



TOWN OF PEARISBURG

112 TAZEWELL ST.
PEARISBURG, VIRGINIA 24134

Robert L. Dickerson
Mayor

Council:
Colin Munsey
Vice-Mayor
Jimmie R. Williams
Kristi Eaton
Judy R. Harrell
Susie Journell
Cathy Clark

Kenneth F. Vittum
Town Manager
kvittum@pearisburg.org

Rick C. Tawney
*Town Engineer/Public
Works Director*

Jackie C. Martin
Chief of Police

Lorrie A. Mitchell
Finance Director

Regina H. Harless
Town Clerk

Birdie Moyer
Librarian

Rodney F. Wilson
Building Official

Recreation Director
Danielle Martin

Telephone:
(540) 921-0340

Fax:
(540) 921-0086

Website:
www.pearisburg.org

TO: Dr. Pippa Chapman

FROM: Kenneth Vittum, Town Manager *KFV*

RE: Conditional Use Permit

DATE: August 15, 2016

At the August 9, 2016 meeting of the Pearisburg Town Council a motion was duly approved to grant a Conditional Use Permit to establish and construct a Hiker Hostel and Yoga Studio on property you own at 204 Douglas Lane (Tax Map 40D-7-2). This letter will serve as the official notification of the Permit approval with the following Conditions:

1. Maximum number of outdoor campsites allowed is twelve (12);
2. Maximum number of campers allowed on one (1) site is five (5) with a maximum of sixty (60) campers on site at one time;
3. Men's and women's bathrooms will be constructed with a minimum of two (2) toilets provided in each;
4. The facility shall be connected to Public Water and Sewer systems;
5. All campsites shall have a minimum setback from the property line of thirty (30) feet;
6. All camp sites shall be constructed within five hundred (500) feet of the restrooms;
7. The facility shall comply with all requirements of the Virginia Department of Health and a letter shall be submitted to the Town of Pearisburg confirming this compliance;
8. All camp sites shall have a maximum of five (5) days continuous occupancy by any one party; and
9. The existing natural tree buffer shall be maintained around the perimeter of the property.

A copy of this letter is being provided to the Building Official who will be responsible for inspection and compliance issues related to this development. Thank you for your patience and cooperation while this Permit was being processed. Please let me know if you have any questions.

Cc: R. Wilson, Building Official

December 3, 2018

Rodney Wilson
Town of Pearisburg Planning Commission
Tazewell Street
Pearisburg VA 24134

Dear Rodney:

We had spoken briefly this past summer about my attending the Planning Commission Meeting, Thursday, December 20, 2018 at 5:30pm to update the commission on the progress of Angels Rest Hikers Haven.

Having completed our second season as a regulated campground, Angels Rest Hikers Haven is happy to report much success, having served approximately 1500 hikers in the past twelve months of operation. This number of hikers far exceeded our expectations and thus our original planning. With a couple of seasons behind us, we are now in a better position to explain our business model to the town and seek a few changes to the original plans.

First, we originally did not appreciate the crew power that was needed to move 1500 hikers (875 of those during the months of May and June alone) in and out of Pearisburg. During the peak of the north bound season, we utilize a crew of ten volunteers. Our biggest challenge has been housing these amazing individuals that come from all over the country to assist with the migration of thru hikers through our little town during the months of May, June, September and October. Our solution to housing crew is to add 4 to 5 campsites with electrical hook-up. The volunteers sleep in RV's and Campers that we provide or bring their own recreational housing (RVs, Camper Vans) and utilize the amenities of the hostel to meet their other living needs.

Second, we are in the process of working with Jason Stinnett, Virginia Department of Health to include the trailer that is on the premises to be used as a "two bedroom cabin" and common area for the thru hikers. We originally used the trailer as office space and crew housing, but now have a separate building at the entrance of the property for check-in and payment.

Having had a few years to learn about the hiking community, I now have a better understanding of hikers and their needs. Originally, I was unaware of the different types of hikers. Our hostel is presently set up to cater to the thru hikers, two seasons per year, May-June and Sept-Oct. However, there is another type of hiker, the section hiker, which will come to a hostel and use it over a period of time as a base camp while hiking sections of the AT daily. These section hikers have different needs than those of the thru hikers. For that reason, I have discussed with Mr. Stinnett the option of using my home as a B&B type arrangement (no food being served) for those individuals that may like a longer stay and are likely to use more of the local businesses. My original special use permit limits hikers to a maximum stay of five days. I would like the wording of that stipulation changed to read "thru hikers are limited to a maximum stay of five days".

