

FRANKLIN COUNTY  
ZONING MAP AMENDMENT APPLICATION

(Type or Print)

I/We, Rithika Patel, 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 zoning map amendment on the property as described below:

Petitioner's Name: Rithika Patel

Petitioner's Address: 5254 Dresden Lane, Roanoke, VA 24012

Petitioner's Phone Number: 757-553-0155

Petitioner's E-mail: timir2001@gmail.com

Property Owner's Name: RPT 3 Inc, Rithika Patel

Property Owner's Address: 5254 Dresden Lane, Roanoke, VA 24012

Property Owner's Phone Number: 757-553-0155

Property Owner's E-mail timir2001@gmail.com

Physical Address of the Property 18108 Virgil H Goode Hwy, Rocky Mount, VA 24151

Directions to Property from Rocky Mount: Old Dairy Queen building on Route 220.

Across from Dudley's Truck stop

4. Tax Map and Parcel Number: 044.00 and 146.00

5. Magisterial District: \_\_\_\_\_

6. Property Information:

A. Size of Property: .79 Acres

B. Existing Zoning: A 1

C. Existing Land Use: \_\_\_\_\_

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 Zoning Map Amendment Information:

A. Proposed Land Use: Bakery Shop

B. Size of Proposed Use: .79 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 zoning map amendment and the information submitted herein is correct and accurate. I authorize County staff to access this property for purposes related to the review and processing of this application.

Petitioner's Name (Print): Rithika Patel

Signature of Petitioner: \_\_\_\_\_

Date: 06/14/2021

Mailing Address: 5254 Dresden Lane  
Roanoke, VA 24012

Telephone: 757-553-0155

Email Address: timir2001@gmail.com

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

Owner's Name (Print): Rithika Patel

Signature of Owner: \_\_\_\_\_

Date: 06/14/2021

06/14/2021

To Whom It May Concern:

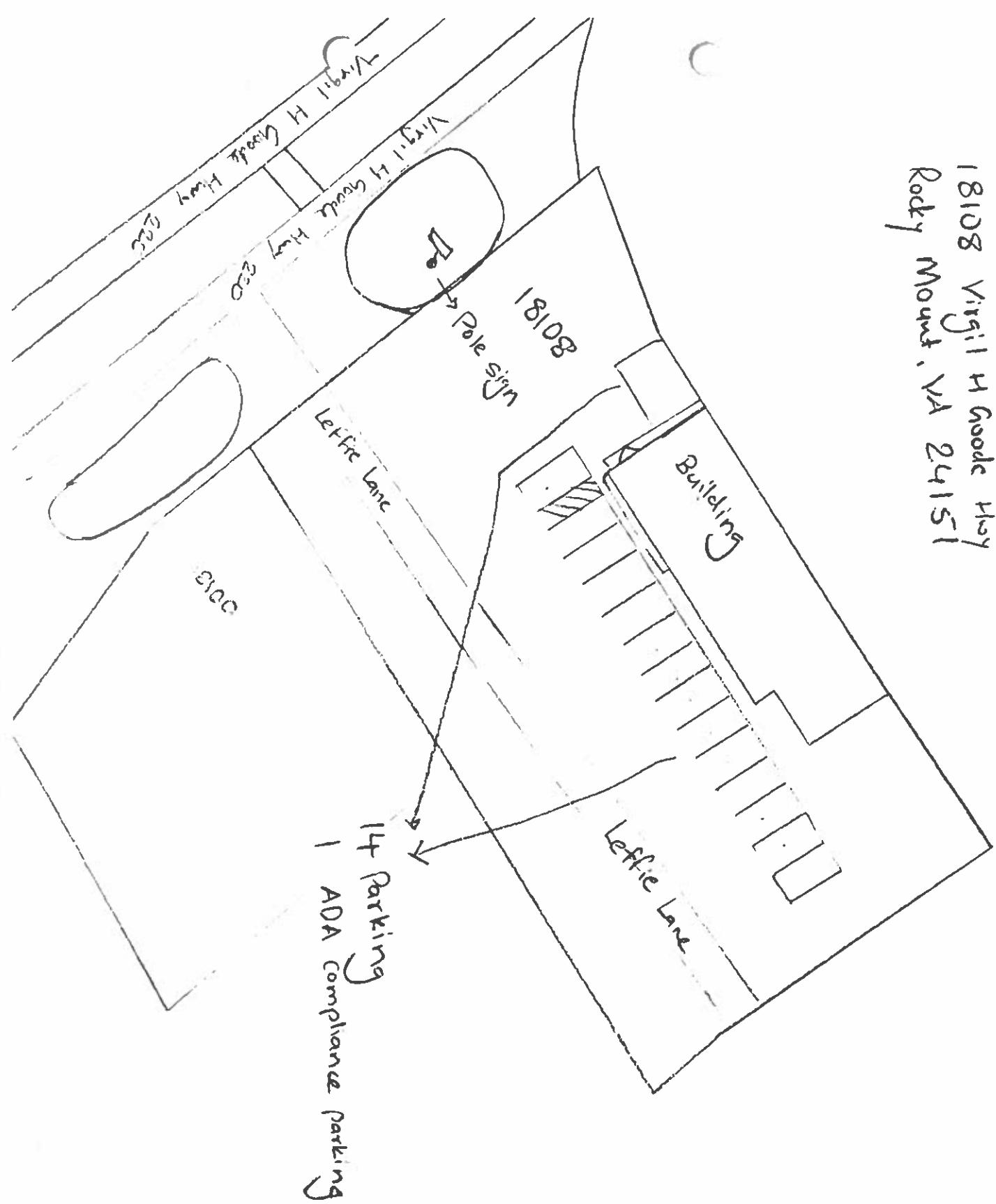
My name is Rithika Patel. I am the owner of RPT 3 Inc. at 18108 Virgil H. Goode Hwy, Rocky Mount, VA 24151. I am writing in regards to the zoning on the property. It is currently under A1 zoning. We would like to have it re-zoned to B2 as we would like to bring a bakery business into the area. The bakery will create additional jobs as well as additional revenue for the county. If you would kindly consider our request, we would greatly appreciate it.

