



JEFFERSON COUNTY, WEST VIRGINIA

Departments of Planning and Zoning

116 East Washington Street, 2nd Floor, P.O. Box 338

Charles Town, WV 25414

File Name: Cp/3-01
Staff Initials: cpe
Fees Paid: \$339.50

www.jeffersoncountywv.org/government/departments/planning-and-zoning-department.html

Email: planningdepartment@jeffersoncountywv.org
zoning@jeffersoncountywv.org

Phone: (304) 728-3228
Fax: (304) 728-8126

Application for a Conditional Use Permit

Name of Project:

Sustainable Solutions, LLC office relocation

Property Owner Information

Name: Steve Wandless
Mailing Address: 1835 River Road
City: Shepherdstown State: W Zip Code: 25443
Phone Number: 304-433-2161 Email: stephewandless@frontier.com

Applicant Contact Information

Name: Sustainable Solutions
Mailing Address: 385 Edgewood School Rd
City: Shenandoah junction State: WV Zip Code: 25442
Phone Number: 202-746-1649 Email: james@sustainablesolutionsllc.net

Registered Engineer(s) or Surveyor(s) Information

Name: N/A
Mailing Address:
City: State: Zip Code:
Phone Number: Email:

Physical Property Details

Physical Address: 4419 Kearneysville Pike
City: Shepherdstown State: WV Zip Code: 25443
Tax District: Shepherdstown (09) Map No: 8 Parcel No: 9.3
Parcel Size: 1.79ac Deed Book: 934 Page No: 474

Zoning District (please check one)

- Rural (R-A) Residential Growth (R-G) Industrial Commerical (I-C) Residential-Light Industrial-Commercial (R-L-C) Village (V)
[] [x] [] [] []

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DEC 06 2013

JEFFERSON COUNTY
PLANNING, ZONING AND ENGINEERING

Please provide any information or known history regarding this property.

The original use of the property was an automotive repair shop and gas station. The gas station was subsequently closed and the tanks removed per WV DEP requirements. The property then transferred ownership and was a used car lot. Most recently the property was used to store and maintain equipment and as an office.

Original Signature is Required. The information given is correct to the best of my knowledge.

Arthur Warden 11-21-2013
Signature of Property Owner Date

[Signature] 11/21/13
Signature of Property Owner Date

Do not write below this line

Sketch Plan (Pursuant to Section 7.4 (B)(C))

Support Data (Pursuant to Section 7.4(D))

List of adjacent and confronting (in front of) property owners, with addresses (Section 7.4 E)

Compatibility Assessment Meeting

01/31/14
Date

200 E. Washington St. Charles Town
Location

Notification

N/A
Date of public hearing

N/A
Advertising date

N/A
Posting Requirements
(Number of days prior to
scheduled hearing)

To Be Completed By Staff

* No unresolved issues. Scheduled for 03/27/14 BZA Mtg - JH

Conditional Use Permit Application
Support Data
(please attach additional pages if necessary)

1. Name and address of a contact person.

(Refer to Conditional Use Permit Application Section B)

2. Name and address of the owner/developer.

(Refer to Conditional Use Permit Application Section C)

3. Type of development proposed (provide as much detail as possible).

Sustainable Solutions, LLC is a natural resource management company. (www.sustainablesolutionsllc.net) that has been in business for 11 years and based in Jefferson county for the past two years. We work to help private landowners, state and federal agencies, and non profits manage their land for ecological, economic, and social returns. The plan is to utilize the existing structures on the property as the company office and the shop space for the storage, maintenance, and repair of vehicles and equipment. No additional building will be constructed, nor will the existing structures be modified in any way, other than the basic maintenance of the existing structures.

4. Acreage of original tract and property to be developed.

(Refer to Conditional Use Permit Application Section E)

5. General description of surface conditions (topography).

The site varies from flat to rolling, with a few rock breaks interspersed throughout the lot. The surface conditions are mowed grass interspersed with a gravel parking lot and driveway.

6. Soil and drainage characteristics.

There are two major soils types on the property, Hagerstown Rock Outcrop complex (HrC) and Ryder Poplimento complex (RrC) . Hrc makes up the majority of the parcel. See attached soil map. The HrC soil is a silt loam with a 8-15% slope with rock outcrops interspersed. It is a well drained soil with no frequency of flooding or ponding. It is not a prime farmland soil and is non hydric. The RrC soil is also a silt loam with an 8-15% slope. It is a well drained, non hydric, and considered farmland of statewide importance.

7. General location and description of any existing structures.

(See Sketch Plan)

8. General location and description of existing easements or rights-of-way.

(See Sketch Plan)

9. Existing covenants and restrictions on the land.

Per the deed: "a. No beer, wine, or alcoholic beverages shall be sold or commercially dispensed on the real estate. b. The real estate shall not be used as an adult bookstore or massage parlor. c. Firearms shall not be sold from or on the real estate. d. The real estate shall not be used for fast food restaurant. e. Not more than two single family residential units shall be constructed or maintained on the property."

