

**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 Gooch 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: A1

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

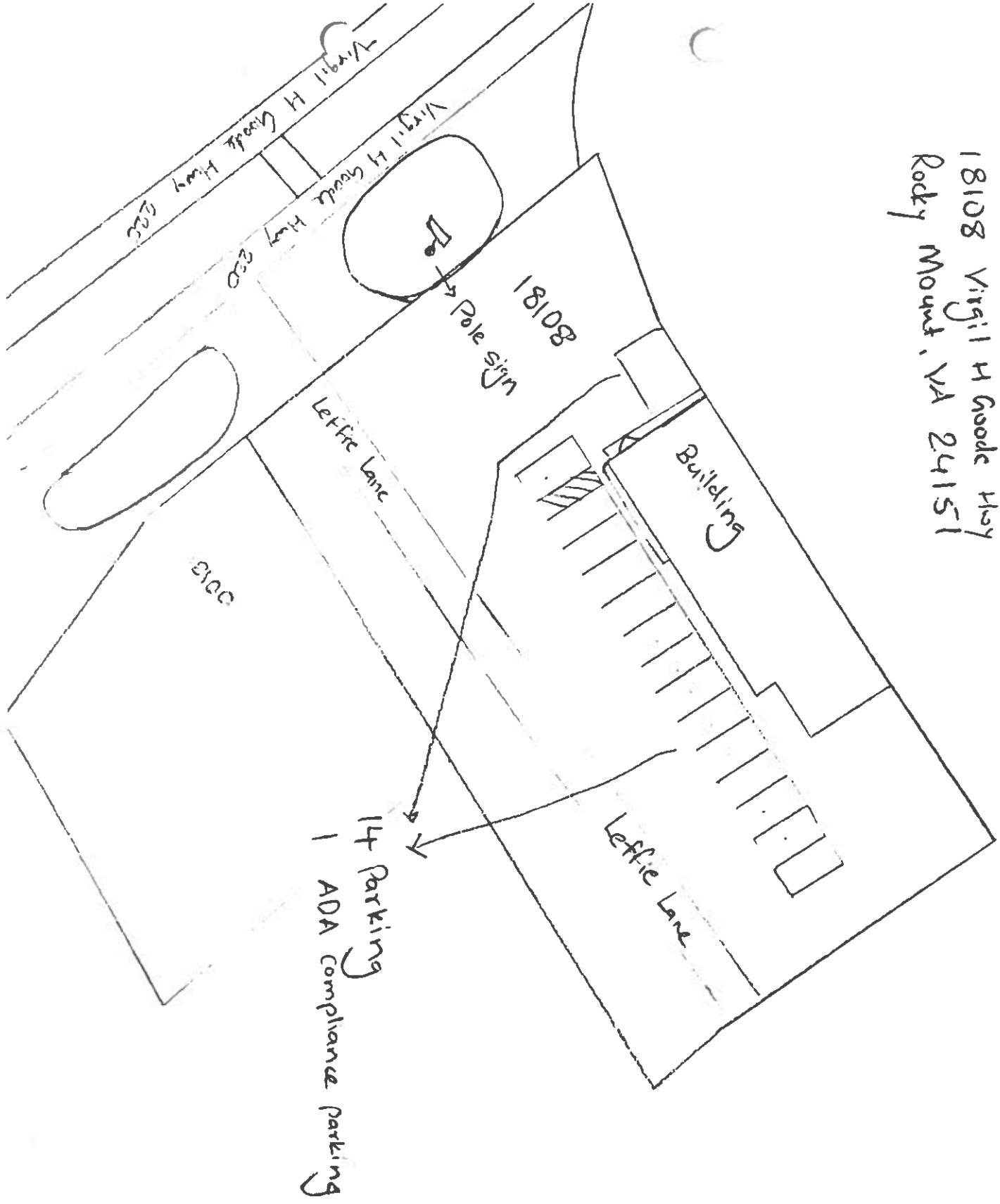
To Whom It May Concern:

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**, 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