This agreement is between:

Blue Ridge Escapes, 295 Industrial Dr Suite C, Christiansburg VA 24073 (referred to as "Host")

AND

Hokie Hill, LLC (referred to as "Owner")

1430 Harding Road Blacksburg, VA 24060 (referred to as "Property")

January 14, 2026

1. Introduction:

This agreement outlines the terms for Host to provide short-term rental co-hosting services for Owner's property listed on platforms like Airbnb, VRBO, Google Vacations, and Blue Ridge Escapes.

2. Services:

In exchange for the agreed fee, Host will provide services including property listing optimization, pricing management, guest inquiries handling, one-time photoshoot coordination, housekeeping arrangement, and urgent repairs coordination. Excluded services can be discussed for an extra cost.

3. Obligations:

Owner agrees to provide accurate property information, maintain the property, comply with legal requirements, and cooperate with Host. Owner will also ensure availability of necessary items for guest comfort.

4. Availability Period and Minimum Agreement:

The property will be available for short-term rental management from (Start Date) to (End Date), with option for extension after the initial management period. Termination during the initial period incurs a break fee of \$1350. Fees of 20% for bookings obtained during the availability period but extending beyond termination will apply.

5. Cancellation or Refunds of Bookings:

Owner agrees to cover applicable cancellation charges, payment processing fees, and Host's fee in case of the property being unavailable for any bookings. Specific situations leading to cancellations could include being uninhabitable due to lack of heating, hot water, plumbing, electricity and Wi-Fi or due to gas leaks, water leaks, rodents, pests, lack of cleanliness or other such serious deficiencies.

6. Fee and Payment:

There is a one-time setup fee up to \$1000 and a monthly fee which equals 20% of the rents collected. The host pays cleaners directly and will bill the owner back for the cleaning fee collected on each booking. These fees will be collected on the billing statement monthly. Additional expenses for services like deep cleans, extermination, lawn care, and advertising may apply and will be billed separately.

7. Extra Charges:

Extra maintenance services are charged separately upon Owner's request.

8. Property Maintenance and Expenses:

Owner is responsible for property maintenance, including normal wear and tear. Host may incur emergency repair expenses up to \$500 per event on Owner's behalf.

9. Liability and Other:

Owner is responsible for property insurance. Host is not an insurer and does not guarantee income. Owner indemnifies Host against claims, and Host is not liable for third-party services or events beyond its control.

10. Miscellaneous:

The agreement is the entire understanding between the parties. It is governed by the laws of the Commonwealth of Virginia and the United States. Each party is an independent contractor, and no partnership is implied. The agreement is fair and reasonable, with provisions for validity and enforceability.

This Short Term Rental Management Services Agreement Agreed and accepted By:

Owner

Owner

Name

Name

Signature

Signature

Date

Date

Phone Number

Phone Number

Blue Ridge Escapes, LLC

Name _____ Title _____

Signature _____ Date _____

Appendix A Excluded Services

Host does not provide the following services as part of this agreement, however could assist in arranging and coordinating the services:

- Co-ordinating structural or major repairs or maintenance works on the Property
- External window washing
- Washing walls or repainting them
- Furniture treatment
- Animal waste removal
- Gardening, garden shed cleaning, patio cleaning
- Mold and/or bio-hazardous substance removal
- Industrial cleaning
- The lifting of heavy furniture
- Cleaning surfaces above arms reach
- Cleaning of heavily soiled areas

Appendix B Guest-Ready Checklist

Bedroom

- Four Pillows per bed
- One duvet per bed
- Mattress protector
- Blackout curtains
- Bedside lamps
- Space to hang / store clothes
- Hangers
- Extra quilts for emergencies

Kitchen

- Toaster
- Kettle
- Microwave
- Dishwasher
- Basic condiments for cooking* (for e.g. olive oil, salt, pepper, balsamic vinegar, sugar, basic spices etc)
- 2 plates, 2 bowls, 2 coffee mugs, 2 glasses, 2 wine glasses per person
- 2 forks, 2 regular spoons, 2 teaspoons, 2 knives per person
- Frying pans, saucepans and stock-pots in basic sizes
- Ladles*
- Cutting knives and a chopping board
- Peeler
- Serving spoons
- Pair of scissors

Living Room Essentials

- Coffee table
- TV + cable* (free view will do as well, but good to have Roku!)
- Floor lamps
- Books
- Board / Card Games • Bathroom Essentials
- Hairdryer

- Toilet brush
- Toothbrush holder
- Small Bin with cover
- Bathroom Furnishings
- Full-length mirror
- Toilet roll holder
- Rack or cabinet space for towels and guests' toiletries
- Shower curtains for a bath-tub if necessary

