

February 1, 2019

Kyle Deitrick
20 Sunview Circle
Moneta, VA 24121
(717) 395-6797
kyledeitrick@gmail.com

Franklin County Department of Planning & Community Development
1255 Franklin Street, Suite 103
Rocky Mount, VA 24151

Dear Members of the Franklin County Planning Commission & Board of Supervisors,

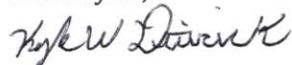
The attached application is a petition for a special use permit so that I may establish a Home Occupation, Class A on the property listed above (20 Sunview Circle, Moneta, VA 24121), which is in an R-1 zoning district. I currently have a small batch coffee roaster in a small room attached to my garage that has been solely for personal use. I would like to sell coffee beans direct to customers via online sales and retail to area businesses in compliance with Franklin County ordinances.

In establishing this business, there will be minimal, if any, impact to our neighbors as the coffee roaster does not make noise that can be heard off the property, and it produces little exhaust/odor. The raw coffee beans will be delivered through standard delivery methods (i.e. USPS, FedEx, UPS) as needed. This proposal does not seek to alter physical features of the existing property, nor will it serve customers, sales, foot or car traffic directly at the home. My wife, Lyndsay and I will be the only two employees and at this time, we both have other full-time jobs, so we plan to roast coffee primarily at night and on the weekends as our schedules allow.

If the permit is approved, we will be establishing a local, veteran owned business that will generate and recirculate revenue in the immediate region. As the most commonly consumed beverage in the country, [coffee has a big economic impact](#), and with *Sunview Coffee Roasters*, we aim to bring a piece of this to Franklin County.

Please contact me if you have questions that are not answered in the attached packet.

Thank you,



Kyle Deitrick

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

I/We, Kyle Deitrick, 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: Kyle Deitrick

2. Property Owner's Name: Kyle Deitrick

Phone Number: (717) 395-6797

Address: 20 Sunview Circle Moneta, VA

Zip: 24121

3. Exact Directions to Property from Rocky Mount: Head NW on Franklin St. toward Claiborne Ave, R. on N. Main St., L onto Pell Ave., VA-40 E, L onto Rte 655, L onto Rte 834, R onto 670, L onto Rte 668, cont. onto Lovely Valley Rd., R onto Scruggs Rd., turn R onto Sunset Pointe Dr., turn R onto Sunview Circle. Property is first on the right.

4. Tax Map and Parcel Number: Map: 04816 Parcel: 02300

5. Magisterial District: Gills Creek

6. Property Information:

A. Size of Property: 1.12 acres

B. Existing Zoning: R1- Residential, Single Family

C. Existing Land Use: single family home

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: Residential with home occupation

B. Size of Proposed Use: Lot size remains 1.12 acres, home size remains 2,850 sq. ft. with 185 sq. ft. of that proposed for home occupation use

C. Other Details of Proposed Use:

We currently have a small batch coffee roaster in a small room attached to our garage that has been solely for personal use. With this application, we are applying for home occupation use so that we can sell our coffee beans via online sales and retail to area businesses. There will be minimal, if any, impact to our neighbors as the roaster does not make noise that can be heard off premise and produces little exhaust/odor. The raw coffee beans are delivered on site through standard delivery methods as needed. This proposal does not seek to alter physical features of the existing property, nor do we intend to have customers, sales, foot or car traffic directly at the home.
My wife and I will be the only two involved and working with the proposed business. At this time, we both have other full-time jobs. We are excited to turn our hobby into a small scale side business, and plan to roast coffee primarily at night and on the weekends as our schedules allow.

Checklist for completed items:

- _____ Application Form
- _____ Letter of Application
- _____ 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): Kyle Deitrick

Signature of Petitioner: *Kyle Deitrick*

Date: 2-1-2019

Mailing Address: 20 Sunview Circle Moneta, VA 24121

Telephone: (717) 395-6797

Email Address: KyleDeitrick@gmail.com

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: _____

Concept Plan

Project title, name of applicant: Sunview Coffee Roasters, Kyle Deitrick

Plan Date: February 1, 2019

Size of entire parcel: 1.2 acres

Dimension of existing structure: 2,850 sq. ft.

