

➤ 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, Sufyan Sean Khawaja, 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: Sufyan Sean Khawaja

2. Saef Khawaja Property Owner's Name:

Phone Number: (540) 915-1242

Address: 445 Doe Run Rd, Rocky Mount, VA 24151 Zip:

3. Exact Directions to Property from Rocky Mount: _____

4. Tax Map and Parcel Number: 0720034301

5. Magisterial District: Snowcreek

6. Property Information:

A. Size of Property: 1.677 Acres

B. Existing Zoning: B1

C. Existing Land Use: Gas Station / Convenience Store

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: Sale of used vehicles

B. Size of Proposed Use: 1.677 Acres

C. Other Details of Proposed Use: _____

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): Sufyan Sean Khawaja

Signature of Petitioner: 

Date: 10/06/19

Mailing Address: 4924 Renee Lane
Roanoke, VA 24018

Telephone: (540) 467-9263

Email Address: Sean.khawaja@gmail.com

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

Owner's Name (Print): Saef Khawaja

Signature of Owner: 

Date: 10/7/19

Date Received by Planning Staff: _____

Time: _____

Clerk's Initials: _____

CHECK #: _____

RECPT. #: _____

Letter of Application

Special Permit Application

Planning & Community Development
Office of Development Services
1255 Franklin Street, Suite 103
Rocky Mount, VA 24151

**Re: Special Permit Application
Sufyan Sean Khawaja
Sale of Used Vehicles
445 Doe Run Rd
Rocky Mount, VA 24151**

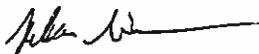
Dear Sir or Madam:

I am hereby applying for a special use permit on the property located at 445 Doe Run, Rocky Mount, VA 24151. The proposed land use is sale of used vehicles.

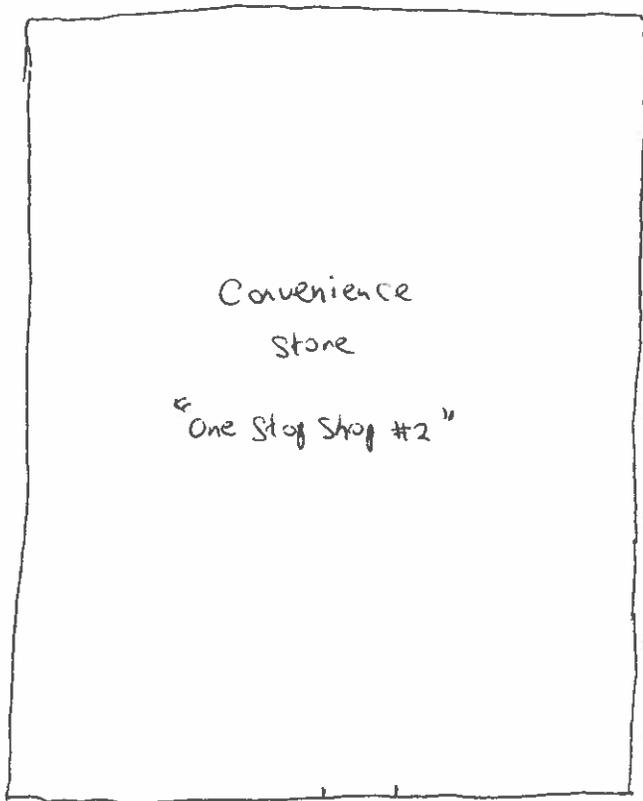
The property is already an existing business of a gas station and a convenience store. The sale of used vehicles will be using a portion of the property which will be on the side of the building of the convenience store. The attached diagram shows the area where the proposed land use will be. The convenience store will still be in business while the sale of used vehicles is in business. The proposed area can fit up to 16 vehicles. As stated by the Virginia Dealer Board, a lot for a used car dealership must have space to display at least 10 vehicles, so the proposed area falls within the guidelines of the Dealer Board.

Also, the side of the convenience store where the cars will be displayed is rarely used for the convenience store, customers for the convenience store usually park in front of the store or under the gas canopy where it shows on the attached diagram. If there are any questions or concerns, feel free to contact me anytime at (540) 467-9263.

