

- 1) The following address the Montgomery County Comprehensive Plan 2025.  
PLU1.5.1, A-C: The new home will be a single family residence and will be compatible in scale with the surrounding homes.  
PLU1.5.2, A-C: The parcel is currently zoned as R-2 and is located on the edge of the residential transition area of the Montgomery County Comprehensive Plan 2025. The home will be situated on 1.3 acres. When developing the site, care will be taken to preserve as many trees, wildlife, and natural topography as possible. The new SFR home will be compatible with the surrounding homes and duplexes.  
PLU1.5.3, A-C: The new home will be served by a private well and septic and will not require a water or sewer extension. The new home will have a minimal impact on traffic.
- 2) The home will be equipped with a fire extinguisher and is not located near any fire hazards.
- 3) The noise from the home will be minimal, only 2 guest will be allowed at all times and no gatherings or parties will ever be allowed.
- 4) The only outdoor lighting will be sconce lighting to provide minimal light on the exterior of the home.
- 5) There will not be any signs or sign lighting on the property.
- 6) The home will be a single family 1 bedroom home which is compatible with the surrounding single family homes and duplexes.
- 7) See attached drawing off the footprint of the home.
- 8) The site is currently wooded and will remain wooded. I have planted evergreen trees on the perimeter of the property, which over time, will screen the property even more in the winter.
- 9) The construction period will take 4-6 months and the proposed use will be perpetual.
- 10) The proposed use will not destroy any topographic, natural, scenic, archaeological or historical feature. The natural forest will be preserved as much as absolutely possible.
- 11) The SUP will provide a quiet and private location for guests visiting the area.
- 12) The proposed use should only generate a few trips per day at most. There are only two guests allowed, so no more than 2 vehicles at any time. There will be adequate parking on the parcel and away from neighboring parcels.
- 13) The structure will meet all county codes.
- 14) There are no public facilities or services currently offered at this location.
- 15) The house will have a private well and septic, which has been approved by the VA dept of Health.
- 16) A soil test for the structure has been performed and submitted to the building dept.
- 17) There will be a very minimal addition of traffic on the current roads.
- 18) The forest on this parcel will be preserved as much as possible to create a small cabin in the woods with minimal impact to all wildlife and vegetation.
- 19) The SUP will expand the tax base by providing additional taxes through lodging and property taxes.
- 20) The SUP will provide unique housing for tourist coming to town for a variety of reasons.
- 21) The SUP will not have an effect on enhancing affordable housing.
- 22) There will not be any outdoor storage.

- 23) The open space will remain as a forest.
- 24) The parcel is not in a flood plain and has a moderate grade to the entire parcel.
- 25) There are no non-conforming uses or structures on the parcel.
- 26) No fuel or fuel storage will be on the parcel.
- 27) No accessory uses or structures will be on the parcel.
- 28) The home will be 768 sq ft.
- 29) The home will be available for use by guests 24 hours a day 7 days a week.
- 30) The parking is located on the parcel and will be screened by the forest and any additional trees I can plant after construction is complete.
- 31) The home will be equipped with an outdoor camera for security.
- 32) There are no employees.
- 33) The only infrastructure is the home and driveway.
- 34) There should not be any odors generated by the home.
- 35) By limiting the number of guests and cars to no more than 2, this should mitigate any impact to traffic and neighborhoods.



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Sunny Trail Drive

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