

Monday, April 03, 2017

To the Franklin County Land Use Committee:

The property I purchased known as the Debusk Property (Tax Map 0300001201) in Hardy, Va has a total acreage of 7.748. My intention is to:

Application Question 2a.

Clear the trees, stump, and plant grass. Soil has already been perked and approved for proper drainage by a licensed Soil Scientist.

On less than an acre on the right side of the existing driveway there will be a fenced in area that Brookhaven Pools, Llc will conduct business. We plan to construct an In-ground Model Fiberglass Swimming Pool with decking and landscaping for potential customers to view. This is a closed system pool with no special drainage needed as it will be full year-round. Along with a small shed building used as an office, will be parking for cars, trucks and small equipment used in construction. We will coexist with a local landscaping company that will have a few pallets of paving stones, a small amount of PVC piping for pool construction and landscaping plants and mulch. There isn't a plan to retail any landscaping products to the public on site at this time. Once the crews have left for the job-sites there will not be any further traffic.

The next phase is to build a retail office building, approx. 170' x 31' for our current USAIpaca Company store and others. We will adhere to all requirements and work closely with Franklin County to meet regulations.

2b. Using an existing and pre-approved entry-way, these changes will add to the vitality and beauty of the Westlake area. We want to create a park-like setting with our plantings and continue our track record of enhancing the community with our unique Alpaca Products and other business that will benefit those who visit Westlake and our Residents alike. Everything we do has always been in good taste, from our Alpaca Farm on Morewood Road, Hardy to our USAIpaca Company retail store on the adjacent property known as Westlake Commons.

2c. To open, relocate and promote new business.

Sincerely,

Robbin A. Martinelli

hj

- > Special use permit is effective immediately after action by the Board of Supervisors
- > Special use permits expire in 18 months if there is no commencement of the use or related activity

FRANKLIN COUNTY
PETITION/APPLICATION FOR SPECIAL USE PERMIT
 (Type or Print)

I/We, Robbin A. Martinelli, as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors for a special use permit on the property as described below:

1. Petitioners Name: Robbin A. Martinelli

2. Property Owner's Name: Robbin A. Martinelli

Phone Number: 540-719-0281

Address: 111 Cambridge Court
Hardy VA Zip: 24101

3. Exact Directions to Property from Rocky Mount: Rt 122 toward Bedford
Entrance is on left across from Enterprise Ln.

4. Tax Map and Parcel Number: 0300001201

5. Magisterial District: Gills Creek

6. Property Information:

A. Size of Property: 7.748 ac

B. Existing Zoning: B2

C. Existing Land Use: Wooded - open

D. Is property located within any of the following overlay zoning districts:
 ___ Corridor District Westlake Overlay District ___ Smith Mountain Lake Surface District

E. Is any land submerged under water or part of a lake? Yes No If yes, explain.

7. Proposed Special Use Permit Information:

A. Proposed Land Use: Clear, grade for Pool Company and future
Multiple Retail building

B. Size of Proposed Use: _____

C. Other Details of Proposed Use: Eventually we want to
have a playhouse and a Farmers Market
type area to bring in other small
retail stores. A park like setting for locals
to enjoy landscaping and a fire pit.

Checklist for completed items:

- Application Form
- Letter of Application
- List of Adjoining Property Owners and Addresses
- Concept Plan
- Application Fee

I certify that this application for a special use permit and the information submitted herein is correct and accurate.

Petitioner's Name (Print): Robbin A. Martinelli
Signature of Petitioner: *Robbin A. Martinelli*
Date: 3/31/17
Mailing Address: 111 Cambridge Ct
Hardy, VA 24161
Telephone: 540-719-0281 / 540 314 1899

Owner's consent, if petitioner is not property owner:

Owner's Name (Print): _____
Signature of Owner: _____
Date: _____

Date Received by Planning Staff: _____

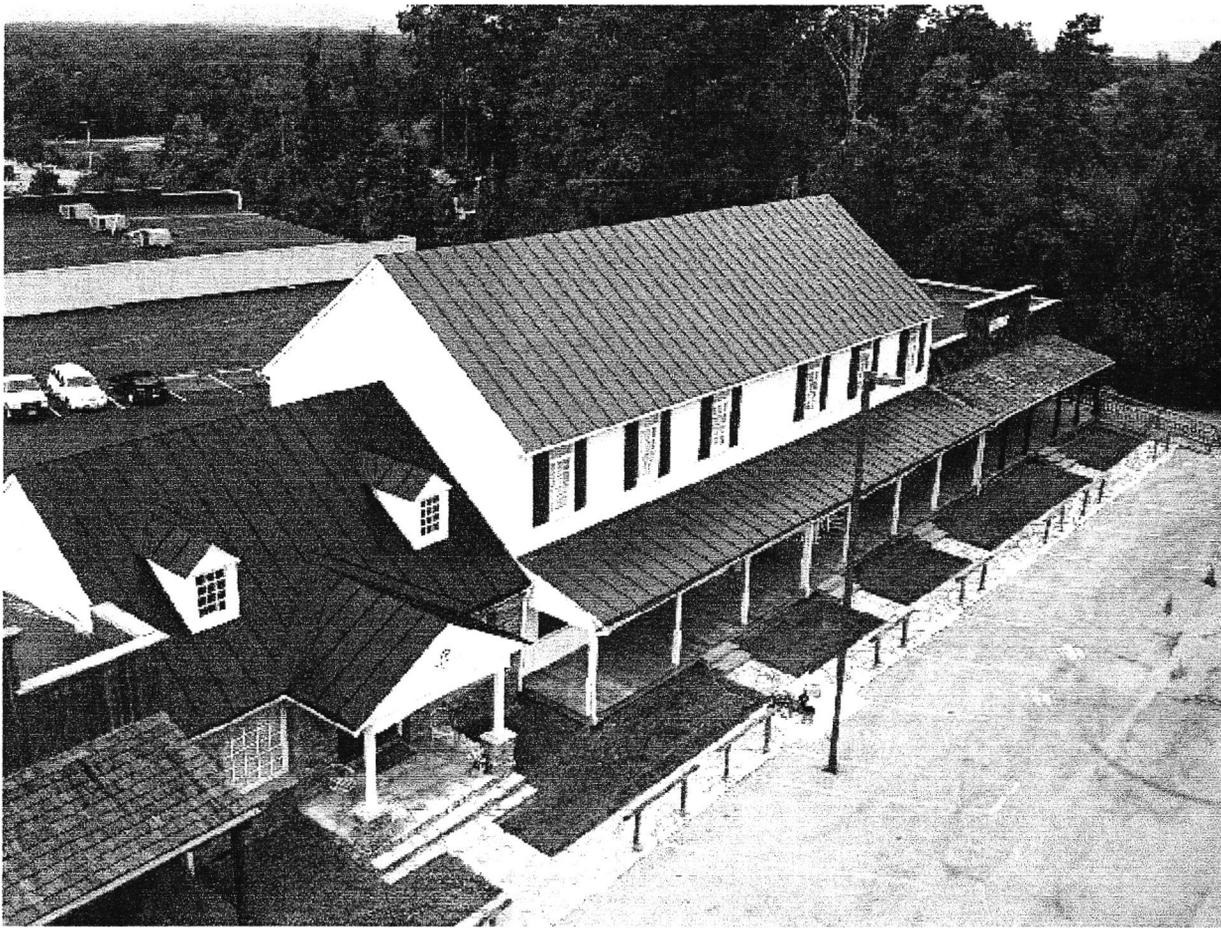
Time: _____

Clerk's Initials: _____

