

August 5, 2024

Highland County Dept of Building & Zoning
PO Box 188
Monterey, VA 24465

Ladies and Gentlemen:

Attached please find a Campground Conditional Use Permit application related to 840 Lower Back Creek Rd. My husband, Jeff Newton, and myself are in the process of purchasing the 134 acres associated with parcels 63A8A/63A8B, and we plan to erect 15 tiny cabins over the course of several years in order to accommodate overnight lodging guests.

Each cabin is less than 200 sq feet, with a 10'x10' footprint. The cabins are made by the Canadian company, Bunkie Life, and are constructed of solid tongue-and-groove spruce, with an aesthetic that we believe is in harmony with the surrounding heavily-forested area. We intend to construct a shared bath house facility with a 4 female and 4 male restroom/shower capacity.

Jeff and I will be living on the property full time, and it is our desire to be active within the community and to enhance the surrounding area by providing beautiful, quiet, and nature-focused lodging geared toward couples and solo travelers.

We are in the process of securing VDOT approval, and we are also in communication with the Highland County Health Department Environmental Health Specialist, Kimberly Bender, regarding septic requirements to service our intended purpose. Further, we understand we must apply for and receive a campground permit from the Virginia Department of Health/Office of Environmental Health.

At the risk of sounding sappy, I want to express how genuinely excited Jeff and I are to start this new phase of our lives in Highland County. We already feel as though we are part of the community, and each time we travel back over the mountains to stay for the weekend, we are further assured we have chosen the right place to live out our dream of creating a unique and amazing lodging space where guests can immerse in all the County has to offer.

Respectfully,

A handwritten signature in black ink, appearing to read 'Holly Hughes', with a long horizontal flourish extending to the right.

Holly Hughes



COUNTY OF HIGHLAND

DEPARTMENT OF BUILDING AND ZONING

P.O. Box 188 Monterey, Virginia 24465

Phone 540-468-2323
Email highlandbz@htcnet.org
Website highlandcovabz.org

Conditional Use Permit Application

The Highland County & Town of Monterey Zoning Ordinance requires the applicant to get a Conditional Use Permit pursuant to Section: _____

For Office Use Only

FEE: _____

Date Received: _____

Deadline Date: _____

Received By: _____

Applicant to provide the following information:

Use Applied For: Campground (tiny cabins)

Use Location: 840 Lower Back Creek Rd, Monterey VA 24465
parcels: 63ABA, 63ABB

Applicant Name: Jeff Newton & Holly Hughes

Applicant Address: PO Box 6, Monterey VA 24465

Applicant Phone Number: 206-724-6093 Cell: 206-724-6093

Landowner Name: Same as Applicant

Landowner Address: _____

Landowner Phone Number: _____ Cell: _____

Acres in Parcel: 134

Zoning: AG

63ABA 7.19AC
Tax Map #: 63A8B 127.62AC

Acres in Request: 134

Election District: _____

1. Describe the intended use.

Tiny cabin overnight lodging facility. Each cabin is
~ 200 sq ft with a 10' x 10' footprint

2. State whether new buildings will be constructed and describe improvements to existing infrastructure.

New Cabins, Spruce tongue & groove
1 bath house facility

3. State whether traffic volume will increase significantly in the immediate neighborhood. Describe the type of traffic and the estimated increase.

No significant increase. Even at full capacity, only 10-15
cars would be added to road in a day. Lower back creek is
a very rural, lightly travelled road.

4. State the amount of parking required for use as outlined in the Zoning Ordinance and the amount of parking that will be onsite.

As required by zoning. Plan on 1 space per cabin, more
if required by zoning

5. List all signs that will be posted or installed on the property. Describe location and size of each sign.

1 ~ 4' x 3' sign at property entrance; or
1 sign with size as required by zoning
sign to be wood and blend in with surroundings.

6. List days and hours of operation (include deliveries).

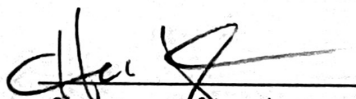
7 day/wk, with quiet hours 10pm - 6am

7. Describe anticipated noise, waste, dust and vapors associated with the use.

Limited to no noise impacts due to size of property and surrounding
maintain ridges. owners will live on site and manage noise. Waste
will be controlled/mitigated daily.

8. State the number of people to be employed by new use and describe any potential for growth.

owner-managed with possibility of 1-2 employees
in the future as needed.