I would like a separate stipulation for hikers we term "Slack Packers" and "Section Hikers". It is logistically possible that a hiker or group of hikers could come to Pearisburg and hike daily on the AT between Damascus and Daleville VA, returning each evening to Pearisburg for food and lodging. Depending on their physical abilities, they could lodge in Pearisburg anywhere from 1-3 weeks. If we consider a few days for bad weather or mild injury, a section hiker could realistically be in Pearisburg for a month. I would like the opportunity to expand our services to include "ChillaxInn @ Angels Rest Hikers Haven" at 200 Douglas Lane. This lodging is three private rooms with a maximum guest occupancy of 5 plus a host; and according to Mr. Stinnett would be regulated as a B&B without food service. During winter months, this space might be a housing option for VA Tech fans and Winter Outdoor Enthusiasts, which would assist our business during the off season to pay ongoing utilities.

I've attached copies of the updated plans and applications that are being submitted to Mr Stinnett at the Health Department for review.

Please let me know if you need to come by the property before the meeting on Dec. 20th. I will be out of town Dec 11th-16th. If I can answer any questions before the meeting, please call my cell at 540-922-2178.

Sincerely,

Dr. Pippa Chapman

4. Testimonials from Hostel Guests and ChillaxInn Feasibility Participants

- Thanks so much for your support, kindness and positive thinking. Everyone aided me to complete my journey. I finished after 8 years of section hiking, at Rockfish Gap, Waynesboro VA. Thanks a Million!

~ "Kinder", Cathie Stallings

- Your house was perfect for my stay and I look forward to many more stays and hikes in the future!

~ Shari Morris, Belair, MO

- This place is so special! The home is full of love and style and warmth. It was the perfect place to spend for the wedding and we can't thank you enough. Love,

~Rory and Marie (The Newlyweds) from Delaware

- Thank you for the most comfortable stay on the Trail!

~Puddles, 2018/2019 Flip Flop

- It's been a pleasure and gift to stay here. Thank you for the peaceful and restful stay and for sparkling magic on my journey to Asheville. I know I'll be seeing you again!

~ Amy and Blue (the pup)

- Thank you for allowing me to stay! One of my favorite stays during my Sobo (South Bound) Hike. Please remember our 22 vets who kill themselves daily. Mile 1500-1600 I am walking for Sgt. Dan Nerstrom's Family. God Bless America and all that keep her free! Love ya so much Doc!

~Too Many

- I so enjoyed staying here. Doc, you are super nice and the young men that work here are so helpful, kind, courteous, and have great personalities. I definitely will let my hiking friends in Tennessee and elsewhere on my adventures know about the house and other accommodations. Thank you for providing services for us hikers. I appreciate you!

~Carolyn C.

- Awesome place to stay on the trail. Thanks for all the comforts of home. The crew was Great! Perfect Place to recharge at the end of a day of hiking. Thank you!!! 36 miles to Go!

~River, Nobo/Sobo 2018/19 Flip Flop

ANGELS REST HIKER'S HAVEN

PROPOSED MODIFICATIONS TO CONDITIONAL USE PERMIT FOR
200-204 DOUGLAS LANE, PEARISBURG VA 24134

PARCEL ID: 40D-7-2

APPLICATION FOR A CONDITIONAL USE PERMIT

I. Description of property and intended use: A. Legal description of property (map or text) to be affected by the conditional use: 200-204 Douglas Lane, Pearisburg VA PARCEL ID: 40D-7-2

B. Zoning District in which subject property lies: AR1

C. Explain the necessity or desirability of the proposed use to the neighborhood or community: See Attached

D. Explain the relationship of the proposed use to adjacent property and land use: See Attached

E. Provide any additional information regarding the property, proposed use or surrounding area that may be pertinent to this application. Attached

F. Provide the names and addresses of all adjacent property owners: List Attached

II. SITE PLAN Two Copies Attached

Signature of property owner(s) or authorized agents:

Pippa R. Chapman, DC (Owner)

Date

Phone Number: 540 922-2178

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

TOWN OF PEARISBURG

BY: _____

DATE: _____

Overview

Project Background and Description

Having completed our second year as a regulated campground catering to hikers on the Appalachian Trail, Angels Rest Hiker's Haven is happy to report much success, having served approximately 1500 hikers in 2018. In the past two years we have learned, sometimes by trial and error, that there are different types of hikers that utilize the Appalachian Trail. While our original plans were to cater to the thru hiker, we are now looking to expand our services to include section hikers, as this market has a greater economic impact on our community, lengthens our operating season and improves cash flow during the off-peak season.