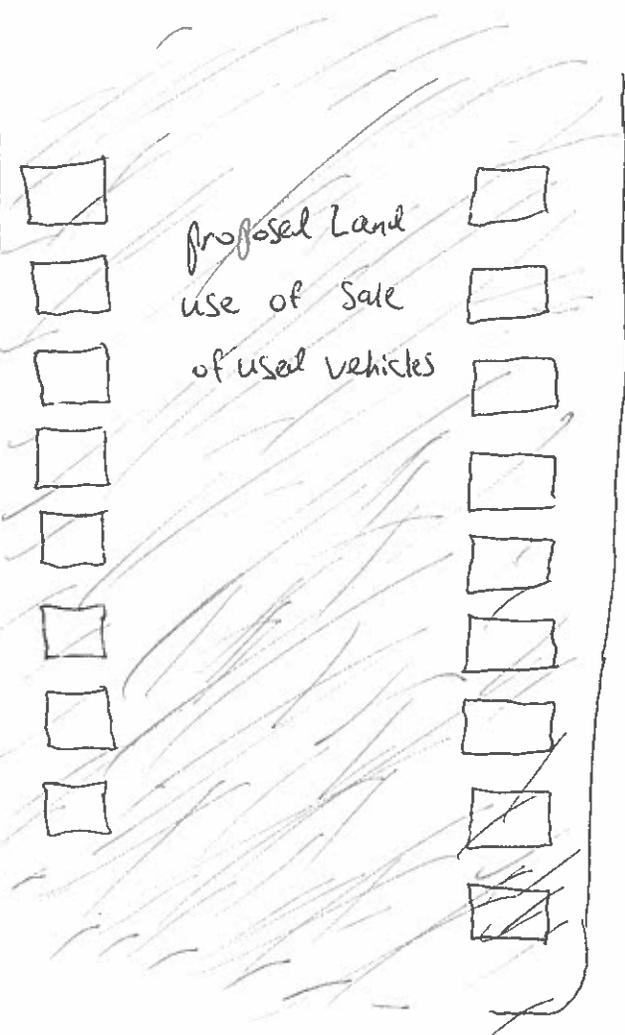
Very truly yours,



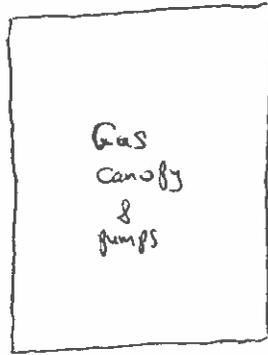
Sufyan Sean Khawaja



Proposed Land
use of Sale
of used vehicles

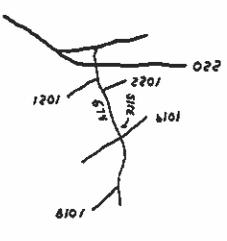


Customer parking
for Convenience Store



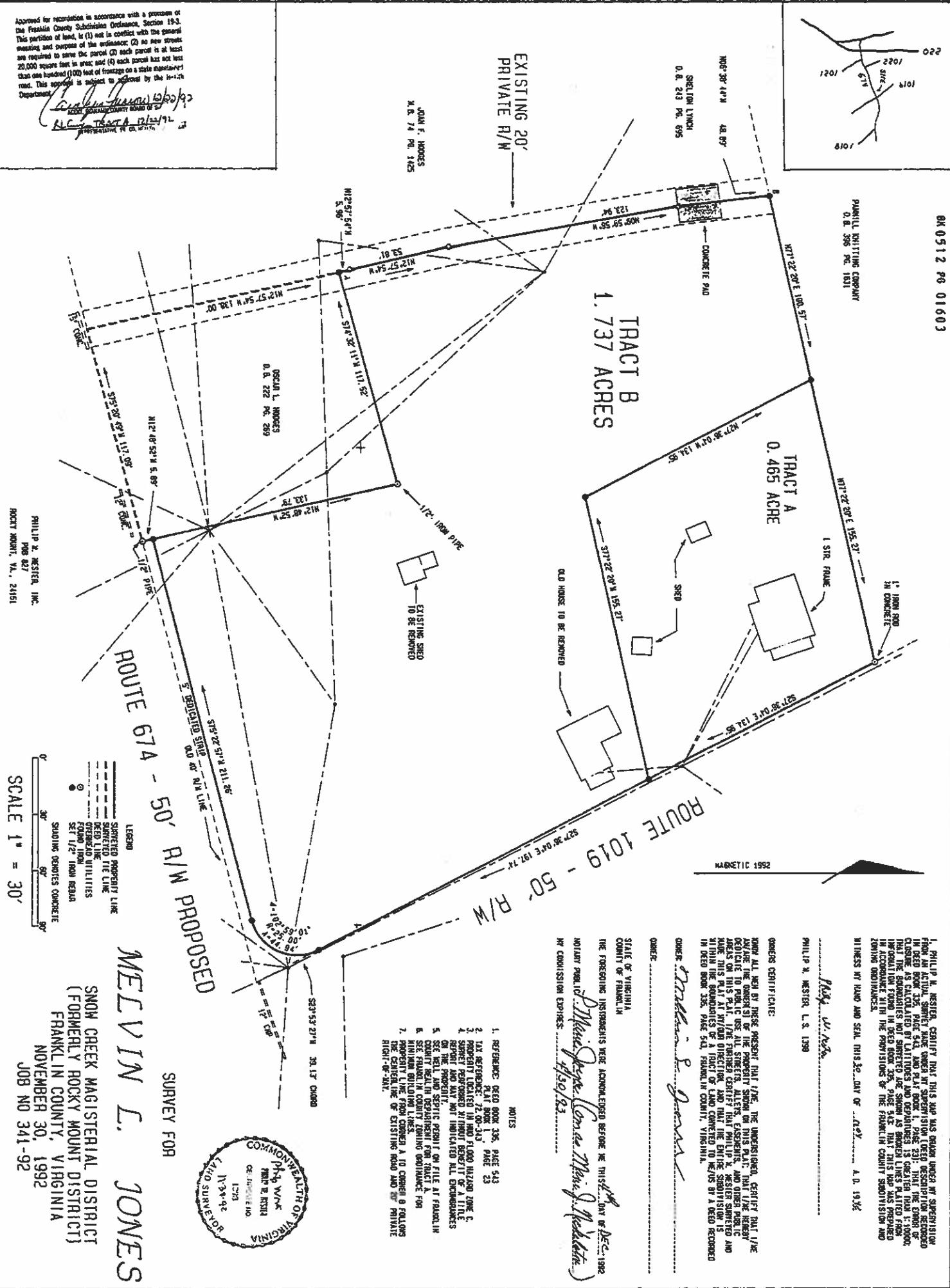
Triple Creek Rd

Doe Run Rd

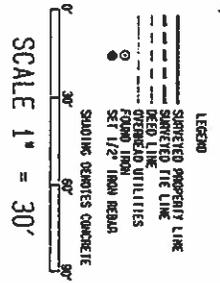


Approved for reclassification in accordance with a provision of the Franklin County Subdivision Ordinance, Section 19-3. This partition of land, is (1) not in conflict with the general meaning and purpose of the ordinance; (2) no new streets are required to serve the parcel; (3) each parcel is at least 20,000 square feet in area; and (4) each parcel has not less than one hundred (100) feet of frontage on a state designated road. This approval is subject to approval by the Planning Department.

Philip N. Wester
 PHILIP N. WESTER, INC.
 12/15/92



PHILIP N. WESTER, INC.
 7008 827
 ROCKY MOUNT, VA, 24151



SCALE 1" = 30'

MELVIN L. JONES
 SURVEY FOR
 SNOW CREEK MAGISTERIAL DISTRICT
 (FORMERLY ROCKY MOUNT DISTRICT)
 FRANKLIN COUNTY, VIRGINIA
 NOVEMBER 30, 1992
 JOB NO 341-92



- NOTES
1. REFERENCE DEED BOOK 335, PAGE 543
