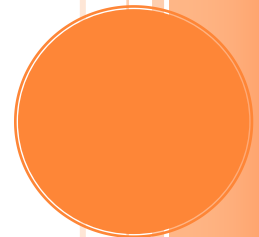


ANNUAL REPORT FOR PLANNING AND ZONING

FY 2015 (July 1, 2014 – June 30, 2015)

An overview of the major activities undertaken over the past fiscal year by the Jefferson County Departments of Planning and Zoning, Planning Commission, and Board of Zoning Appeals.

8/11/2015



Annual Report for Planning and Zoning

FY 2015 (July 1, 2014 – June 30, 2015)

PROJECTS UNDERTAKEN

Long Range Planning:

Envision Jefferson 2035 Comprehensive Plan and Future Land Use Guide

Status

Adopted 01-14-15

Subdivision Regulations Text Amendments

Status

STA15-01 Section 26.200, Definition of Day

Adopted 04-16-15

STA15-02 Section 26.104.C, public utilities and private utility firms exempt from this section.

Adopted 04-16-15

STA15-03 Section 24.300, added “process and procedural waivers shall be reviewed and found consistent with the above criteria prior to approval.”

Adopted 04-16-15

Zoning Ordinance Text Amendments

Status

ZTA14-02 Mass Event Regulations – on-going; CC last held Public Hearing on 10-01-14; returned the draft document to the Planning Commission on 05-07-15.

Pending

Major Site Plans or Subdivisions (PC)

1 Total

Status

#15-09 Breckenridge East, Phase 1A – Final Plat Public Hearing before the Planning Commission scheduled for August 11, 2015. The project consists of 13 single family lots on 67.67 acres. The property is located along Old County Club Rd, southeast of the intersection with Flowing Springs Rd.

Pending

Minor Site Plans (Staff)

7 Total

Status

S13-07 River Riders, Inc. – Minor Full Site Plan with Concept Plan. 24,800 sq. ft. expansion to existing all-inclusive family adventure resort.

Pending

S14-01 VMT Station Facility – Lot 29 Burr Industrial Park 2,556 sq. ft. office, breakroom, & 2 bunk rooms; 2,820 sq. ft. 6-bay garage.

Approved

S14-02 St. James Lutheran Church – Limited Site Plan

Pending

S15-01 Trustees of Uvilla United Methodist Church of the Baltimore Annual Conference – Minor Site Plan – 2,860 sq. ft. expansion to include fellowship hall, kitchen, & vestibule.

Pending

S15-02	Kent Cartridge – Minor Site Plan with Concept Plan – 20,000 sq. ft. expansion to include 2 restrooms and a warehouse.	Pending
S15-03	Advanced Auto Store – Minor Site Plan with Concept Plan – 7,000 sq. ft. new structure for retail auto parts store and parking.	Pending
S15-04	Dollar General Store (Middleway) – Minor Site Plan with Concept Plan – 9,100 sq. ft. new structure for retail and parking.	Pending

Minor Subdivisions (Staff)**13 Total****Status**

14-03	Harold Barlow Minor Subdivision – 2 lots & a Residue	Approved
14-04	William Rinker Minor Subdivision - 1 lot & a Residue	Approved
14-05	Elizabeth Stagner Minor Subdivision – 2 lots & a Residue	Approved
14-06	Karen Miller Minor Subdivision – 1 lot & a Residue	Approved
15-01	Drost/Ciriello Minor Subdivision – 1 lot & a Residue *Family Transfer = Parent to Child	Approved
15-02	Sara Blue Minor Subdivision – 2 Lots & a Residue	Approved
15-03	Stolipher Minor Subdivision – 3 Lots & a Residue	Approved
15-04	Estate of Frances L. Lloyd Minor Subdivision – 2 Lots & a Residue	Approved
15-05	Sally B. Moulton Browne Estate Minor Subdivision – 1 Lot & a Residue	Approved
15-06	Robert & Esther Wolfrey Minor Subdivision – 2 Lots and a Residue	Approved
15-07	Leonard Minor Subdivision – 4 lots and a residue	Approved
15-08	Bohrer Minor Subdivision – 2 lots and a residue	Approved
15-10	Edwards Minor Subdivision – 1 lot and a residue	Approved