Section hikers have different needs than the thru hiker. They usually have less time to hike but larger recreational budgets. They may drive into town, then arrange to leave their car and pay for a shuttle to and from the trail head. They often will pick a hostel in which to use as a base camp and will hike the trail north and south of their base camp over a two to three week "hiking vacation". They might hike during the day, but return to town each night for their meals and lodging. Or they may spend several days out on trail then return to the hostel at the end of the hike to depart for home the next day.

Because their hiking is usually performed on a scheduled vacation from their regular employment, they tend to enjoy more of the town's amenities than the typical thru hiker. They usually are not interested in tenting, as they prefer sleeping in an actual bed. They are less interested in cooking meals and would prefer to eat out each evening after hiking all day. The typical section hiker pays more attention to the weather and will tend to modify their hike accordingly. Instead of hiking in miserable weather, they may opt to do other tourist activities in the area, waiting for the bad weather to pass. Section hikers tend to be more susceptible to injury, and often will build "rest days" into their hiking plan. With these differences in mind, we offer the following modifications to our original special use permit:

We would like to offer the house at 200 Douglas Lane as B&B type lodging (without food service). It consists of three bedrooms, a shared bath, a common living room and a common kitchen. The house may be rented in whole by groups no larger than six or the bedrooms may be rented by individuals and couples for a maximum occupancy of five. Our current plan is to list 200 Douglas Lane on Airbnb and other similar booking services as "ChillaxInn @ Angels Rest Hikers Haven". It will be priced slightly higher and offer upscale amenities.

We wish to retain the original 5-day limit for thru hikers in the campground facilities. However, for other guests, we would like to see a two-week limit set with the ability to extend up to 21 days in the case of injury or extreme weather. Each hiker is required by state campground regulations to complete a formal registration and the section hiker can be easily identified by a selection from a drop-down menu on the computerized registration form.



Giles County Health Department
1 Taylor Ave, Suite 4, Pearisburg, VA 24134
540.235.3135



APPLICATION FOR A HOTEL PLAN REVIEW

Please place a ☒ next to the address where you would like VDH to mail correspondence

\$40.00 FEE

☒ Hotel Name: <u>ChillaxInn @ Angels Rest Hiker's Haven</u>	
Hotel Address: <u>200 Douglas Lane</u>	City/State/Zip: <u>Pearisburg VA 24134</u>
Hotel Phone: <u>540-787-4076</u>	Email: <u>trailangel@suddenlink.net</u>
☒ Owner Name: <u>Pippa R. Chapman, D.C.</u>	
Owner Address: <u>200 Douglas Lane</u>	City/State/Zip: <u>Pearisburg VA 24134</u>
Owner Phone: <u>540-787-4076</u>	Email: <u>trailangel@suddenlink.net</u>
☐ Lessee Name:	
Lessee Address:	City/State/Zip:
Lessee Phone:	Email:

This application is for a plan review of (choose one):

- ☐ Construction/conversion of a new hotel
☐ Remodeling or addition to an existing property

If you plan to have a swimming pool, spa/hot tub, or sauna at this facility, **you must separately apply** for a pool construction permit. N/A

For renovations and additions, is your hotel:

- ☐ Currently permitted by VDH
☐ Not currently permitted by VDH

If you plan to have food service at this facility, **you must separately apply** for a food establishment plan review and permit. N/A

Future application for operation permit will be made in the name of the ☐ Owner ☐ Lessee

Proposed facility type: ☐ Hotel ☐ Motel ☒ Bed & Breakfast — No Food

This application must include a site map and any supplemental material necessary to review the following items*:

- Included:
- ☒ Proposed method and location of the sewage disposal system. — Septic
(e.g. public sewer, onsite sewage system, discharge system)
 - ☒ Proposed water supply and details of distribution system — Municipal
(e.g. public water hookup, hotel operates its own waterworks, private well)
 - ☒ Plans for all buildings and structures, including interior finishes
(please include specifications on building finishes, including floors, walls, and ceilings)

Approved
(VDH USE ONLY)

☐

☐

☐

Existing 3 Bedroom Ranch House

Included (cont.):

- ☒ Floorplan/ layout of hotel
- ☒ Specifications for laundry facilities
- ☒ Dish and ware-washing facilities
- ☐ Ice Machines N/A

Approved
(VDH USE ONLY)

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☐
☐
☐

*During plan review, VDH may require submission of additional information to determine regulatory compliance.

*This plan review will **not** determine whether the proposed hotel/ motel/ bed & breakfast will comply with all operational requirements of 12VAC5-431, the Sanitary Regulations for Hotels.