 2. TAX REFERENCE: PLAT BOOK 1, PAGE 23
 3. SHEDS LOCATED IN AND FLOOD HAZARD ZONE C
 4. SHEDS REMOVED IN AND SEPARATELY AS A TITLE REPORT AND MAY NOT INDICATED ALL ENCUMBRANCES ON THE PROPERTY.
 5. SEE WELL AND SEPTIC PERMIT ON FILE AT FRANKLIN COUNTY PLANNING DEPARTMENT FOR TRACT A
 6. MINIMUM UTILITIES LINES AND OVERHEADS FOR TRACT A
 7. PROPERTY LINE FROM CORNER A TO CORNER B FOLLOWS THE CENTERLINE OF EXISTING ROAD AND 50' PRIVATE RIGHT-OF-WAY.

OWNERS CERTIFICATE:

I, PHILIP N. WESTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 335, PAGE 543, AND PLAT BOOK 1, PAGE 23); THAT THE BOUNDARIES OR CLOSES AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1:10000; THAT THE BOUNDARIES NOT SURVEYED OR SHOWN AS BOUNDARIES PLATED FROM AN ACTUAL SURVEY ARE SHOWN AS BOUNDARIES PLATED FROM AN ACTUAL SURVEY IN ACCORDANCE WITH THE PROVISIONS OF THE FRANKLIN COUNTY SUBDIVISION AND ZONING ORDINANCES.

WITNESS MY HAND AND SEAL THIS 30th DAY OF NOVEMBER, A.D. 1992

Philip N. Wester
 PHILIP N. WESTER, L.S. 1259

OWNER: *Melvin L. Jones*

STATE OF VIRGINIA
 COUNTY OF FRANKLIN

THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS 30th DAY OF NOVEMBER, 1992

NOTARY PUBLIC: *Melvin L. Jones*
 My Comm. Expires 11/30/93