Boundary Line Adjustments (Staff)		18 Total	Status
08-14-14	Dina Boogaard, Lot Line Adjustment		Approved
09-11-14	Eyler – Miljour Lot Line Adjustment		Approved
10-03-14	Wanda Rawlings – Lot Line Adjustment		Approved
10-06-14	Porter – Cornelison Lot Line Adjustment		Approved
12-12-14	ILA Properties, Inc. – Lot Line Adjustment		Approved
12-29-14	Needy Farm, LLC – Lot Line Adjustment		Approved
01-06-15	Bradford & Leisa Luttrell – Lot Line Adjustment		Approved
01-22-15	David Liskey – Lot Line Adjustment		Approved
02-05-15	William Snelson – Lot Line Adjustment		Approved
02-05-15	Weller – Armstrong – Lot Line Adjustment		Approved
02-23-15	Harold Barlow – Lot Line Adjustment		Approved
05-19-15	Westfield Development, LLC – Lot Line Adjustment		Approved
05-22-15	Edward & Edna Boyd – Lot Line Adjustment		Approved
06-04-15	Douglas & Drew Stolipher – Lot Line Adjustment		Approved
06-10-15	Robert & Amy Leonard – Lot Line Adjustment		Approved
06-10-15	Robert & Esther Wolfrey – Lot Line Adjustment		Approved
06-22-15	Gregory & Paula Miller – Lot Line Adjustment		Approved
06-30-15	French – Lot Line Adjustment		Approved

Waiver or Variance from Subdivision Regulations (PC)		8 Total	Status
PCV14-02	Cambridge, LLC - variance request from 1979 Subdivision Ordinance, Section 6.3 and Section 8.1(d)		Approved
PCV14-03	Mark Roper, et al – variance request from 1979 Subdivision Ordinance, Section 8.2(a)2 and Section 8.2(a)14		Approved
PCV15-01	Roderick Planes, LLC - variance request from 1979 Subdivision Ordinance, Article 6, Section 6.3.		Approved – 8 mos. extension.
PCV15-02	Shepherdstown Community Club - variance request from 1979 Subdivision Ordinance, Article 8, Section 8.2.c.1.d		Approved
PCV15-03	Colonial Hills, LLC - variance request from 1979 Subdivision Ordinance, Article 8, Section 8.2.e.3		Approved
PCW14-04	River Riders, Inc. - waiver request from 2008 Subdivision Regulations Sections 2.5.I; 2.2-1; 9.4.E; 9.3; and 9.4A.		Approved
PCW15-01	Kent Cartridge of America - waive request from 2008 Subdivision Regulations Section 20.203; Division 26.200.		Approved
PCW15-02	Martin and Brenda Lookingbill - waiver request from 2008 Subdivision Regulations, Sections 21.202.B and 22.208.		Pending
Zoning Map Amendments / rezoning requests (PC)		4 Total	Status
Z14-02	David Slusher – change from Rural to General Commercial		Approved
Z14-03	Standard Land Company (Old Standard Quarry) – change from Rural & Residential Growth to Residential-Light Industrial-Commercial		Approved
Z15-01	Morgan’s Grove Market – change from Rural to Neighborhood Commercial		Pending
Z15-02	Charles M. Carter – change from Residential Growth to General Commercial		Pending
Zoning Variance Requests (BZA)		25 Total	Status
ZV14-14	Nancy & Douglas Stolipher - variance request from Section 2.2 of current Zoning Ordinance.		Denied
ZV14-15	Seasonal Use Permit – Nancy & Douglas Stolipher (All Good Music Festival and Camp Out)		Approved with Conditions
ZV14-16	Douglas Propst - variance request from Appendix A, Residential Design Standards, of the current Zoning Ordinance.		Approved with Conditions