Cleaning Essentials

- Mop and Bucket
- Vacuum cleaner and 1 pack of bags
- Multi-surface cleaning liquid
- Dustpan & brush
- Dishwasher tablets
- Washer detergent tablets
- Dishwasher salt
- Diffuser liquid for bathrooms/room freshener
- Febreze fabric freshener

Other Home Essentials

- Working wi-fi
- Iron & Ironing Board
- Washing Machine
- Clothes Stand (Even if a tumble dryer is present!)
- Wine opener
- Bottle opener
- Extension Cord
- Extra batteries for remote controls
- Extra bulbs for lamps & ceiling down-lights with correct wattage and specs
- Wifi Deadbolt Lock

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Signature _____ Date _____

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- Toaster
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- Dishwasher
- Basic condiments for cooking* (for e.g. olive oil, salt, pepper, balsamic vinegar, sugar, basic spices etc)
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- 2 forks, 2 regular spoons, 2 teaspoons, 2 knives per person
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- Ladles*
- Cutting knives and a chopping board
- Peeler
- Serving spoons
- Pair of scissors

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- TV + cable* (free view will do as well, but good to have Roku!)
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- Toilet brush
- Toothbrush holder
- Small Bin with cover
- Bathroom Furnishings
- Full-length mirror
- Toilet roll holder
- Rack or cabinet space for towels and guests' toiletries
- Shower curtains for a bath-tub if necessary

Cleaning Essentials

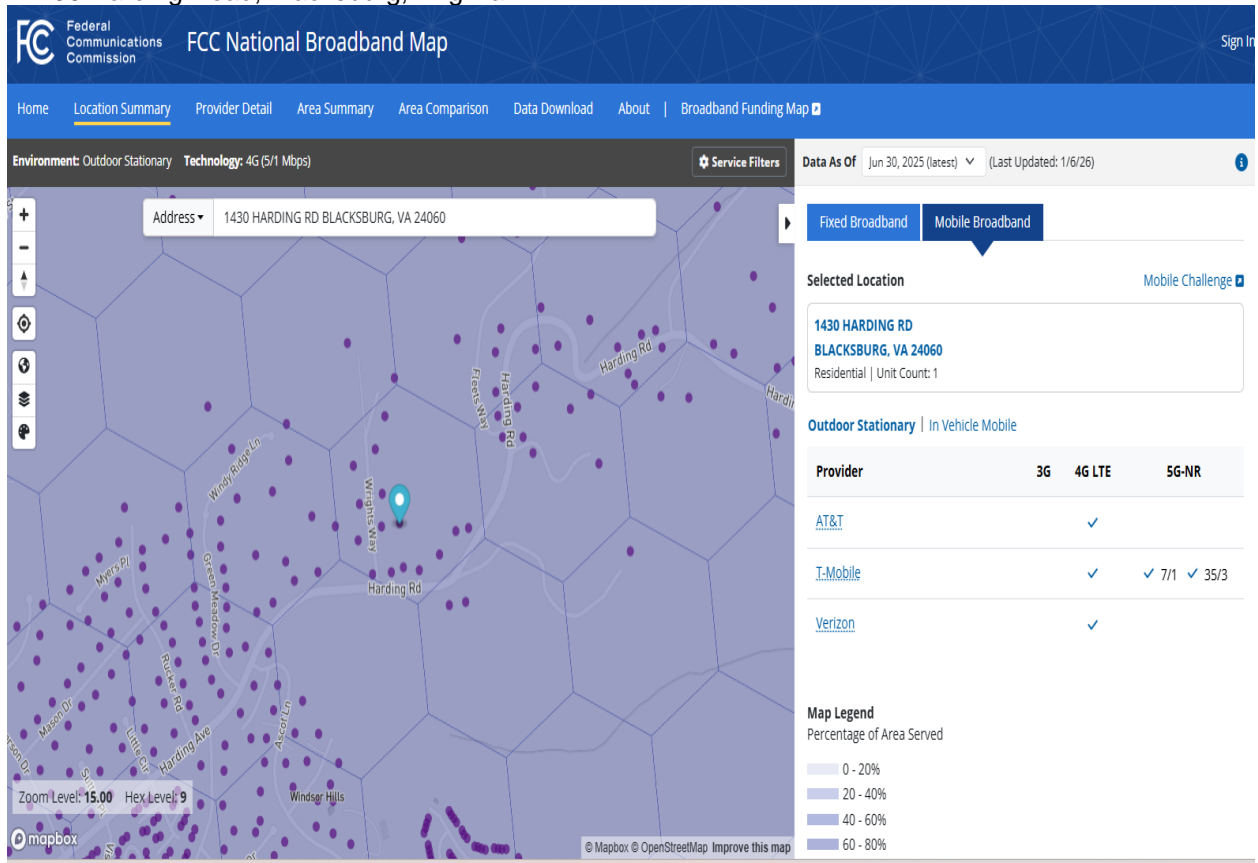
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- Dustpan & brush
- Dishwasher tablets
- Washer detergent tablets
- Dishwasher salt
- Diffuser liquid for bathrooms/room freshener
- Febreze fabric freshener