10. Intended improvements and proposed building locations including locations of signs (in addition to narrative, please also show locations on sketch plan).

There is to be no additional building on the parcel. Current plan is to place business sign on building and or at the entrance to the property on Route 480.

11. Intended land uses.

The existing building on the parcel will be used as the company office for Sustainable Solutions, LLC. The existing shop and barn spaces will be used for the storage, maintenance and repair of vehicles and equipment.

The outside land will be enhanced with native trees, shrubs, and flowers to increase the overall aesthetic of the parcel, increase the overall tree canopy on the parcel, and provide forage and habitat for native pollinators.

12. Earth work that would alter topography.

None planned.

13. Tentative development schedule.

No additional development of the parcel is planned. Trees and shrubs would be planted following zoning approval.

14. Extent of the conversion of farm land to urban uses.

None.

15. Affected wildlife populations.

Since there will be no new construction on the site, there will be little to no wildlife affected by the planned use. On the contrary, the native trees and shrubs planting are meant to enhance the natural character and habitat value of the parcel.

16. Ground water and surface water and sewer lines within 1320 feet.

The parcel is approximately 907' from the upper branch of Town run. There are no other ground water sewer lines, or surface waters within 1320 of the parcel. Given the company mission, the parcels location in the watershed, and the proximity to Town run, rain barrels will be installed on existing downspouts to help manage and control stormwater. The existing gravel parking lot and drive will be kept as gravel to minimize the amount of impervious surface on the parcel.

17. Distance to fire and emergency services that would serve the site.

1.4 miles to Shepherdstown Fire Department

18. Distance to the appropriate elementary, middle, and high school.

There will be no need for school services for this site. Shepherdstown Middle school is the closest school at .57 miles away.

Sustainable Solutions plans to engage with local schools by presenting to classrooms on what natural resources are, and how to manage them sustainably.

Additionally, given the proximity to Shepherd University, Sustainable plans to collaborate with the Environmental Studies program to provide internship opportunities within the company for Shepherd students.

19. Traffic characteristics - type and frequency of traffic; adequacy of existing transportation routes.

The only traffic into the site will be daily company use and occasional client visits. Company use will consist of 2-5 cars a day coming and going in the normal course of business. The site is well served by route 480 with good site lines coming into and out of the parcel. The traffic light at the intersection of route 480 and Morgans Grove rd/route 45 helps to moderate the volume and speed of traffic approaching the property entrance.

20. Demand for school services created by this development.

None.

21. Proximity and relationship to historic structures or properties within two hundred (200) feet.

There are no historic structure or properties within 200' of the property.

22. Proximity to recreational facilities.

The site is .2miles from Morgans Grove Park. Given the close proximity to the park, Sustainable Solutions plans to provide pro bono natural resource management services to the park to help support the ecological health and vitality of the park land, including where appropriate the protection and enhancement of Town Run

23. Relationship of the project to the Comprehensive Plan.

This project supports the comprehensive plan in the following way:
Fosters mixed use neighborhoods, encourages economic development and job creation, supports efforts to encourage the sustainable management of natural resources

Cp13-01



SUSTAINABLE
SOLUTIONS^{LLC.}

A NATURAL RESOURCE MANAGEMENT COMPANY

Support Documents

for

4419 Kearneysville Pike

Conditional Use Permit Application

12/6/13

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Figure 1. Site Map



Soil Map—Jefferson County, West Virginia
(4419 Kearneysville Pike Soils Map)



Figure 2. Soils Map



Map Unit Legend

Jefferson County, West Virginia (WV037)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HrC	Hagerstown-Rock outcrop complex, 8 to 15 percent slopes	1.3	63.1%
RrC	Ryder-Poplimento complex, 8 to 15 percent slopes, very rocky	0.7	36.9%
Totals for Area of Interest		2.0	100.0%