ZV14-17	Harold Barlow - variance request from Section 8.2 of the current Zoning Ordinance.	Withdrawn by applicant
ZV14-18	Franklin and Donna Greenwalt - variance request from Section 9.7 of the Zoning Ordinance.	Approved
ZV14-19	River Riders, Inc. / Harpers Ferry Holdings, LLC - variance request from Sections 4.11A, 5.8.C.2, and Appendix B of the current Zoning Ordinance.	Approved with conditions
ZV14-20	Good Shepherd Interfaith Volunteer Caregivers (GSIVC) - variance request from Section 4.10A of the current Zoning Ordinance.	Approved with conditions
ZV14-21	Trustees of Crossroads Church - variance request from Section 4.10 of the current Zoning Ordinance.	Approved with conditions
ZV15-01	Judy Golden - variance application reviewed by acting Zoning Administrator and deemed not required; withdrawn by applicant.	Withdrawn
ZV15-02	Twin Oaks Subdivision, LLC - variance request from Section 3.2G of the current Zoning Ordinance.	Approved
ZV15-03	Thomas and Derniere Marshall - variance application review by current Zoning Administrator and deemed not required; withdrawn by applicant.	Withdrawn
ZV15-04	Gilbert Mobley - variance request from Section 4.3C of the current Zoning Ordinance.	Approved with conditions
ZV15-05	Thomas and Patricia Mills - variance application review by current Zoning Administrator and deemed not required; withdrawn by applicant.	Withdrawn
ZV15-06	Wilbur Alger / Middle of the Way Real Estate (Dollar General Store) - variance request from Section 11A of the current Zoning Ordinance.	Approved
ZV15-07	Wilbur Alger / Middle of the Way Real Estate (Dollar General Store) - variance request from section 10.4E of the current Zoning Ordinance.	Approved
ZV15-08	Matthew and Jennifer Welder - variance request from Sections 9.6C and 9.7 of the current Zoning Ordinance.	Approved
ZV15-09	Laurice Berry - variance request from section 9.7 of the current Zoning Ordinance.	Approved
ZV15-10	PFK, LLC / Pete Kubik - variance request from Section 5.4-1 of the current Zoning Ordinance.	Approved
ZV15-11	Lisa Gasque - variance request from Sections 9.6C and 9.7 of the current Zoning Ordinance.	Withdrawn by staff

ZV15-12	Kent Cartridge of America - variance request from Sections 4.11.B.2, 4.11.B.3, 4.11.E, and Appendix E of the current Zoning Ordinance.	Approved
ZV15-13	Roy Vella, Jr. – variance request from Section 5.4-1 of current Zoning Ordinance.	Approved
ZV15-14	PFK, LLC / Pete Kubik – variance request from Section 5.4-1 of the current Zoning Ordinance.	Approved
ZV15-15	Uvilla United Methodist Church - variance request from Section 4.11A.1 and Appendix B of the current Zoning Ordinance.	Approved
ZV15-16	Bryan and Kelli LaBombard - variance request from Section 5.4B of the current Zoning Ordinance.	Approved
ZV15-17	Seasonal Use Permit - Carmen Quinones - Smithfield Anniversary Civil War Military Re-enactment.	Approved

Conditional Use Permit (CUP) Applications (BZA) 3 Total Status

CP14-02	Cross Development, LLC - Dollar General Store in Middleway) – CUP issued.	Approved
CP15-01	Shenandoah Air Conditioning & Heating, Inc. – Animated Sign. Acting Zoning Administrator determined CUP was not the correct process; application withdrawn by applicant.	Withdrawn by Applicant
CP15-02	Whistling Wind Farm Bed & Breakfast	Approved

Zoning Appeal of Administrative Decision (BZA) 3 Total Status

AP14-02	Ben Thompson (Acting Zoning Administrator's determination upheld)	ZA Decision Upheld
AP15-01	James Young, Sr. (Acting Zoning Administrator's determination upheld)	ZA Decision Upheld
AP15-02	All Good Festival & Camp Out	Withdrawn by Applicant

Zoning Certificates (Staff) 58 Total Status

See page 9 for detailed list of Zoning Certificates.