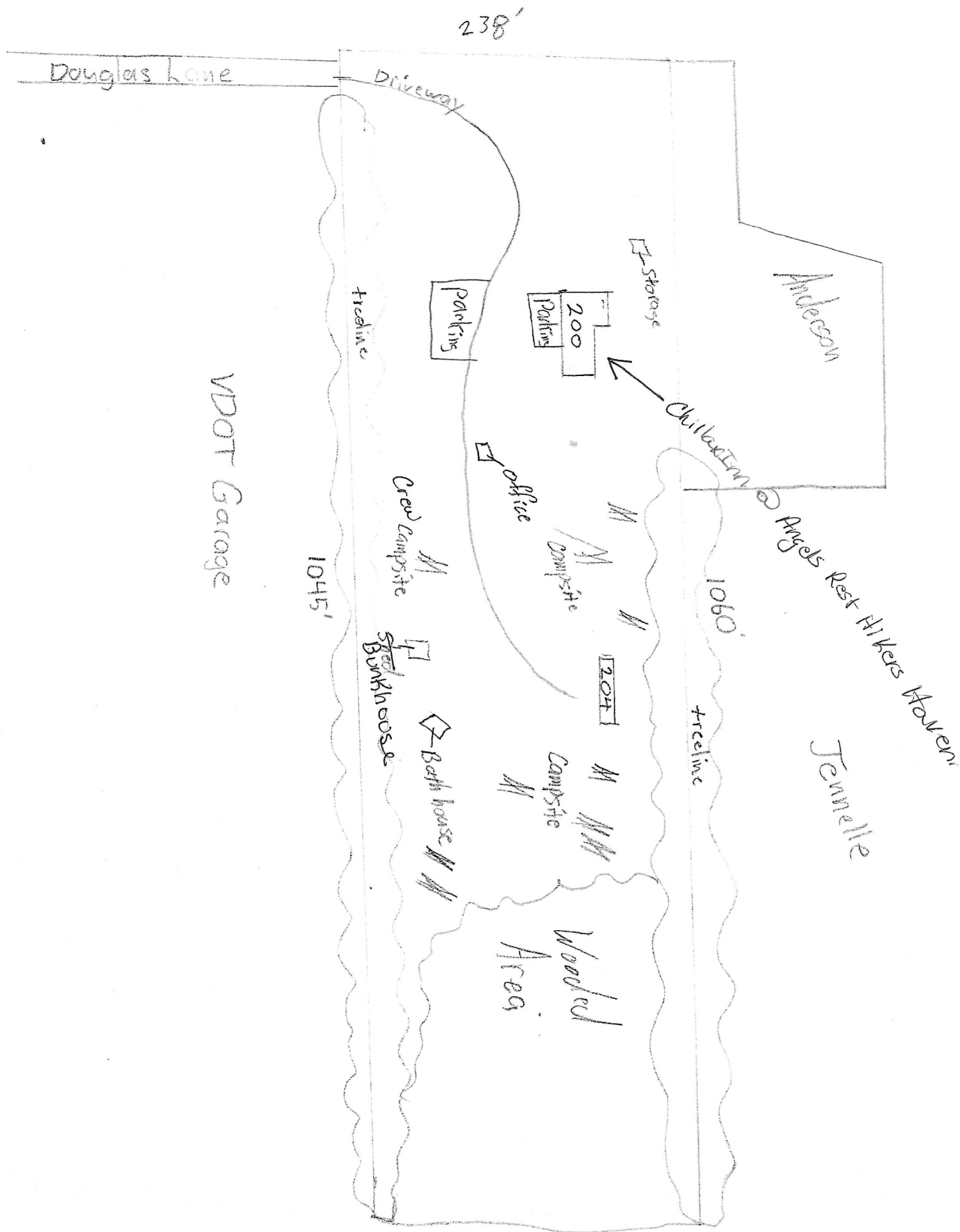
Any person desiring to operate a hotel should apply for an operational permit at least 30 days prior to the opening of the hotel.