Sincerely,

Rithika Patel  
RPT 3 Inc.

## Concept plan for

18108 Virgil H Goode Hwy  
Rocky Mount, VA 24151



VIRGINIA:

BEFORE THE BOARD OF SUPERVISORS OF FRANKLIN COUNTY

The property known as **Tax Map Number 044.00-146.00** (0.79 acre +/-) located in the Rocky Mount Magisterial District of Franklin County, Virginia

TO THE MEMBERS OF THE BOARD OF SUPERVISORS OF FRANKLIN COUNTY

PROFFER OF CONDITIONS

WHEREAS, the applicant, **Rithika Patel, Inc.**, and owner, **RPT3, Inc.**, have filed with the Planning and Zoning Administrator an application for a zoning permit for the property known as **Tax Map Number 044.00-146.00** (0.79 acre +/-); and

WHEREAS, the applicant desires to proffer certain conditions to the zoning permit according to Section 15.2-2296, et seq., of the Code of Virginia (1950), as amended, and Section 25-733 of the Zoning Ordinance of Franklin County.

NOW, THEREFORE, the applicant does hereby proffer certain conditions to the zoning permit as follows:

1. The property shall not include the following permitted uses in B-2 districts.

Assembly halls  
Boat Clubs  
Bowling Alleys  
Brick, block sales  
Building material sales  
Car and vehicle wash operations  
Cemeteries  
Churches  
Clubs (private or public)  
Cold storage lockers, facilities  
Colleges  
Community centers, buildings  
Country Clubs  
Dormitories  
Elder care centers, homes, facilities (licensed)  
Flea markets  
Funeral homes and mortuaries

Gardens (private)  
Golf clubs, clubhouses  
Golf courses  
Golf driving ranges  
Hospitals  
Lodge Halls  
Lodges  
Marinas  
Motels, hotels, tourist, and resort facilities  
Nursing homes  
Parks  
Piers, docks, commercial  
Playgrounds  
Railroad facilities  
Senior citizens homes, centers  
Small cell and micro wireless facilities  
Stables, commercial riding  
Swim clubs  
Theatres, indoor  
Water systems

RPT3, Inc.

By: 

Timir Patel  
President