46 issued;
6 Pending;
4 withdrawn;
2 denied

Planning Commission Meetings: 14 Total

Board of Zoning Appeals Meetings: 12 Total

Pre-Proposal Conference Meetings: 46 Total (26 Subdivision & 20 Site Plan)

Information Request Forms (general inquiries from the public): 222 Total

Zoning and Land Development Fees Collected: \$48,190.07

ITEMS REQUIRING COMMISSION ATTENTION

Status

ZTA15-01	Shepherdstown Library petition for Zoning Text Amendment. Appendix C, Principal Permitted Uses – Change “Cultural Facilities” to “Permitted” in the Residential Growth district.	Pending
	Bolivar Urban Growth Boundary (UGB) – On July 30, 2015 the County Commission received the Planning Commission’s recommendation that the request to expand the Bolivar UGB was <u>not</u> in conformance with the Envision Jefferson 2035 Comprehensive Plan.	Pending

PROPOSED PROJECTS/UNDERWAY

Status

(received during 4th Quarter – Not Completed)

Z15-01	Morgan’s Grove Market rezoning from Rural to Neighborhood Commercial.	Joint PC/CC Public Hearing 08/11/15
Z15-02	Charles M. Carter rezoning from Residential Growth to General Commercial.	PC Public Hearing: 08/11/15
ZTA15-02	Zoning Ordinance Text Amendment pertaining to rural campground facility standards and processes.	PC Reviewed; PC Public Hearing 09/08/15
STA15-04	Subdivision Regulations Text Amendment pertaining to rural campground facility standards and processes.	PC Reviewed; PC Public Hearing 09/08/15
STA15-05	Subdivision Regulations Text Amendment pertaining to the processing of Subdivisions and Site Plans.	Subcommittee recommendation to PC 08/11/15; PC Work Session 09/22/15

PLANNING COMMISSION MEMBERS – FY 2015

1. Steve Stolipher, President (term expires 03/31/18)
2. Wade Louthan, Vice President (term expires 03/31/16)
3. Clifford (Gene) Taylor, Secretary (term expires 03/31/18)
4. Peter Fricke (term expires 03/31/16)
5. Gary Phalen (term expires 03/31/16)
6. Donnie Fisher (term expires 03/31/17)
7. Mike Chapman (term expires 03/31/17)
8. Rickard (Dick) Childs (term expires 03/31/17)
9. Dale Manuel, County Commission Liaison

BOARD OF ZONING APPEALS MEMBERS – FY 2015

1. J. Tyler Quynn, Chair (term expires 01/01/17)
2. Jeffrey C. Bannon, Vice Chair (term expires 01/01/16)
3. Christy Huddle (term expires 01/01/18)
4. Matt Knott (term expires 01/01/17)
5. Ted Schiltz (term expires 01/01/18)
6. Jeffrey Bresee, Alternate (term expires 01/01/18)

DEPARTMENTS OF PLANNING AND ZONING STAFF – FY 2015

1. Jennifer M. Brockman, AICP – Director of Planning and Zoning / Acting Zoning Administrator
2. A. David Simon, County Planner training for Zoning Administrator
3. Alexandra Beaulieu, Office/Project Manager
4. Jennilee Hartman, Zoning Clerk
5. Rhonda Greenholtz, Planning Clerk
6. Christine Chalmers, Office Clerk

