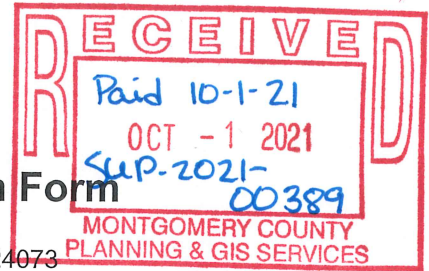




MONTGOMERY COUNTY, VIRGINIA

### Special Use Permit Application Form

Montgomery County, Virginia  
755 Roanoke St. Suite 2A, Christiansburg, VA 24073  
540-394-2148 | [mcplan@montgomerycountyva.gov](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):<br><b>Matthew and Misty Osborne</b> | Address:<br><b>1889 Taylor Hollow Rd. Blacksburg VA, 24060</b> |
| Telephone:<br><b>(540) 553-4859</b>  | Email:<br><b>my4mdos@gmail.com</b>                             |

|  |   |
|--|---|
| Applicant Name: <u>Owner</u> Contract Purchaser/Lessee<br><b>Misty Osborne</b> | Address:<br><b>1889 Taylor Hollow Rd. Blacksburg VA 24060</b> |
| Telephone:<br><b>(540) 553-4859</b>  | Email:<br><b>my4mdos@gmail.com</b>                            |

|                                  |          |
|----------------------------------|----------|
| Representative Name and Company: | Address: |
| Telephone:                       | Email:   |

**Property Description:**

|   |  |   |
|---|--|---|
| Location or Address: (Describe in relation to nearest intersection)<br><b>1736 Taylor Hollow Rd. Blacksburg, VA 24060</b> |  |   |
| Parcel ID Number(s):<br><b>250254</b>   | Acreage:<br><b>1.4036</b>                      | Existing Zoning:<br><b>Agricultural</b> |
| Comprehensive Plan Designation:<br><b>Short Term Rental</b>   | Existing Use:<br><b>Single Family Dwelling</b> |   |

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

|  |
|--|
| Proposed Use(s) including acreage:<br><b>Short Term Rental</b> |
|--|

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.

|                        |                |
|------------------------|----------------|
| <b>Matthew Osborne</b> | <b>9/30/21</b> |
| Owner 1 Signature      | Date           |

|   |                |
|---|----------------|
| <b>Misty Osborne</b>  | <b>9/30/21</b> |
| Owner 2 Signature (for add'l owners please attach separate sheet) | Date           |

|                      |                |
|----------------------|----------------|
| <b>Misty Osborne</b> | <b>9/30/21</b> |
| Applicant Signature  | Date           |

|                                |      |
|--------------------------------|------|
| Representative/Agent Signature | Date |
|--------------------------------|------|

## Special Use Permit Application for Bed and Breakfast Inn

Located at 1736 Taylor Hollow Rd. Blacksburg, VA 24060

Comprehensive Plan Justification- 1736 is Single Family Dwelling under the land use policy area: Agricultural (Resource Stewardship, PLU 1.2) in Montgomery County. 1736 Single Family Dwelling has a Residential Appearance and will remain Residential, with no Exterior Impact.

1736 Single Family Dwelling is located on a 1.4036 Acreage Lot, with direct access from Public Road (Taylor Hollow Rd.) Existing Landowners are Matthew and Misty Osborne, with adjoining property owners:

Ricky Brumfield-748 Brumfield Rd. Blacksburg, VA 24060

Rodney Smith-1885 Taylor Hollow Rd. Blacksburg, VA 24060

Carlene Woolwine-1061 Lusters Gate Rd. Blacksburg, VA 24060

Concept Development Plan- Proposal to use 1736 Single Family Dwelling for Short Term Rental; (Airbnb Rental) 1736 offers a 2 Story Structure, with 2 Bedrooms, and 2 Bathrooms. It provides safety from fire hazards and has effective measures of fire control. 1736 is located in a quite nature setting. All rentals will be monitored of any parties that will be of any disturbance to the local public/neighborhood. The generated lighting will be that of a Residential Single Family Dwelling. Location of 1736 will be easily located by Public with Visual House Number at Entrance of Property. The location and area footprint of 1736 can be found on attached aerial photo. The timing to start Short Term Rental at 1736 will be upon approval of Special Use Permit. Permitting Short Term Rental at 1736 will not result in any way of preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance. 1736 Short Term Rental will promote convenience to the public with its beautiful surroundings of the Blue Ridge Mountains for relaxation, also for its convenience of local outings including the nearby Virginia Tech College, National Forests, etc. Access to 1736 is directly from public use road (Taylor Hollow Rd). Driveway will only consist of traffic for 1736, no easement of others. As 1736 is a Single Family Dwelling, the traffic expected should be minimal. 1736 Single Family Dwelling has been supplied a Certificate of Occupancy by the Building Department of Inspections of Montgomery County. Permit Number BP-2019-16951. 1736 Single Family Dwelling is served by private well and septic. Access to 1736 will be maintained at all times to keep road and transportation in a safety manner for public use. There should little to no effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality. Proposed Special Use Permit for 1736 Short Term Rental will provide desirable employment, and will encourage economic development activities consistent with the Comprehensive Plan. Proposed Special Use Permit does consider the needs of agriculture and businesses in future growth. Proposed Special Use Permit for 1736 will enhance affordable Rentals for out of state guests, as well as local county/state guests. No outdoor buildings are located at 1736 Dwelling. The proposed use of open space has yet to be determined. 1736 Family Dwelling has no major flood plain or steep slopes. No Fuel or Fuel Storage is present at 1736 Dwelling. Parking area

for 1736 has been notated on aerial photo. 1736 Dwelling has a gate at entrance for Security. The maintenance of Short Term Rental at 1736 will be operated by Family. No anticipated odors will be generated by any use located at 1736. Proposed Special Use Permit for Short Term Rental located at 1736 will be very minimal traffic for existing neighborhoods and school areas. The private nature setting and conveniences for many main attractions in our local area, allows a great opportunity for 1736 to be used for a Short Term Rental.

906  
FIELD  
DAVID

1720

1724  
BP-2019-16952

030082  
SMITH  
RODNEY B

1736  
BP-2019-16951  
250254  
OSBORNE  
MATTHEW P

Parking Area  
Special  
Use  
Permit  
Short Term  
Rental

TAYLOR HOLLOW RD PRIVATE

017709  
WOOLWINE  
CARLENE WLE

000288  
THOMAS ERIC

1741  
8180