



Robert L. Dickerson
Mayor

Town of Pearisburg

112 Tazewell St.
Pearisburg, VA 24134
Phone: (540) 921-0340
www.pearisburg.org

APPLICATION TO EXTEND OR MODIFY A CONDITIONAL USE PERMIT

This application is used to request an extension or modification of an existing Conditional Use Permit issued by the Town of Pearisburg. The purpose of this application is to provide the Town with sufficient information to evaluate the proposed changes and determine compliance with applicable zoning regulations. Applicants should complete all sections fully and attach any required supporting materials.

The completed application, along with the \$150 application fee, must be returned to the Town of Pearisburg Town Office, located at 112 Tazewell Street, Pearisburg, VA 24134. Incomplete applications may delay review or consideration. Please call the Town at (540) 920-0340 with any questions.

1. Applicant Information

- a. Applicant name:
- b. Mailing address:
- c. Phone number:
- d. Email address:

2. Property Owner Information (*if different from applicant*)

- a. Applicant name:
- b. Mailing address:
- c. Phone number:
- d. Email address:

3. Description of property and intended use:

- a. Legal description of property (map or text) to be affected by the conditional use:

- b. Zoning District in which property lies:
- c. Explain the necessity or desirability of the proposed use to the neighborhood or community:
- d. Explain the relationship of the proposed use to the adjacent property and land use:
- e. Provide any additional information regarding the property, proposed use or surrounding area that may be pertinent to this application:
- f. Provide the names and addresses of all adjacent property owners:
- g. Explain in detail how the existing Conditional Use Permit is to be modified or extended:

4. Site Plan

Attach two (2) copies of a site plan which includes, as a minimum, the following items:

- a. Lot dimensions and boundaries with property line monuments located thereon
- b. Location and size of existing and proposed structures
- c. Yard dimensions and the use of structures
- d. Easements (private and public)
- e. Water courses, fences, street names and street right-of-way lines
- f. Driveways and parking areas
- g. Such other information regarding abutting property as directly affects this application

Signature of property owner(s) or authorized

Date

Phone Number

Received with \$150.00 filing fee as required under Sec. 30-901.01 of the Pearisburg

TOWN OF PEARISBURG

BY: _____

DATE: _____

Please contact Reaves Ward, REALTOR 540-597-4607 with any questions regarding this application.

Town of Pearisburg
Planning Commission
Tazewell Street
Pearisburg, VA 24134

Dear Members of the Planning Commission,

Please accept this letter as my strong support for extending the existing special use permits to the new owner(s) of **Angels Rest Hiker's Haven** 204 Douglas Lane and **ChillaxInn@Angels Rest**, 200 Douglas Lane, Pearisburg, VA 24134.

It has been an honor to establish and operate this business in support of the outdoor tourism economy of Pearisburg and Giles County, and it is my sincere hope that it will continue to serve the community long after my involvement concludes.

When I began this project in 2016, Pearisburg was largely an unremarkable stop for hikers attempting a thru-hike of the Appalachian Trail. Since that time, Angels Rest Hiker's Haven has played a meaningful role in placing Pearisburg firmly "on the AT map," quickly becoming a must-stop destination for all kinds of hikers and other travelers.

On average, we serve approximately 1,800 hikers each year. These visitors take advantage of the hostel's proximity to Food Lion, local restaurants, and other hiker-friendly businesses, providing a direct and measurable benefit to the town's economy. We also created the "Vortex" Patch, which encourages hikers to stay three nights in Pearisburg—further increasing their engagement with local businesses.

A video search for "Angels Rest Hiker Hostel" on YouTube demonstrates the affection hikers have for both ARHH and Pearisburg itself, which is frequently recognized as a welcoming and memorable Appalachian Trail town.

Thank you for your willingness to work with the new owners to ensure a smooth transition. I am also grateful for the Town's continued support of my entrepreneurial efforts in Pearisburg over the past 30 years.

Sincerely,

A handwritten signature in black ink, appearing to read "Pippa Chapman", written over a horizontal line.

Dr. Pippa Chapman