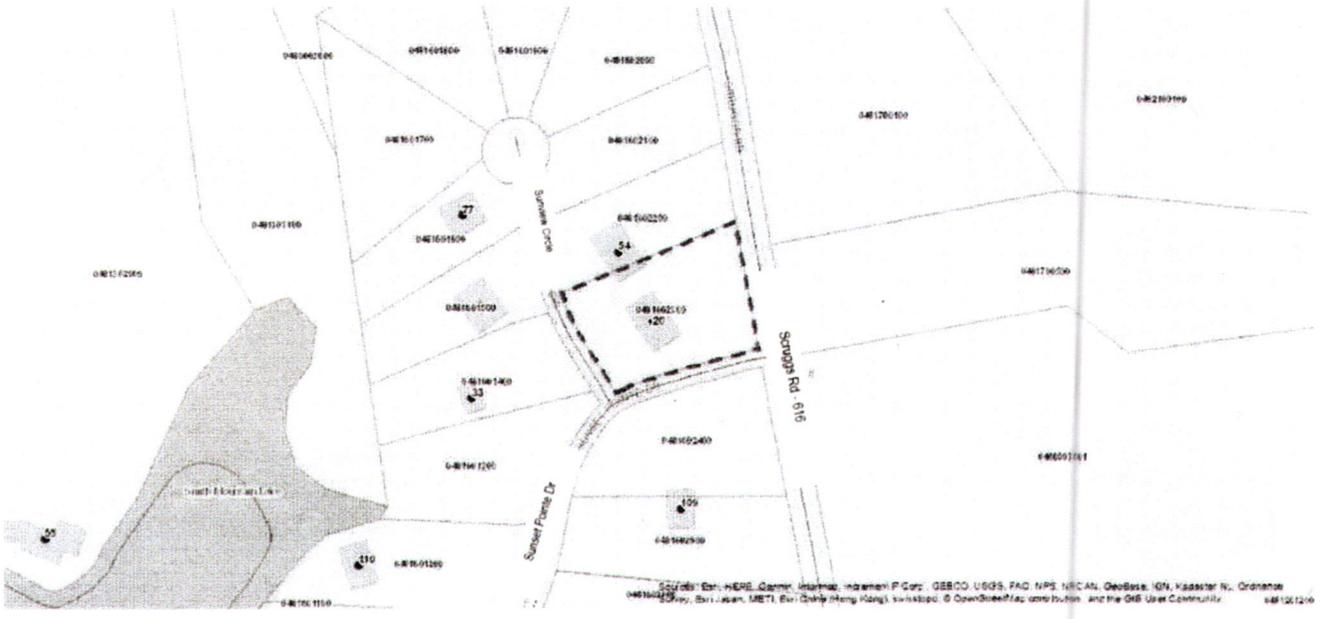
Size of portion requested for home occupation use: 185 sq. ft.

Location of vehicular access points for delivery purposes: Driveway located on Sunview Circle (see plat map on next page)

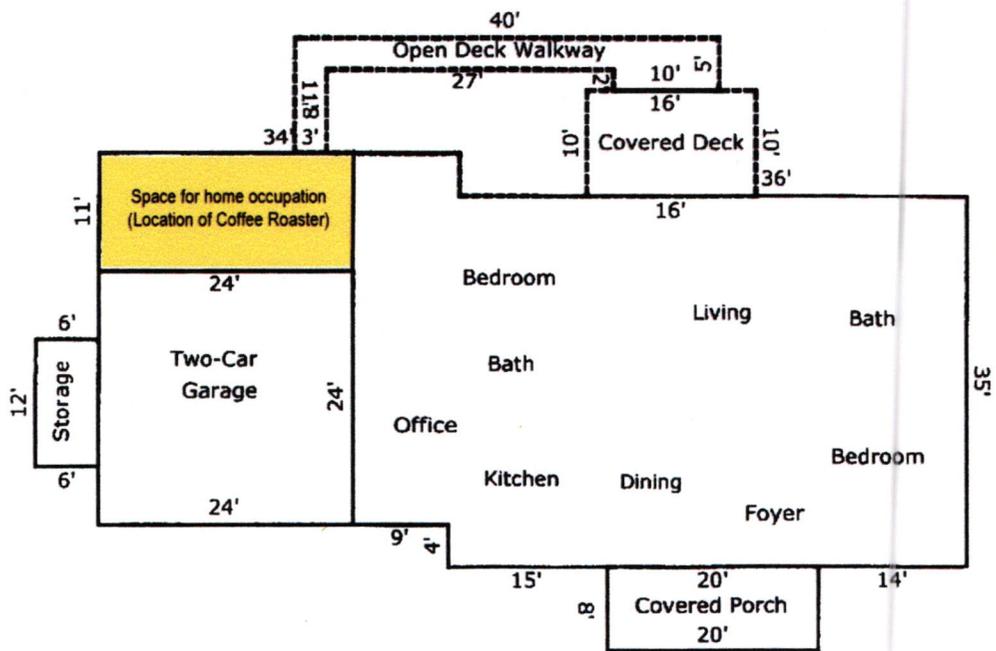
Location and description of existing landscaping/buffer along perimeter: Pine trees exist on common land between back of property and Scruggs Rd. (see plat map on next page), no proposed changes to landscaping

