

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,

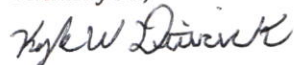
The attached application is a petition for a special use permit so that I may establish a Home Occupation, Class A on the property listed above (20 Sunview Circle, Moneta, VA 24121), which is in an R-1 zoning district. I currently have a small batch coffee roaster in a small room attached to my garage 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