Signature of Landowner



Signature of Applicant or Agent

Conditional Use Permit Application (continued)

LIST NAMES AND COMPLETE MAILING ADDRESSES OF ALL ADJACENT LANDOWNERS, INCLUDING LANDOWNERS ACROSS ANY ROAD. (May use additional pages if necessary.) Names of owners and complete mailing addresses may be found in the Commissioner of Revenue Office in the Highland County Courthouse.

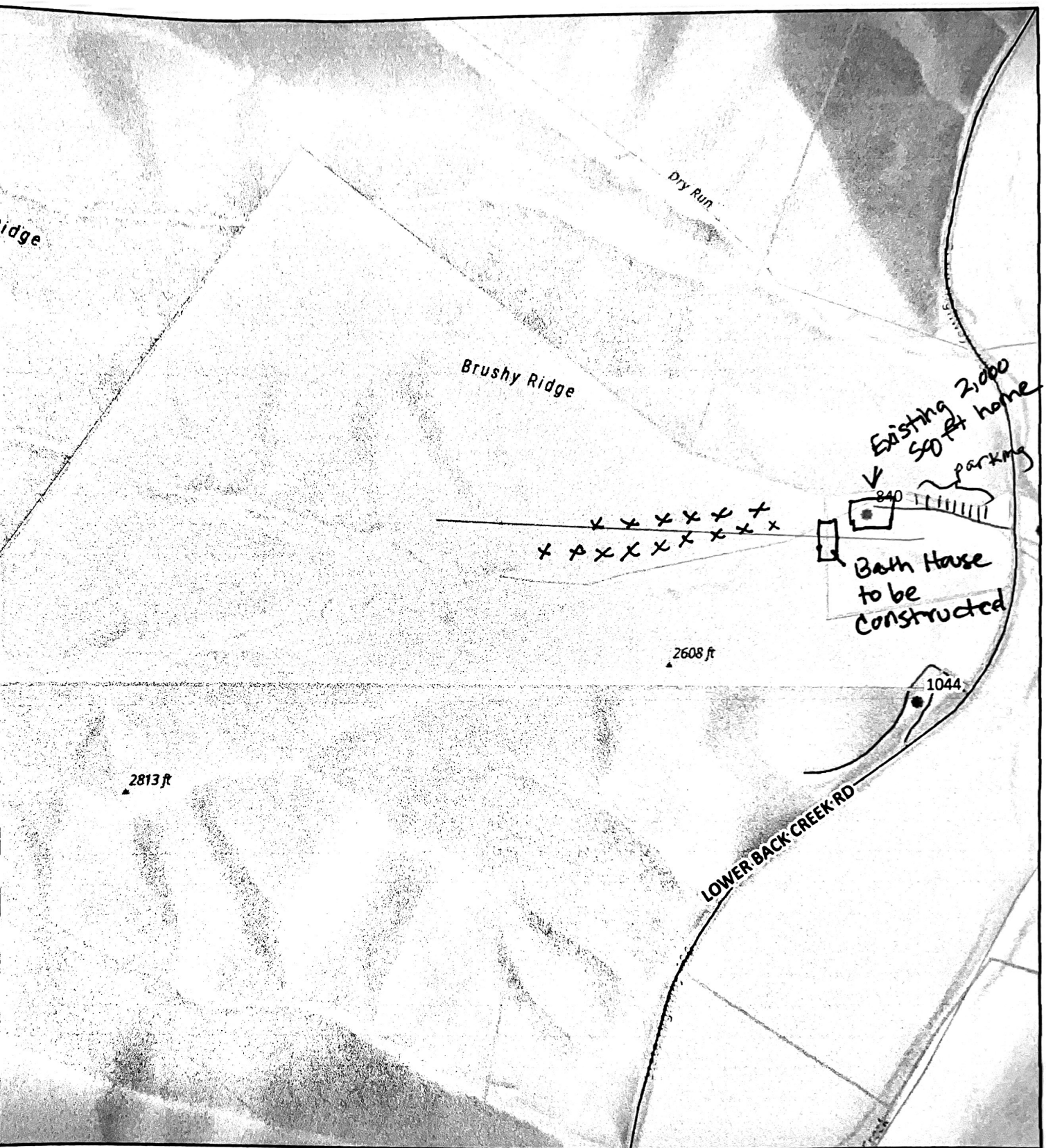
NAME	ADDRESS
Susan Blanchard Estate	835 Lower Back creek
	306 N 31 st ST, Richmond VA 23223
Jason Pecor	Parcel 63A8D
	81 Graham St., Greenville VA 24440
Barry Wilkins	parcel 63A8C
	3015 Middle Cove Rd, Mathias WV 26081

AS APPLICANT FOR THIS CONDITIONAL USE PERMIT, I Holly Hognes (printed name of Applicant) hereby acknowledge that I have faithfully and correctly provided names and complete mailing addresses of all my adjoining property owners and those directly across the street and road. I understand that failure to do so will leave me liable for additional costs for re-advertising and that my request could be delayed until proper notification has been given to all adjoining property owners and those property owners directly across the street or road.