Zoning Certificates IssuedIssue Date

ZC14-30	Joseph Terango – Owner/Applicant Home Occupation Level I. Internet sales of custom sports equipment. Business conducted from existing 9'x10' home office. 198 Kelcar Dr.; Summit Point, WV 25446 Zoned: Rural	07-24-14
ZC14-31	Reba Jamison – Owner Michael Napier – Applicant Cottage Industry. Auto repair shop in detached 511 sf garage. 115 Mahoney Dr.; Harpers Ferry, WV 25425 Zoned: Village	08-09-14
ZC14-32	American Towers, LLC – Owner AT&T Mobility / Agent Jeff Machiran – Applicant Wireless facility co-location at Round Hill Site #FA10050972. Site contains existing 360' self-support cell tower. Installation of one new 6' diameter microwave dish & new CAT-5e cable. 17435 Raven Rock Rd.; Charles Town, WV 25414 Zoned: Rural	07-24-14
ZC14-33	American Towers, LLC – Owner Jacobs Telecommunications, Inc. – Applicant Wireless facility co-location. Site name: US.WV.ATC.92816 Modification to reinforce existing 360' self-support tower. 17435 Rave Rock Rd.; Charles Town, WV 25414	07-31-14
ZC14-36	Troy Brown – Owner Haishan Wang – Applicant Change in tenant. Chinese Restaurant (China Fortune) 60 Patrick Henry Way; Charles Town, WV 25414 Zoned: Residential-Light Industrial-Commercial	08-26-14
ZC14-37	Peter Corum – Owner/Applicant Temporary Use of existing residential structure on well & septic for private school, grades K-8; up to 40 students. 3988 Kearneysville Pike; Shepherdstown, WV 25443 Zoned: Rural	10-03-14
ZC14-38	Richard & Sharon Grant – Owner/Applicant Home Occupation Level II. Canine & feline grooming business. 3146 Bowers Rd.; Kearneysville, WV 25430 Zoned: Rural	09-24-14

ZC14-40	George Rushizky – Owner Hardy Cellular Telephone Co. – Applicant Three additional antennas at 197'; six coax cables and three RRUs small radios in existing shelter. 8442 Shepherdstown Pike; Shepherdstown, WV 25443 Zoned: Rural	09-26-14
ZC14-41	McLucky LLC, Philip N McDonald, Member – Owner Kevin Drost & Dina Ciriello – Applicant Antique Shop. Applicant to use existing 8' x 12' lighted sign and retail structure will be used for storage purposes. 154 Wolfcraft Way; Charles Town, WV 25414 Zoned: Residential-Light Industrial-Commercial	09-30-14
ZC14-43	George Rushizky – Owner T-Mobile – Applicant Wireless telecommunications facility co-location. T-Mobile to install three proposed antennas at 165' and two odc cabinets to an existing wireless telecommunications facility. 8422 Shepherdstown Pike; Shepherdstown, WV 25443	10-30-14
ZC14-44	Jefferson Utilities, Inc. – Owner T-Mobile – Applicant Wireless telecommunications facility co-location. T-Mobile to install three antennas at 130' and two odc cabinets on existing concrete pad. 307 West Burr Blvd.; Kearneysville, WV 25430 Zoned: Industrial-Commercial	10-31-14
ZC14-45	Alvin Brown – Owner Hardy Cellular Telephone Co. – Applicant Three additional antennas for US Cellular at 296'; six coax cables and three RRUs small radios in existing shelter. 18 Hite Rd.; Kearneysville, WV 25430	11-25-14
ZC14-46	Jeanne Kozak & Daniel Peck – Owners Tricia Simpson / Urban Easel, LLC – Applicant Fine art studio. Daily art related classes for children & adults. 8354 Martinsburg Pike; Shepherdstown, WV 25443 Zoned: Residential-Light Industrial-Commercial	10-31-14
ZC14-47	Sunnyside Limited Partnership – Owner Hardy Cellular Telephone Co. – Applicant Three additional antennas for US Cellular at 151.5'; six coax cables and three RRUs small radios in existing shelter. 837 Wheatland Rd.; Charles Town, WV 25414	11-25-14