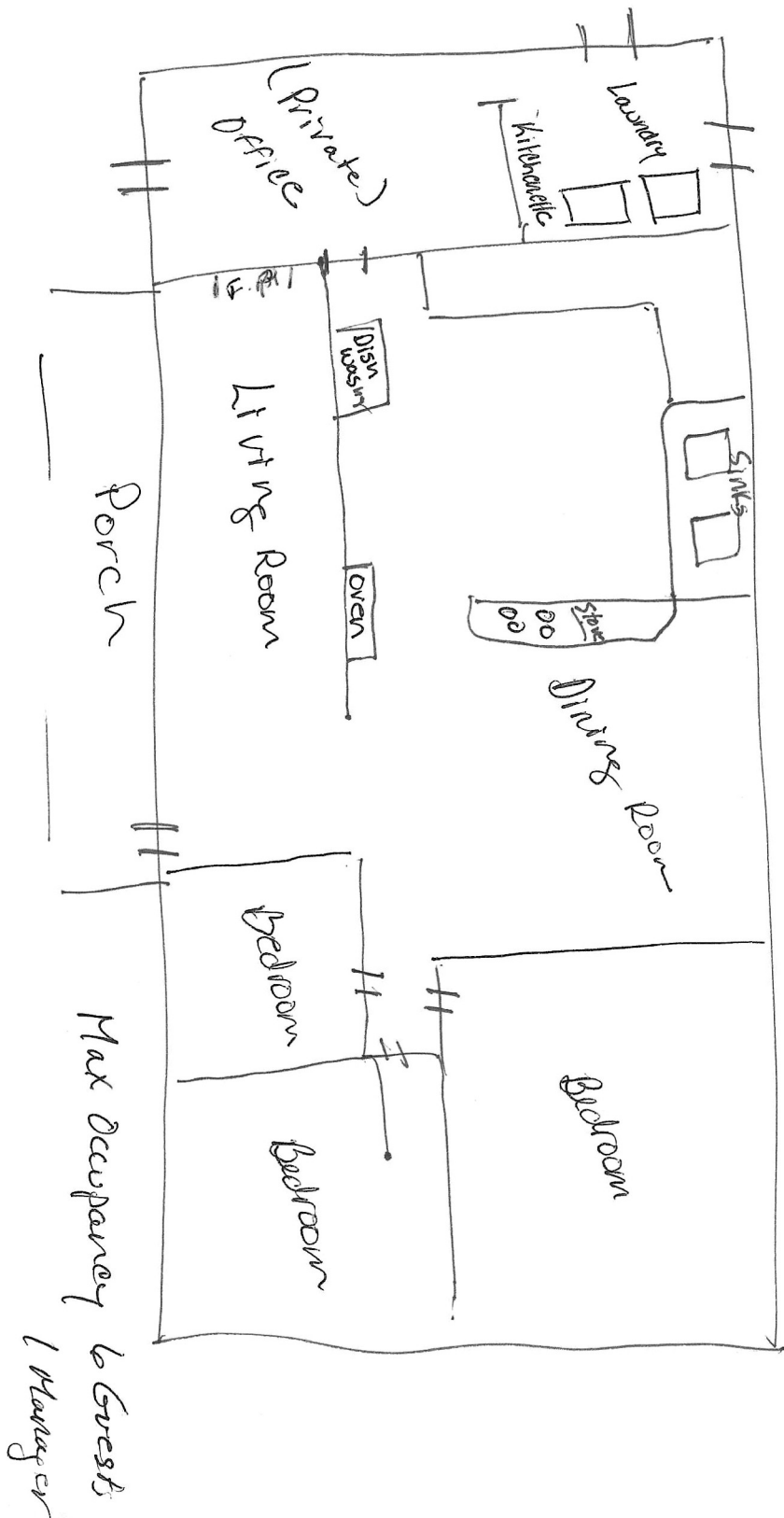
I understand this form contains information subject to disclosure under §2.2-3700 of the Code of Virginia.

Owner/Lessee Signature PR G. N.C. Date: 5/19/19

VDH USE ONLY

Fee Amount Received: _____ Receipt # _____ Date: _____
Received by: _____ ☐ Cash ☐ Check ☐ Wire Transfer ☐ Credit Card
Tax Map/GPIN/Census Tract: _____







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Todd Meredith
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tmredith@pearisburg.org

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Town Clerk

Hope Harrell
Town Treasurer

Allison Long
Librarian

Rodney F. Wilson
Building Official /
Public Works Director

Danielle Collins
Recreation Director

Telephone:
(540) 921-0340

Website:
www.pearisburg.org

TO: Dr. Pippa Chapman

FROM: Rodney F. Wilson, Public Works Director *RFW*

RE: Conditional Use Permit

DATE: June 5, 2019

At the May 14, 2019 meeting of the Pearisburg Town Council a motion was duly approved to grant a Conditional Use Permit to establish a Bed and Breakfast in your private residence located at 200 Douglas Lane (Tax Map # 40D-7-2). This letter will serve as the official notification of the Permit approval with the following condition.

1. The maximum consecutive stay for guests will be set at 21 days.

Thank you for your patience and cooperation while this Permit was being processed. Please let me know if you have any questions.