



JEFFERSON COUNTY, WEST VIRGINIA
Department of Engineering, Planning and Zoning
Office of Planning and Zoning
 116 East Washington Street, 2nd Floor
 P.O. Box 716
 Charles Town, West Virginia 25414

File #: CUP 18-02
 Mtg. Date: 10 / 25 / 18
 Fee Paid: \$ 300.00
 Staff Int.: JH

Email: zoning@jeffersoncountywv.org

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

Application for a Conditional Use Permit

Conditional Use Permit process is outlined in Article 6 of the Zoning Ordinance

Project Name

A-Zone Environmental Services Office

Property Owner Information

Name: Wheatlands Property Management
 Business Name: _____
 Mailing Address: 600 S Mildred St Charles Town WV 25414 Mail Yes
 Phone Number: 304 839 2263 Email Response: jmorgan@a-zoneenvironmental.com Response: No

Applicant Information

Name: Jesse Morgan
 Business Name: _____
 Mailing Address: 600 S Mildred St Charles Town WV 25414 Mail Yes
 Phone Number: 304 839 2263 Email Response: jmorgan@a-zoneenvironmental.com Response: No

Engineer(s), Surveyor(s), or Consultant(s) Information

Name: _____
 Business Name: _____
 Mailing Address: _____ Mail Yes
 Phone Number: _____ Email Response: _____ Response: No

Physical Property Details

Physical Address: 2155 Berryville Pike Rippon WV 25441
 Tax District: Kabletown (06) Map No: 10A Parcel No: 24
 Parcel Size: 0.69 ac Deed Book: 1127 Page No: 38

Zoning District (please check one)

Residential Growth (RG)	Industrial Commercial (I-C)	Rural* (R)	Residential-Light Industrial-Commercial (R-LI-C)	Village (V)	Neighborhood Commercial (NC)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Commercial (GC)	Highway Commercial (HC)	Light Industrial (LI)	Major Industrial (MI)	Planned Neighborhood Development (PND)	Office/Commercial Mixed-Use (OC)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* For properties in the Rural Zoning District:
 Is property located on a primary or secondary road? Yes No

Name of Road and/or Route Number: Withers Larve Road

RECEIVED

OCT 04 2018

JEFFERSON COUNTY PLANNING,
 ZONING & ENGINEERING
 Digital rec'd 10/03/18-gh

Sketch Plan (see cover sheet for description)

Attached

A list of all adjacent and confronting property owners (see cover sheet for description)

Attached

State the proposed land use as listed in Appendix C and provide a description of the proposed use.

Professional Office. Renovate historic building on corner into a professional office space for up to 12 employees; most often there would be approximately 4-6 people working there. Office hours: 8:00 am - 4:00 pm. There would be an addition on to the back of the property which would increase the building size by 1188 sf.

Please provide any information or known history regarding this property.

The main structure on the property is a pre- Civil War frame house . The building is the dominant structure in the small village of Rippon and has historically had many uses, including a store and serving as the Rippon Post Office for many years.

Please respond (in detail) to the following statements located in Section 6.3 of the Zoning Ordinance:

1. The proposed use is compatible with the goals of the adopted Comprehensive Plan. *Section 6.3A.1*
This project will help to re-vitalize the village of Rippon by providing new jobs, renovating a historic structure, and increasing the tax base.

2. The proposed use is compatible in intensity and scale with the existing and potential land uses on the adjoining and confronting properties; and poses no threat to public health, safety, and welfare. *Section 6.3A.2*
Office uses will be low impact and create no objectionable sounds, odors, or use of materials that would threaten public or neighbors. Property is located on major county road and use would not result in noticeable increased traffic.

3. The proposed site development shall be such that the use will not hinder nor discourage the appropriate development and use of adjacent land and buildings. *Section 6.3A.3*

Building improvements will be to rear of existing building. Renovations to property will likely increase adjacent property values.

4. Neighborhood character and surrounding property values shall be safeguarded by requiring implementation of the landscaping buffer requirements found in Appendix B and Section 4.11 of this Ordinance. *Section 6.3A.4*

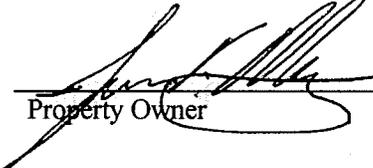
- I am aware of the landscaping buffer requirements and will adhere to them.
- I am aware of the landscaping buffer requirements; however, I may be seeking a variance to modify them.

5. For properties in the Rural zoning district, roadway adequacy shall be assessed by the Comprehensive Plan's Highway Road Classification Map. If a rural parcel is not shown as commercial on the Future Land Use Guide or does not front on a Principal Arterial, Minor Arterial, or Major Collector road (as identified in the Comprehensive Plan), the applicant shall submit trip generation data, including Average Daily and Peak Hour trips, for the Board of Zoning Appeals to review in conjunction with the Highway Problem Areas Map when determining roadway adequacy for the proposed use. *Section 6.3A.6*

Applicable (Trip Generation Data attached)

Not Applicable

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


Property Owner

10/4/18
Date

Property Owner
Date