 Signature of Applicant

8-5-24

Date

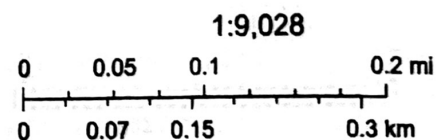


July 13, 2024

ZONING: AG

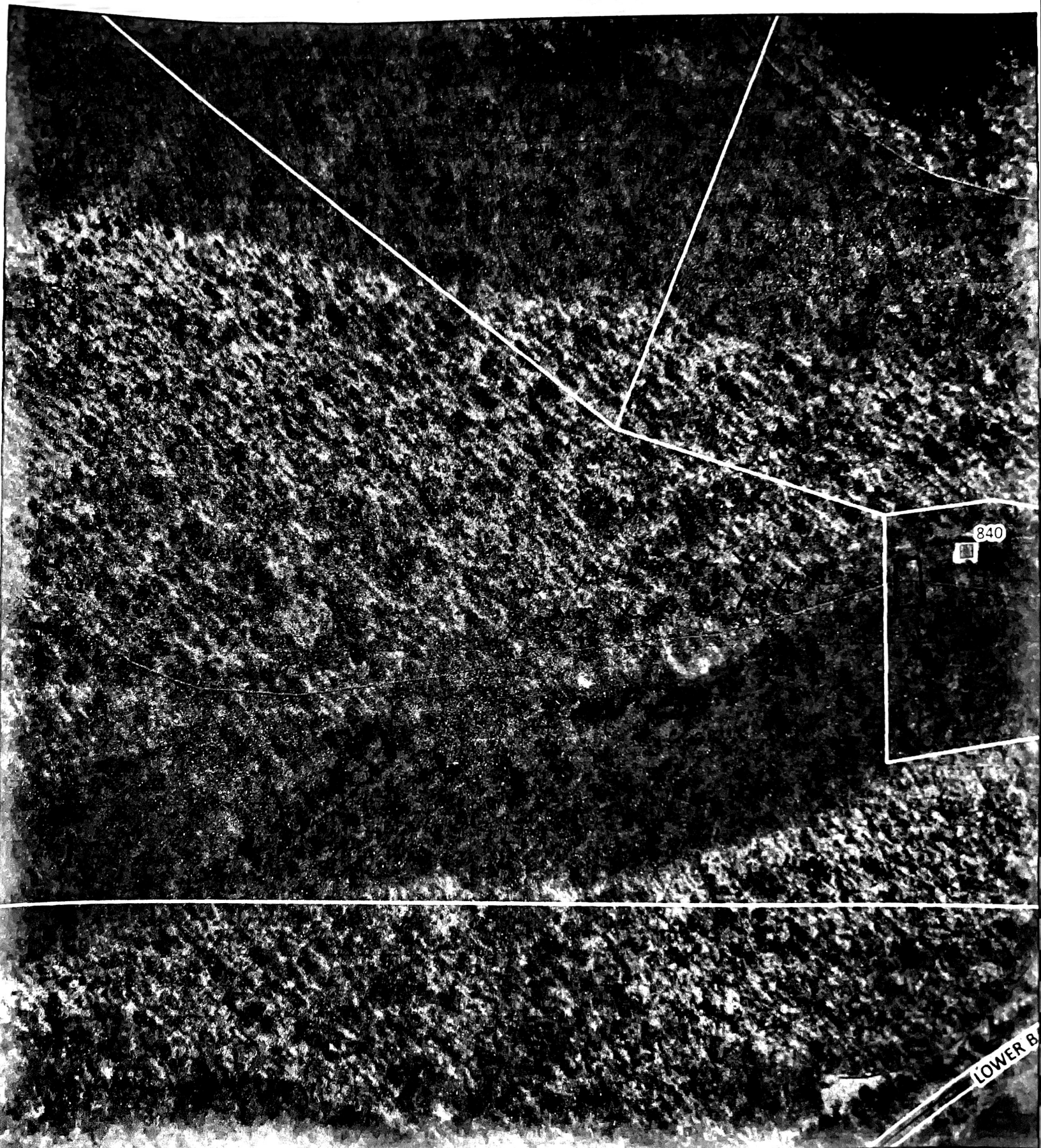
x = tiny cabin ~ 200 sqft incl. loft
footprint 10.75' x 10.75'