Residential density per acre: 2 residents on property

Adjacent streets, location of home (outlined in plat map below, N↑):



Building Plan (see highlighted area, no proposed changes to existing plan):



CONSIDERATION: \$340,000.00
Assessment: \$297,800.00
NAME OF TITLE INSURANCE UNDERWRITER: Fidelity National Title Insurance
PROPERTY ADDRESS: 20 Sunview Circle Moneta, VA 24121
PARCEL# 0481602300
THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY THE PREPARER.

DEED OF BARGAIN AND SALE

THIS DEED, made this 14th day of September, 2018, by and between Manley B. **JOHNSON** and Tricia H. **JOHNSON**, husband and wife, Grantors and Kyle William **DEITRICK**, Grantee, whose mailing address is 20 Sunview Cir Moneta, VA 24121

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey with **GENERAL WARRANTY** and **ENGLISH COVENANTS OF TITLE** unto the said Grantee, in fee simple, the following described real estate, to-wit:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

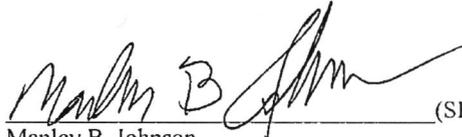
This conveyance is made expressly subject to the conditions, easements, restrictions and reservations of record, if any, affecting the aforesaid property and constituting constructive notice; but there is no intention by this reference to reimpose or to extend any of the same.

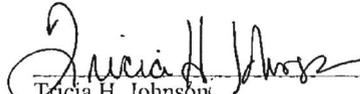
Prepared By and
Return To:
Temple Law Group,
P.C.
Stacy S. Temple,
Bar # 30430
291 Independence
Bld - Suite 219
Virginia Beach, VA
23462
(757)497-3419

2018 SEP 17 PM 12: 15

180005668

WITNESS the following signatures and seals:


_____(SEAL)
Manley B. Johnson


_____(SEAL)
Tricia H. Johnson

STATE OF VA
CITY/COUNTY OF Franklin, to-wit:

The foregoing instrument was acknowledged before me on this 14th
day of September, 2018, by Manley B. Johnson and Tricia H. Johnson.



Notary Public

My Commission Expires: 6/30/19
Notary ID# 255279



BK1112PG2101

180787-P
SCHEDULE A

All that certain lot or parcel of land, together with all appurtenances thereunto belonging, situate, lying and being in the Gills Creek Magisterial District, Franklin County, Virginia, and being more particularly described as follows, to wit:

Lot 23, Sunset Pointe, containing 1.118 acres, and being more particularly described according to plat of survey prepared by Robert C. Jeans, L.S., dated June 25, 2005, and of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 827, pages 2230-2232.

IT BEING the property conveyed to Manley B. Johnson and Tricia H. Johnson, husband and wife by deed from Franklin Community Bank, dated June 25, 2013, recorded June 27, 2013 in Deed Book 1035, at Page 494 and as Instrument Number 130004978.

IT BEING the property conveyed to Franklin Community Bank by deed from Deanna P. Stone, Substitute Trustee for original trustmaker R.C. Wheeler Construction Company, dated November 14, 2011, recorded November 14, 2011 in Deed Book 1005, at Page 1617 and as Instrument Number 110007294.

INSTRUMENT 180005668
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY CIRCUIT ON
September 17, 2018 AT 12:15 PM
\$340.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$170.00 LOCAL: \$170.00
TERESA J. BROWN - CLERK
RECORDED BY: JWG