ZC14-13	<p>OBF Properties, Contact: Chris Hansen – Owner ABS Enterprises, Contact: Saad Shadkami – Applicant Commercial warehouse for pre-packaged and refrigerated food; 5,000 sf fresh bakery. Box Factory Rd.; Summit Point, WV 25446 Zoned: Rural</p>	12-05-14
ZC14-15	<p>OBF Properties, Contact: Chris Hansen – Owner ABS Enterprises, Contact: Saad Shadkami – Applicant Commercial warehousing, agri-business, storage, document shredding, and general business heavy equipment leasing and repair, auto repair, and recycling. Box Factory Rd.; Summit Point, WV 25446 Zoned: Rural</p>	12-05-14
ZC14-48	<p>American Towers, LLC – Owner Vigilant Global c/o CIS Communications – Applicant Addition of two dishes at 340' to existing tower. 17435 Raven Rock Rd.; Charles Town, WV 25414 Zoned: Rural</p>	12-17-14
ZC14-49	<p>Wesley Smoot – owner/Applicant Office area for designing and storage of material for landscaping projects. Storage & retail of nursery product. 164 Tel Farm Ln.; Kearneysville, WV 25430 Zoned: Rural</p>	05-28-15
ZC15-01	<p>George & Mary Rushizky – Owner Shenandoah Personal Communications (Shentel) – Applicant Wireless telecommunications facility co-location. Project consists of removing two existing antenna at 167' and installing three new antennas at 155'. 8422 Shepherdstown Pike; Shepherdstown, WV 25443 Zoned: Rural</p>	04-07-15
ZC15-02	<p>Charles F. Printz, Jr. (Aspen Pool Farm, Inc.) – Owner/Applicant Replacement of existing two-story accessory dwelling unit, constructed prior to zoning; new dwelling unit to be located above detached garage/storage area (consisting of less than 1700 sf). 1378 Trough Rd.; Shepherdstown, WV 25443</p>	02-02-15
ZC15-04	<p>Todd & Brenda Peal – Owner/Applicant Use of second home as short-term rental property. 443 Riverside Dr.; Harpers Ferry, WV 25425 Zoned: Rural</p>	02-23-15
ZC15-05	<p>Peter Corum – Owner/Applicant Temporary Use of existing residential structure on well & septic for private school, grades K-8. 3988 Kearneysville Pike; Shepherdstown, WV 25443 Zoned: Rural</p>	03-10-15

ZC15-06	<p>Twin Oaks Subdivision, LLC – Owner/Applicant Peter Corum – Managing Partner Market for sale of farm product and incidental products, including arts & crafts. Operation contained under cover of 30' x 40' tent. Live music, events, and performances permitted if accessory to market. Conditions from ZC11-15, ZC13-07, and ZC14-19 apply. 3988 Kearneysville Pike; Shepherdstown, WV 25443 Zoned: Rural</p>	03-17-15
ZC15-08	<p>City of Charles Town – Owner Hardy Cellular Telephone Company – Applicant Three antennas added to existing telecommunications tower for US Cellular at 129'; six coax cables and three RRUs. 475 Keyes Ferry Rd.; Charles Town, WV 25414 Zoned: Residential-Light Industrial-Commercial</p>	03-17-15
ZC15-09	<p>John Darnell Trust c/o Sandra Feizollahi – Owner Hardy Cellular Telephone Company – Applicant Three additional antennas for US Cellular at 185'; six coax cables and three RRUs. 3343 Shepherdstown Pike; Shenandoah Junction, WV 25442 Zoned: Rural</p>	03-23-15
ZC15-10	<p>Sunnyside Limited Partnership – Owner T-Mobile – Applicant T-Mobile to install three new antennas; one 6201 ode cabinet; a PTS 8003 battery support cabinet; and six coax cables. 844 Wheatland Rd.; Charles Town, WV 25414 Zoned: Industrial-Commercial</p>	03-24-15
ZC15-11	<p>Gilbert Mobley, Sr. – Owner Carl Webster & Connie Kitts – Applicants Open-air flea market; 6,000 sf. With fifteen rental spaces. 6468 Charles Town Rd.; Kearneysville, WV 25430 Zoned: Rural</p>	03-10-15
ZC15-12	<p>LSCG Fun II – Lanes – Owner Kimberly Gilliam – Applicant Sports Bar & Grill. 107 Keyes Ferry Rd.; Charles Town, WV 25414 Zoned: Residential-Light Industrial-Commercial</p>	04-14-15
ZC15-13	<p>Douglas & Leanne Cobb – Owner/Applicant Cottage Industry. Office area to be used for the operation of PanelWrights business and SIP (Structurally Insulated Panels) school. No onsite sales. 806 French Rd.; Shenandoah Junction, WV 25442 Zoned: Rural</p>	04-07-15