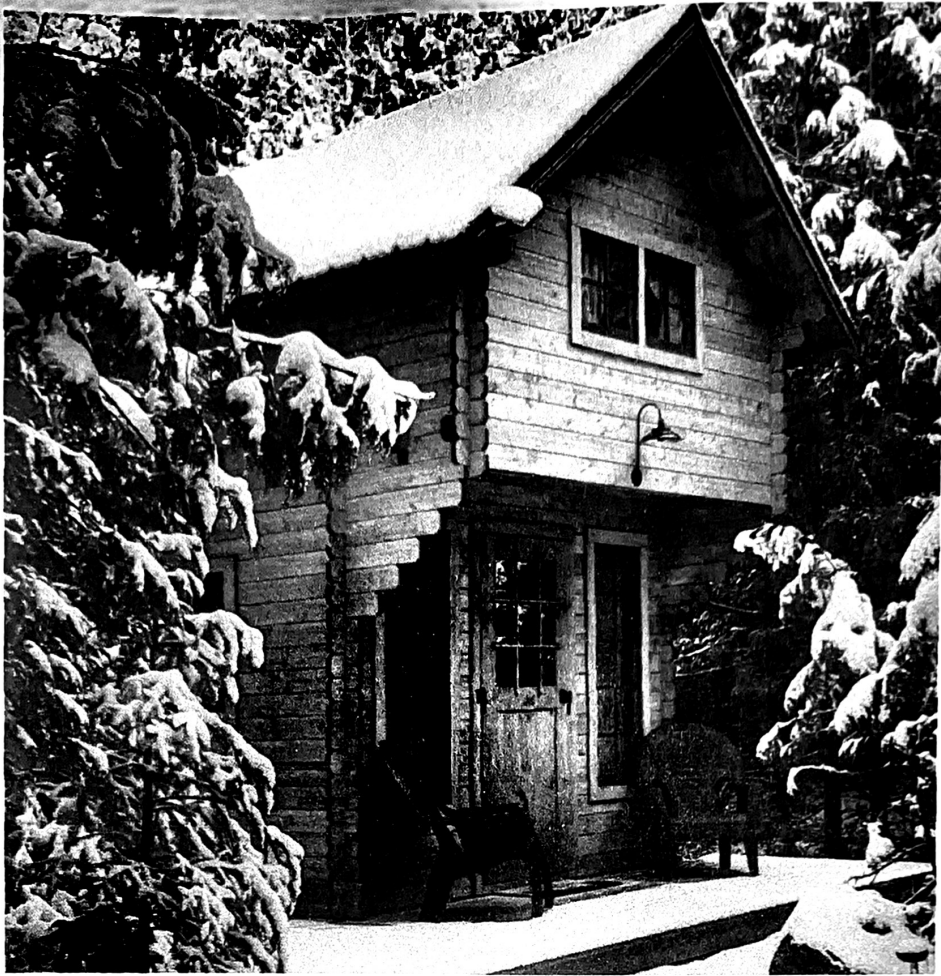
Bath house: 4 womens / 4 mens
shower / toilet / sink each
(or # of facilities required by health dept)



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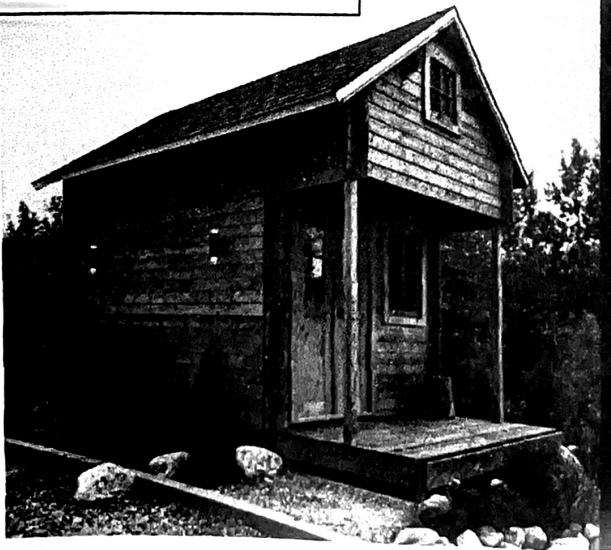
840 lower back creek sat