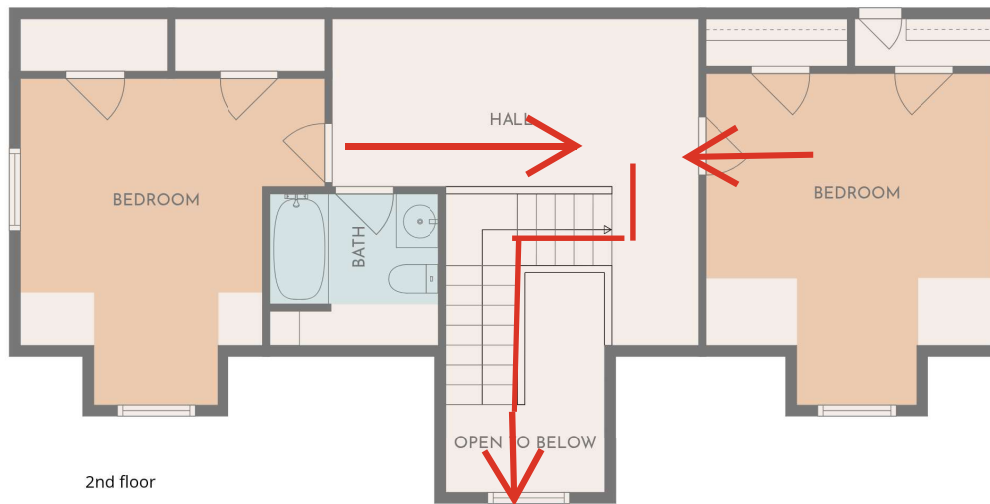
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- Iron & Ironing Board
- Washing Machine
- Clothes Stand (Even if a tumble dryer is present!)
- Wine opener
- Bottle opener
- Extension Cord
- Extra batteries for remote controls
- Extra bulbs for lamps & ceiling down-lights with correct wattage and specs
- Wifi Deadbolt Lock

Attachment B – FCC National Broadband Map

1430 Harding Road, Blacksburg, Virginia





Water Supply and/or Sewage Disposal System Construction Permit

Commonwealth of Virginia
Department of Health
Montgomery Health Department

Health Department
Identification Number 160-01-0456
Map Reference 41/A/41/7

General Information

Water Supply System: New ☒ Repair _____ Public _____ FHA _____ VA _____ Case # _____
Sewage Disposal System: New ☒ Repair _____ Expanded _____ Conditional _____ Public _____
Based on the application for a sewage disposal construction permit filed in accordance with §2.13E, of the Sewage Handling and Disposal Regulations and/or §2.13 of the Private Well Regulations a construction permit is hereby issued to:
Owner JAMES D. WRIGHT Telephone 951-4827
Address 1426 HARDING RD. BLACKSBURG VA Type I
to be constructed at: 1430 HARDING AVE.
Subdivision _____ Section/Block _____ Lot _____ Actual or estimated water use 450 gpd
3 BEDROOM

