



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

20-5-
 File #: CUP
 Mtg. Date: 8/27/20
 Fee Paid: \$ 350.00
 Staff Int: ST

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Application for a Conditional Use Permit

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

Project Name Valley Used Cars

Property Owner Information

Name: Mahommed Ghuman - I+K Farms LLC
 Business Name: Valley Used Cars
 Mailing Address: _____ Mail Yes
 Phone Number: 540-539-1896 Email Response: via commercial real estate Response: No
Mahommed Ghuman at@yahoo.com

Applicant Information

Name: Clarence Haynoff for Mahommed Ghuman
 Business Name: Valley Used Cars
 Mailing Address: 170 N. George St. Charles Town Mail Yes
 Phone Number: 540-539-1896 Email Response: via commercial real estate Response: No

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

Name: Rafe Lorenza - Gordon + Associates
 Business Name: Gordon + Associates
 Mailing Address: 1485 Queen St. Suite 201 North Mail Yes
 Phone Number: 304-725-8456 Email Response: RPerks@gordon.us.com Response: No

Physical Property Details

Physical Address: 5409 Charles Town Rd. Kearynsville W.Va. 25430
 Tax District: Middleway 07 Map No: 3B Parcel No: 1.1
 Parcel Size: 5.34 Acres / 230,000 sq. ft. Deed Book: 1218 Page No: 457

Zoning District (please check one)

Residential Growth (RG)	Industrial Commercial (IC)	Rural* (R)	Residential-Light Industrial-Commercial (R-LI-C)	Village (V)	Neighborhood Commercial (NC)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

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 JUL 30 2020
 JEFFERSON COUNTY PLANNING
 ZONING & ENGINEERING

* 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: OLD Rt. # 9 - Charles Town, Road

Sketch Plan (see cover sheet for description)

Attached

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

Attached *Applicant owns the property on Charles town Pike + Daniels road*

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

Sale of used Cars and repairs

Please provide any information or known history regarding this property.

this property was a used Car sales for many year

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*

Yes

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*

Yes

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*

Yes

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.