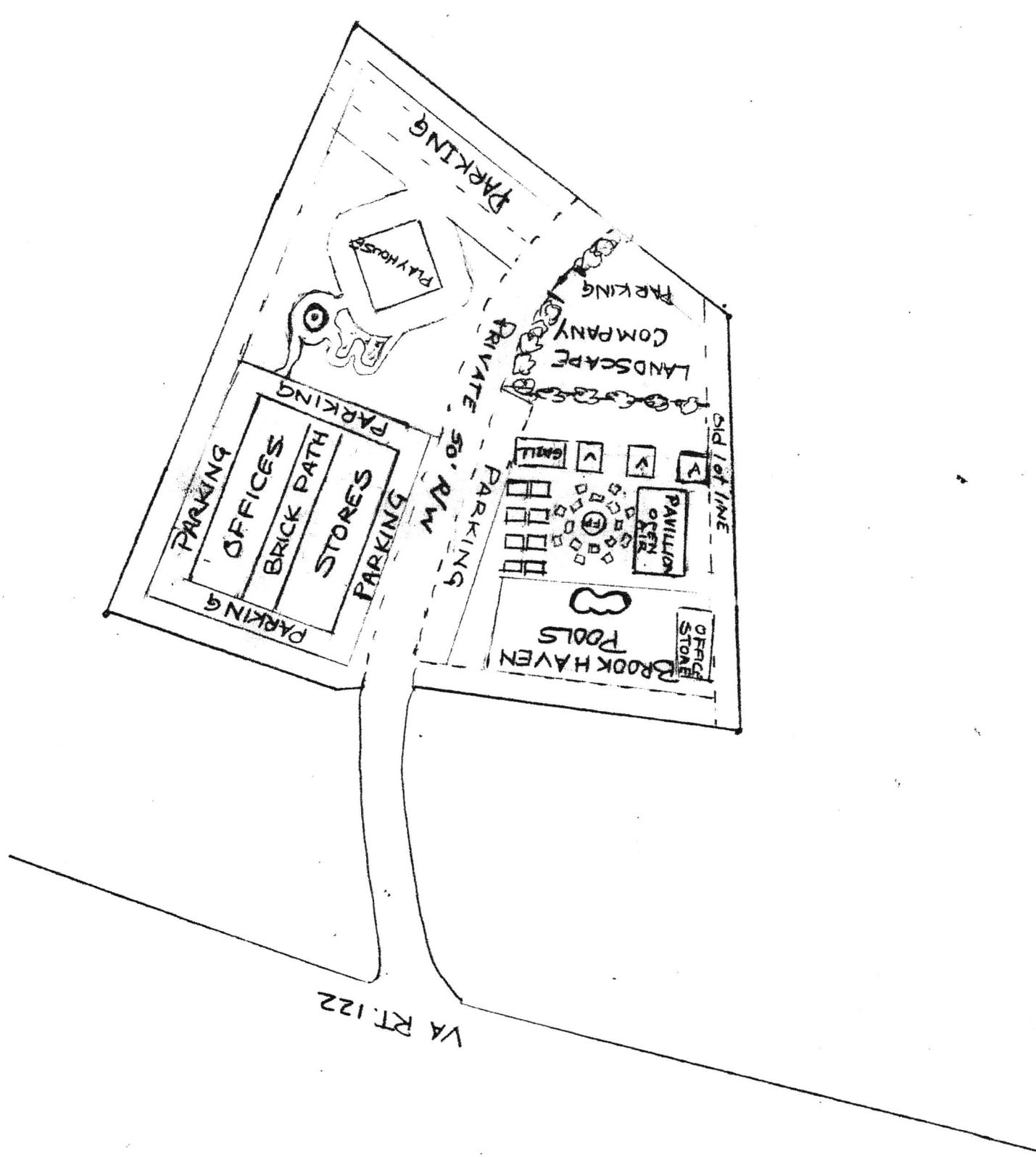
CHECK #: _____

RECPT. #: _____

AMOUNT: _____



We are considering constructing a similar type building like the one we are currently renting in pictured above, 170' x 31'.