DESIGN	NOTE: SEWAGE DISPOSAL SYSTEM INSPECTION RESULTS
Water supply, existing: (describe) _____ To be installed: class <u>III B</u> cased <u>75+</u> ' grouted <u>75+</u> ' WELL IS LOCATED BELOW POLLUTION SOURCE	Water supply location: Satisfactory Yes _____ No _____ comments _____ Completion Report _____ G.W.2 Received: Yes _____ No _____ Not applicable
Building Sewer: <u>4"</u> I.D. PVC Schedule 40, Or equivalent. Slope <u>1.5"</u> per 10' (minimum). Other _____	Building Sewer: Yes _____ No _____ Comments _____ Satisfactory
Septic Tank: Capacity <u>1000+</u> Gals. (minimum). Other <u>FILTER AND SURFACE ACCESS REQUIRED</u>	Pretreatment unit: Yes _____ No _____ Comments _____ Satisfactory
Inlet-outlet structure: tees: in-8"; out-18" PVC Schedule 40, 4" tees or equivalent. Other <u>OUTLET FILTER</u>	Inlet-outlet structure: Yes _____ No _____ Comments _____ Satisfactory
Pump and pump station: No <input checked="" type="checkbox"/> Yes _____ Describe and show design. If yes: _____	Pump & pump station: Yes _____ No _____ Comments _____ Satisfactory
Gravity mains: 4" or larger I.D., minimum 6" fall per 100', 1500 lb. Crush strength or equivalent. Other _____	Conveyance method: Yes _____ No _____ Comments _____ Satisfactory
Distribution box: Precast with <u>8+</u> ports. Other _____	Distribution box: Yes _____ No _____ Comments _____ Satisfactory
Header lines: Material: 4" plastic 1500 lb. crush strength plastic or equivalent from distribution box to 2' into adsorption trench. Slope 2" min. Other _____	Header lines: Yes _____ No _____ Comments _____ Satisfactory
Percolation lines: Gravity 4" plastic 1000 lb. per foot bearing load or equivalent, slope 2" to 4" (min. max.) per 100'. Other _____	Percolation lines: Yes _____ No _____ Comments _____ Satisfactory
Absorption Trenches: Square ft. required <u>1500</u> ; depth from ground surface to bottom of trench <u>26"</u> Aggregate size <u>5-1.5"</u> ; Trench bottom slope <u>1-2"</u> per 50'; center to center spacing <u>10'</u> ; trench width <u>3'</u> Depth of aggregate <u>13+</u> '; Trench length <u>100'</u> Number of trenches <u>5</u>	Absorption trenches: Yes _____ No _____ Comments _____ Satisfactory <hr/> Inspected and approved by: _____ <div style="text-align: right;">Date: _____</div> <div style="text-align: center;">EHS</div>

Schematic drawing of sewage disposal and/or water supply and topographic features.

Show the lot lines of the building site, sketch of property showing any topographic features which may impact on the design of the well or sewage disposal system, including existing and/or proposed structures and sewage disposal systems and wells within 200 feet. The schematic drawing of the well site or area and/or sewage disposal system shall show sewer lines, pretreatment unit, pump station conveyance system, and subsurface soil absorption system, reserve area, etc. When a nonpublic drinking water supply is to be permitted, show all sources of pollution within 200 feet.

■ The information required above has been drawn on the attached copy of the sketch submitted with the application. Attach additional sheets as necessary to illustrate the design.

DRAINFIELD

3-BEDROOM DESIGN: 5-100' LINES, 24" DEEP, 3' WIDE, 10' CENTERS.

KEEP DRAINFIELD: 5+' FROM PROPERTY LINES, 10+' FROM HOUSE, 50+' FROM IIIB WELLS, 100+' FROM III C WELLS.

KEEP SEPTIC TANK: 50+' FROM ALL WELLS, 10+' FROM HOUSE, 5+' FROM PROPERTY LINES.

TANK OUTLET FILTER AND SURFACE ACCESS REQUIRED (OPTIONS: A. OBSERVATION PORT WITH SURFACE ACCESS, B. TANK BAFFLE WITH 30% VOLUME INCREASE,).

SEPTIC TANK TO BE LEVEL AND BEDDED IN 6" SAND OR GRAVEL IF ROCK OR OTHER UNDESIRABLE CONDITIONS ARE ENCOUNTERED.

INSTALL SEPTIC LINES ON CONTOUR.

PRESERVE RESERVE AREA FOR FUTURE SEPTIC REPAIR.

AVOID DRIVING ON DRAINFIELD AREA BEFORE AND AFTER CONSTRUCTION.

DIVERT ROOF AND FOOTER DRAINS FROM DRAINFIELD.

WELL

KEEP IIIB WELL: 50+' FROM TERMITE TREATED FOUNDATIONS, 50+' FROM SEPTIC TANK, 50+' FROM DRAINFIELDS AND RESERVES, 10+' FROM EASEMENTS.

INFORM HEALTH DEPARTMENT WHEN WELL DRILLING BEGINS.

WATER SAMPLE REPORT AND WELL DRILLER'S REPORT (GW-2) REQUIRED FOR FINAL APPROVAL.

This sewage disposal system and/or water supply is to be constructed as specified by the permit ✓ or attached plans and specifications_____.

This sewage disposal system and/or well construction permit is null and void if (a) conditions are changed from those shown on the application (b) conditions are changed from those shown on the construction permit.

No part of any installation shall be covered or used until inspected, corrections made if necessary and approved, by the local health department or unless expressly authorized by the local health department. Any part of any installation which has been covered prior to approval shall be uncovered, if necessary, upon the direction of the Department.

Date: September 28, 2001 Issued by: David Burris, Environmental Health Specialist

Date: _____ Reviewed by: Supervisory Environmental Health Specialist

Permit Valid
until

4/2003

JAMES D. WRIGHT

160-01-0456