ZC15-14	Kevin Drost & Dina Ciriello – Owners/Applicants Outdoor storage and sale of sheds/garages/wooden structures to be purchased and relocated to private properties. 154 Wolfcraft Way; Charles Town, WV 25414 Zoned: Residential-Light Industrial-Commercial	04-07-15
ZC15-15	Kevin Drost & Dina Ciriello – Owners/Applicants Open-air flea market to include up to 50 tables and no more than two mobile food vendors. 154 Wolfcraft Way; Charles Town, WV 25414 Zoned: Residential-Light Industrial-Commercial	04-07-15
ZC15-16	Jose Osorio – Owner/Applicant Rodeo/Calf Roping/Bull Wrestling event venue. 1196 Van Clevesville Rd.; Kearneysville, WV 25430 Zoned: Rural	05-15-15
ZC15-17	Sunnyside Limited Partnership – Owner Patriot Towers, Inc. – Applicant Installation of new replacement diagonals between 101’ and 121.2’ on existing 197’ 8” tower. 844 Wheatland Rd.; Charles town, WV 25414 Zoned: Industrial-Commercial	04-24-15
ZC15-18	Thomas LaFevre – Owner Hardy Cellular Telephone Co. – Applicant Installation of three antennas for US Cellular; six coax cables and three RRUs on the existing tower. 237 Tel Farm Ln.; Kearneysville, WV 25430 Zoned: Rural	04-24-15
ZC15-19	John W. Darnell Trust c/o Sandra Feizollahi – Owner Legacy Tower Service, LLC – Applicant To add galvanized steel horizontal braces to existing tower. 3343 Shepherdstown Pike; Shenandoah Junction, WV 25442 Zoned: Rural	04-24-15
ZC15-20	Sunnyside Limited Partnership – Owner AT&T Mobility – Applicant To install one new 1900 MHz BCEM card in existing LTE rack; replace three existing LTE antennas with three new antennas between 166’ and 170’; and three new 1900 MHz RRHs with associated support equipment. 844 Wheatland Rd.; Charles Town, WV 25414 Zoned: Rural	04-24-15
ZC15-21	RAI Properties, LLC – Owner Jolene Carroll – Applicant Bakery. 43 Ruland Rd. Suite J; Kearneysville, WV 25430 Zoned: Industrial-Commercial	04-24-15

ZC15-22	Bank of Charles Town c/o Sebbahi Real Estate, LLC - Owner Robert Foster – Applicant Outdoor flea market to include up to 50 sales tables. 99 Cary Lu Circle; Harpers Ferry, WV 25425 Zoned: Residential-Light Industrial-Commercial	05-11-15
ZC15-25	Sunnyside Limited Partnership – Owner Verizon Wireless – Applicant Installation of three remote radio heads & three hybridflex cables. 844 Wheatland Rd.; Charles Town, WV 25414 Zoned: Rural	06-24-15
ZC15-26	WVA 340, LLC – Owner Liz Ward – Applicant Change of tenant. Yoga Studio. 91 Saratoga Dr. #D; Charles Town, WV 25414 Zoned: Residential-Light Industrial-Commercial	05-28-15
ZC15-28	John Darnall et al trustees, c/o Sandra Feizollahi – Owner AT&T Mobility – Applicant Remove, relocate, install wireless communications antennas, RRHs, and associated support equipment. 3343 Shepherdstown Pike; Shenandoah Junction, WV 25442 Zoned: Rural	06-30-15
ZC15-32	Permelynn of Westchester, Inc. c/o Kimco Realty Corp – Owner American Promotional Events dba TNT Fireworks – Applicant Temporary sale of legal fireworks in 20' x 40' tent. 96 Patrick Henry Way; Charles Town, WV 25414 Zoned: Residential-Light Industrial-Commercial	06-18-15
ZC15-33	Permelynn of Westchester, Inc c/o Kimco Realty Corp – Owner Southern Comfort Fireworks dba Acme Fireworks – Applicant Temporary sale of legal fireworks in a 30' x 50' tent. 96 Patrick Henry Way; Charles Town, WV 25414 Zoned: Residential-Light Industrial-Commercial	06-18-15
ZC15-34	Mark, Douglas, & Nancy Stolipher – Owners All Good Festival and Campout – Applicant Seasonal Use Permit. Three day music festival and campout. 261 Berry Hill Farm Lane; Summit Point, WV 25446 Zoned: Rural	06-26-15
ZC15-35	RAI Properties, LLC – Owner Spectrum – Applicant Karate classes. 59 Ruland Rd. Unit A; Kearneysville, WV 25430 Zoned: Industrial-Commercial	06-29-15
ZC15-36	Gilbert Mobley, Sr. – Owner Carl Webster & Connie Kitts – Applicants 6468 Charles Town Rd.; Kearneysville, WV 25430 Zoned: Rural	07/09/15