Table 1. Site Soils



Adjacent and Confronting property owners

Owner: WALTZ LUCILLE

Parcel Id: 09 8000900000000

Deed Book/Page: 212/586

Address: 4487 KEARNEYSVILLE PIKE

Owner: R&D INVESTMENTS LLC

Parcel Id: 09 8000900020000

Deed Book/Page: 1110/152

Address: 93 Faith LN GLENGARY, WV

Owner: MARK TOLLHOUSE WOODS LLC

Parcel Id: 09 8003000000000

Deed Book/Page: 1011/141

Address: 10 CROSSROADS DR STE 206. OWINGS MILLS, MD

Owner: MARK-COLONIAL HILLS LLC

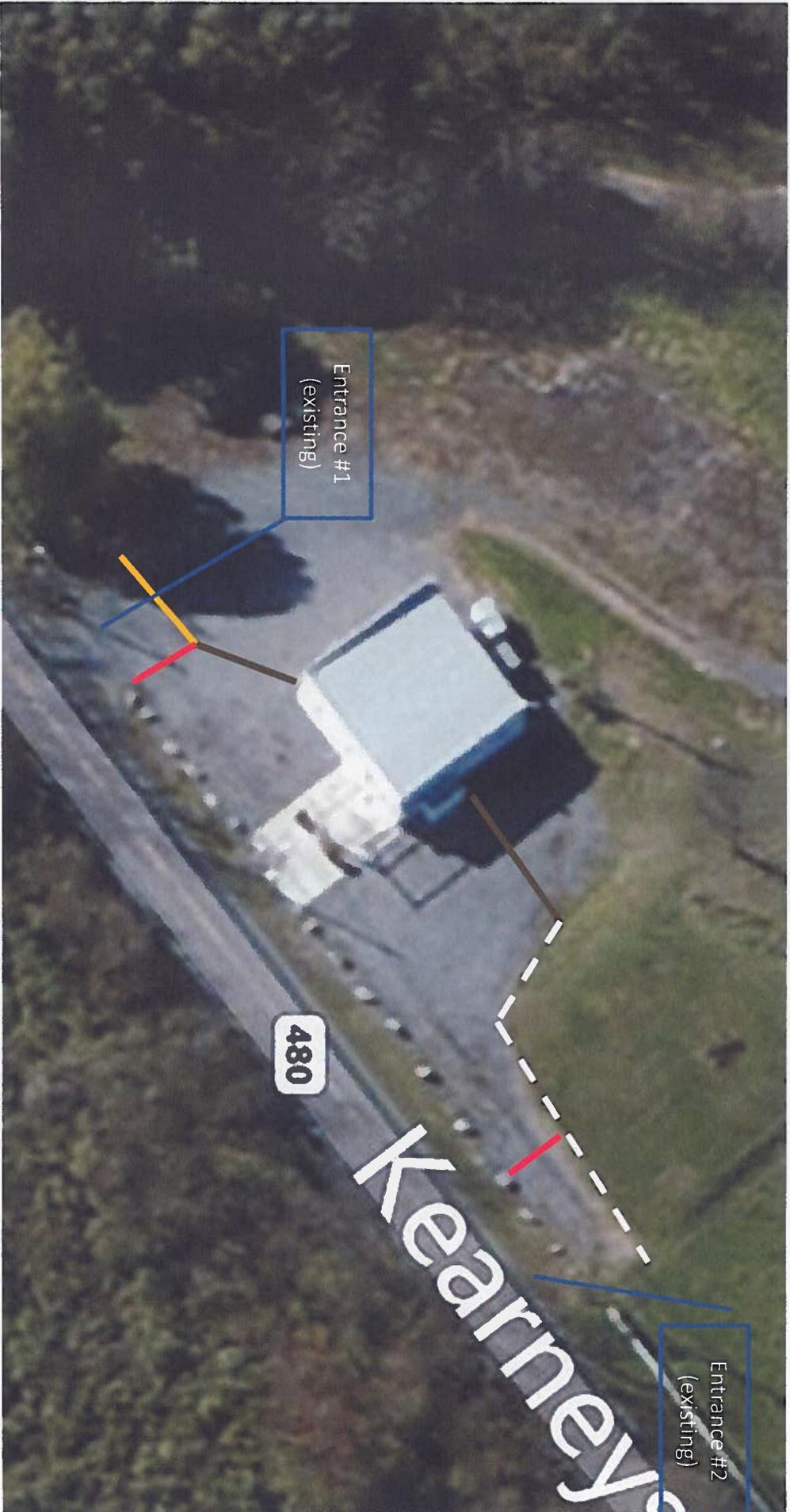
Parcel Id: 09 8001000000000

Deed Book/Page: 989/175

Owner: MARK-COLONIAL HILLS LLC

10 CROSSROADS DR STE 206. OWINGS MILLS, MD 21117

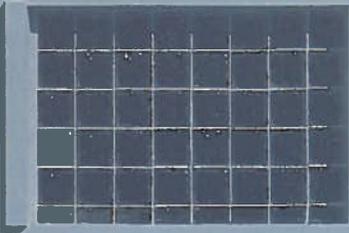




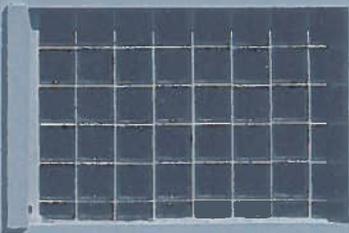
4419 Kearneysville Pike
Site Plan

	6' panel fence
	New Gate
	Existing Gate
	New 3 board fence

4419




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