PARKING

PLAY HOUSE

PARKING

LANDSCAPE COMPANY

PRIVATE 50' RW

PARKING

PARKING

OFFICES

BRICK PATH

STORES

PARKING

PARKING

PARKING

PAVILION OPEN

SID LOT LINE

BROOK HAVEN

POOLS

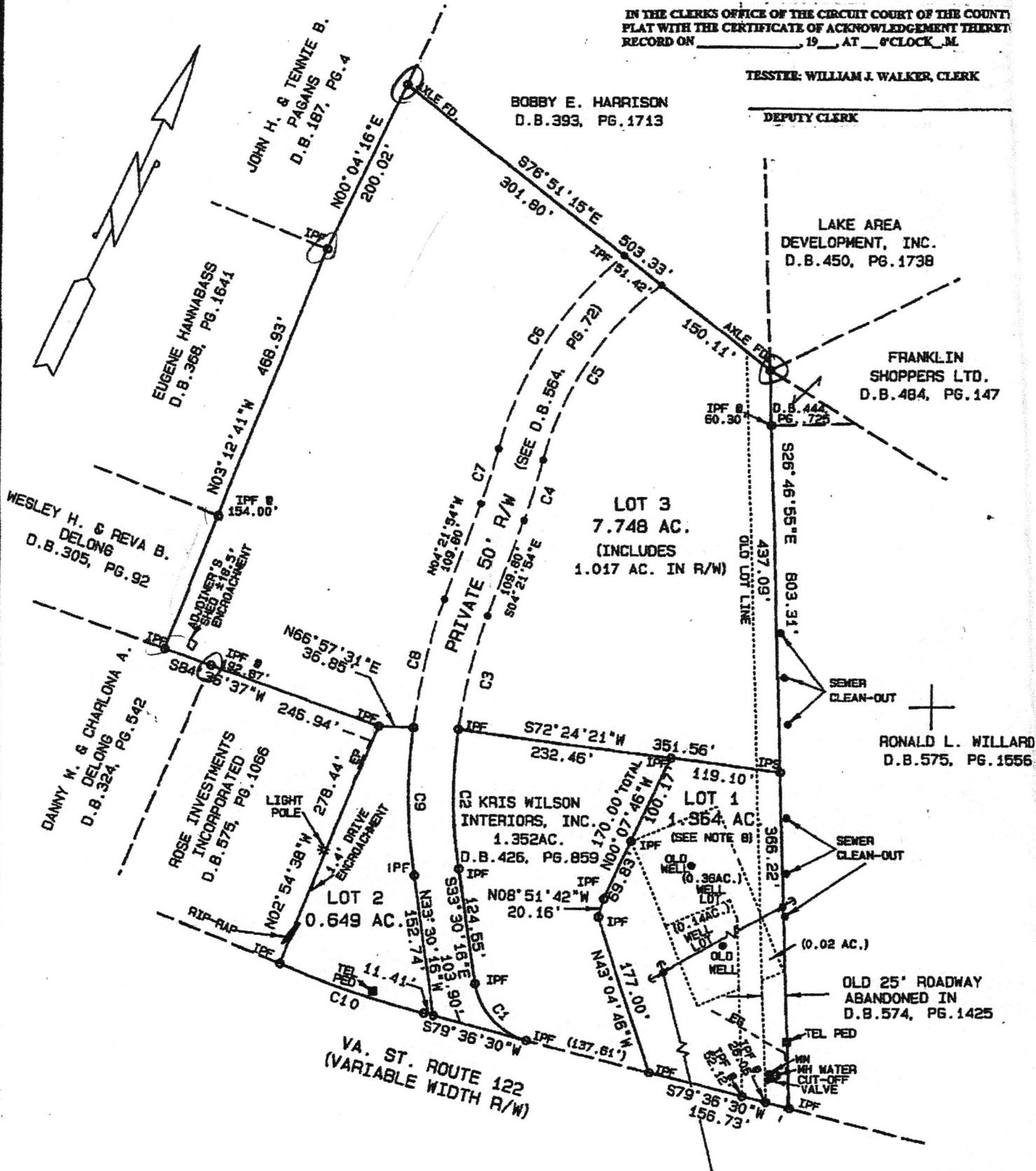
OFFICE STORE

VA RT. 122

TESTER: WILLIAM J. WALKER, CLERK

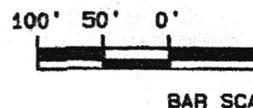
BOBBY E. HARRISON
 D.B. 393, PG. 1713

DEPUTY CLERK



CURVE DATA CHART

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHD BEARING
C1	066° 53' 14"	75.00'	87.54'	82.66'	N66° 56' 53" V
C2	015° 52' 25"	552.40'	152.46'	152.47'	N25° 34' 03" V
C3	013° 15' 57"	552.40'	127.83'	127.54'	S10° 59' 32" E
C4	006° 21' 03"	625.00'	69.28'	69.24'	S07° 32' 25" E
C5	038° 19' 34"	350.00'	234.12'	229.78'	S08° 26' 50" V
C6	036° 29' 10"	400.00'	254.72'	250.44'	N07° 31' 38" E
C7	006° 21' 03"	575.00'	63.73'	63.70'	N07° 32' 25" V
C8	013° 42' 58"	602.40'	144.14'	143.79'	N11° 13' 23" V
C9	015° 25' 24"	602.40'	162.08'	161.59'	N25° 47' 34" V
C10	008° 28' 18"	1110.93'	164.26'	164.11'	S83° 50' 39" V



BERKLEY HOWE
 ENGINEERS SUI
 LYNCHBURG, VA.
 SCALE: 1"=100'
 T.M. #30-12.1