Pending Zoning Certificates

ZC15-07	Charles Brown – Owner Sheryl Gray – Applicant Change in tenant. General retail sale of clothing, groceries, sporting goods, tobacco products, smoking accessories, guns, ammunition, and beer. 15949 Charles Town Rd.; Charles Town, WV 25414 Zoned: Rural	TBD
ZC15-23	Shenandoah Professional Center, Inc. – Owner Wilt's Fruit Stand – Applicant Outdoor fruit stand. 36 Bakerton Rd.; Harpers Ferry, WV 25425 Zoned: Residential-Light Industrial-Commercial	TBD
ZC15-24	Shenandoah Professional Center, Inc. – Owner Dand E. Novelties – Applicant Ice cream sales from truck parked on property. 36 Bakerton Rd.; Harpers Ferry, WV 25425 Zoned: Residential-Light Industrial-Commercial	TBD
ZC15-27	WVW General Partnership by Michael R. Skigen, CPA – Owner Dan Aller & Mark Gruner / D&M Enterprises – Applicant Expand outdoor table spaces for Halltown Flea Market. Jefferson Business Center; 197 Halltown Road Zoned: Residential-Light Industrial-Commercial	TBD
ZC15-29	CSX Transportation – Owner/Applicant Construction of 60' PTC tower with a 10" communication antenna within CSX ROW. Location: TBD – Jefferson County, WV Zoned: TBD	TBD
ZC15-30	Steven Lashley – Owner/Applicant Accessory Agricultural Dwelling Unit 273 Job Corps Rd.; Shenandoah Junction, WV 25442 Zoned: Rural	TBD

Withdrawn Zoning Certificate Applications

Date
Withdrawn

ZC14-42	Jefferson Realty, LLC – Owner Antonio Colandrea – Applicant Installation of double-sided electric sign. 4843 Middleway Pike; Kearneysville, WV 25438 Zoned: Rural	11-06-14
ZC14-35	Gina Biller – Owner/Applicant Farmers Market. 4922 Charles Town Rd.; Kearneysville, WV 25430 Zoned: Rural	11-20-14
ZC14-34	Gina Biller – Owner/Applicant Cottage Industry. Repair and sale of stained glass items. 4922 Charles Town Rd.; Kearneysville, WV 25430 Zoned: Rural	03-02-15
ZC15-31	Steeler Development, LLC – Owner Verizon Wireless – Applicant Installation of three remote radio heads, three distribution boxes, and three hybri-flex cables. 8837 Charles Town Rd.; Charles Town, WV 25414 Zoned: Rural	06-12-15

Denied Zoning Certificates

Denial Date

ZC14-39	Benjamin Thompson – Owner/Applicant Proposed use: outside storage of non-resident's construction equipment which serve dual purpose use for resident's agricultural operation and non-resident's landscape/road maintenance business. Denied as the proposed use is found to be a "Contractor with Outdoor Storage" and is not a permitted use in the Rural Zoning District. 3 Sunstead Lane; Charles Town, WV 25414 Zoned: Rural	10-30-14
ZC15-03	Michael Kanehl – Owner/Applicant Display of portable sign in front of business. Denied per Section 1.3D, "If a proposed use is not one in the list of those permitted in each zoning district, it shall be prohibited..." 1850 S. Childs Rd.; Kearneysville, WV 25430 Zoned: Rural	03-03-15