ISK Farms LLC

M. Blumson

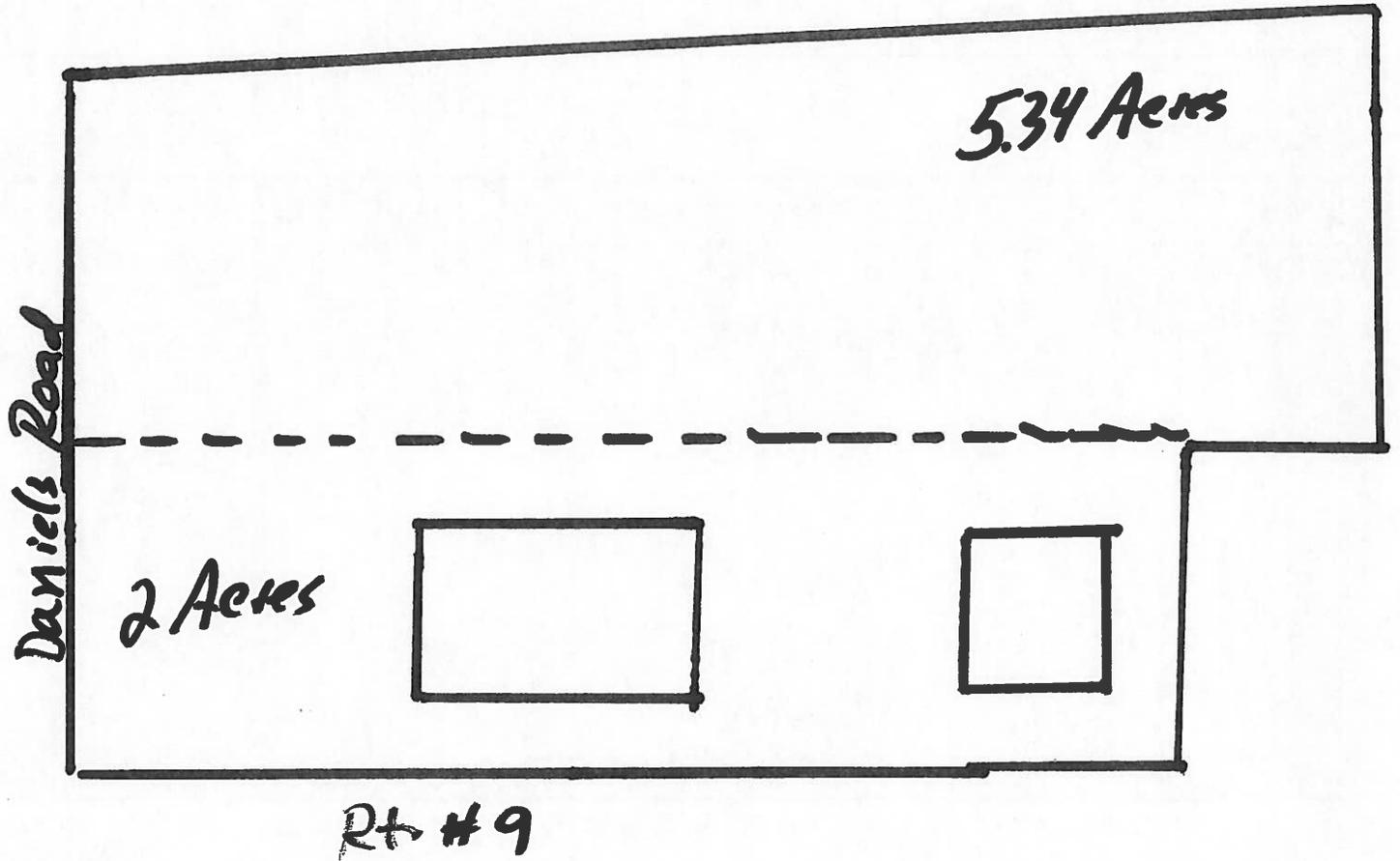
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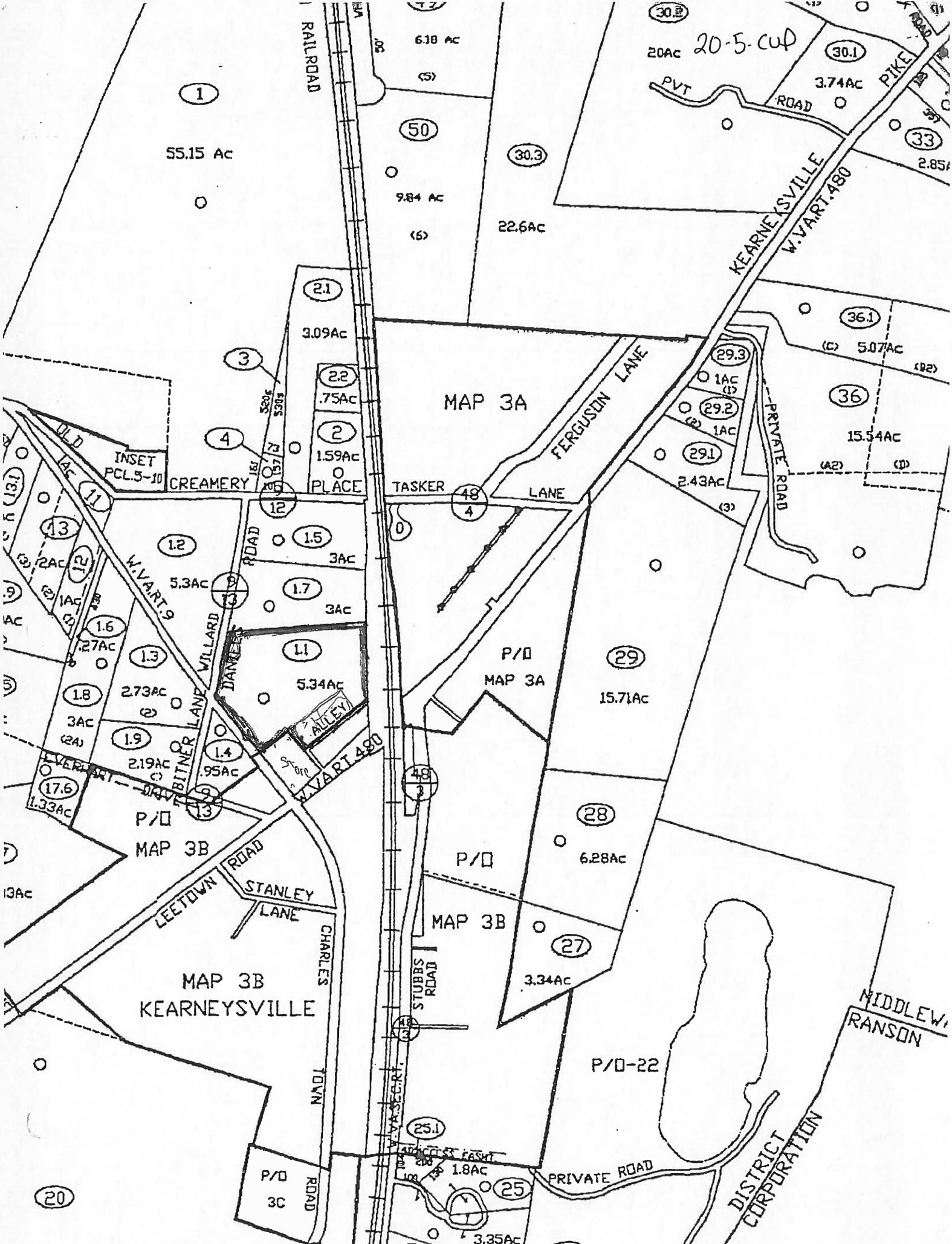
Property Owner

Date

Property Owner

Date





1
55.15 Ac

50
9.84 Ac

30.3
22.6 Ac

30.2
20 Ac

30.1
3.74 Ac

33
2.85 Ac

2.1
3.09 Ac

2.2
.75 Ac

2
1.59 Ac

36.1
5.07 Ac

36
15.54 Ac

MAP 3A

INSET
PCL. 5-10

CREAMERY PLACE

TASKER LANE

FERGUSON LANE

PRIVATE ROAD

ROAD

W. VARI-9

WILLARD ROAD
DANIELS ALLEY
BITNER LANE

MAP 3B

MAP 3B
KEARNEYSVILLE

P/O
MAP 3A

29
15.71 Ac

P/O

28
6.28 Ac

MAP 3B

27
3.34 Ac

P/O-22

MIDDLEWATER RANSON

DISTRICT CORPORATION

V.A. SECT.
1.8 Ac

25
3.35 Ac

20

P/O
3C
ROAD