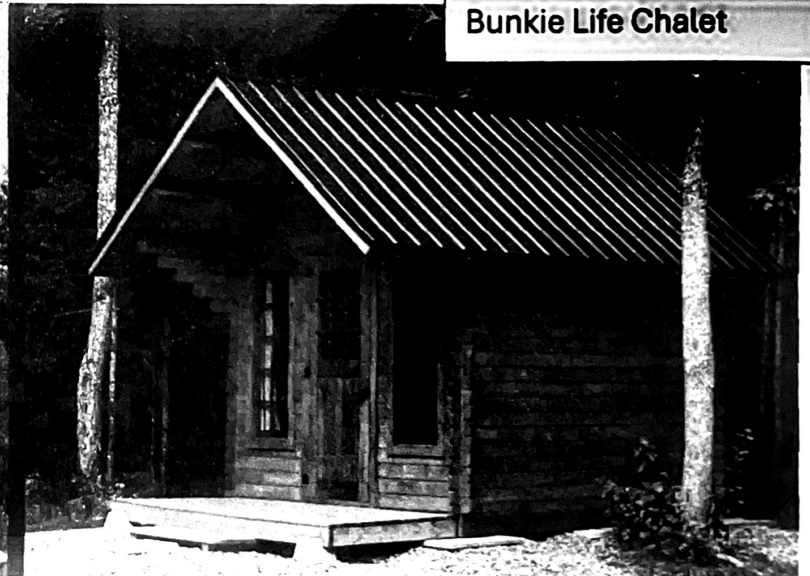


Bunkie Life Haven Ultra

Bunkie Life Weekender

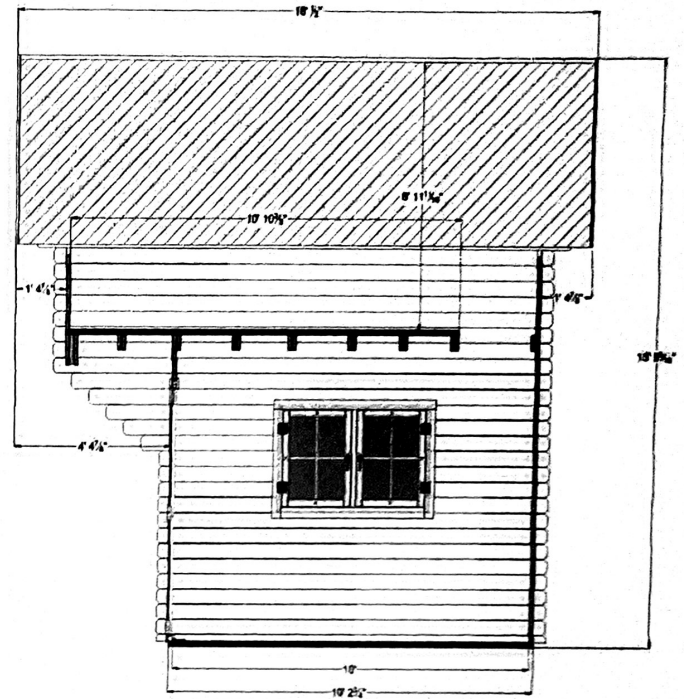
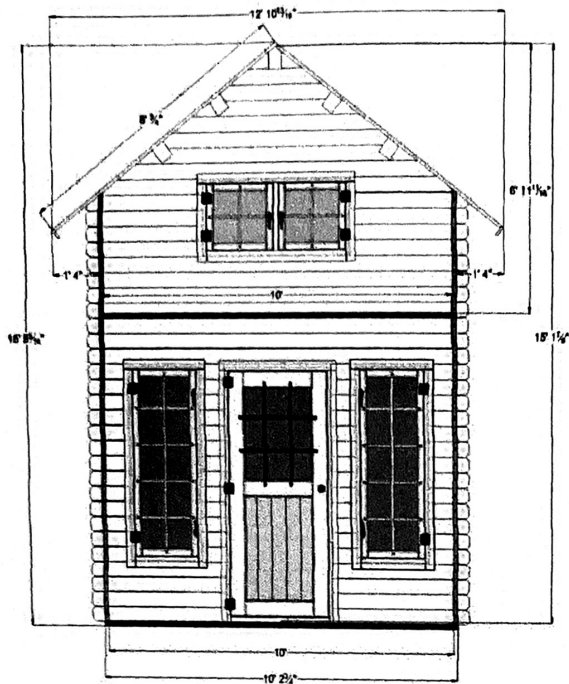


Bunkie Life Chalet



HAVEN ULTRA BUNKIE WITH LOFT: 104.6 + 120 ft²

Front and Side View Dimensions



Bunkie Life • Small Cabin Kits • 1-866-428-6543 • bunkielife.com
As Seen On Dragons Den & HGTV • Shipping in Canada & USA