



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: CP14-02
Staff Initials: CTC
Fees Paid: \$350.00

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:

Dollar General - Middleway WV

Property Owner Information

Name: Wilbur A. Alger Jr. & Middle of the Way Real Estate, LTD
Mailing Address: PO Box 445
City: Bunker Hill State: WV Zip Code: 25413
Phone Number: 304-264-6633 Email: N/A

Applicant Contact Information

Name: Josh Allen - Cross Development, LLC
Mailing Address: 17430 Campbell Rd, Suite 225
City: Dallas State: TX Zip Code: 75252
Phone Number: 765-215-1444 Email: josh@crossdevelopment.net

Registered Engineer(s) or Surveyor(s) Information

Name: Kelly Sellars - K.B. Sellars Engineering, LLC
Mailing Address: PO Box 161441
City: Boiling Springs State: SC Zip Code: 29316
Phone Number: 864-699-9512 Email: kelly@kbsellars.com

Physical Property Details

Physical Address: Northeast Corner of Middleway Pike and Leetown Rd.
City: Middleway State: WV Zip Code:
Tax District: District 7 Map No: 19 Parcel No: 16.6, 16.7
Parcel Size: 0.45, 1.05 Acres Deed Book: Page No:

Zoning District (please check one)

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

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SEP 19 2014

JEFFERSON COUNTY
PLANNING, ZONING AND ENGINEERING

Please provide any information or known history regarding this property.

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

Wilbur A. Algeys 9/18/14

Signature of Property Owner

Date

Wilbur Algeys 9-18/14

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

Date	Location

Notification

Date of public hearing	Advertising date	Posting Requirements (Number of days prior to scheduled hearing)

To Be Completed By Staff

**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).

General Retail Store, Dollar General. Approximately 9100 sf building, including public restrooms and merchandise storage. 40 parking spaces are required to meet the parking ordinance.

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).

Existing property is a vacant grassland. No improvements will be removed to develop this site. The center of the site is higher than Middleway Pike, so the access point will be near the northern property line to accommodate the elevation change.

6. Soil and drainage characteristics.

Some limestone rock has been found onsite and the site currently drains to the NW and SE. The site drainage will be modified, but the drainage will still be to the NW and SE.

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.

No covenants or restrictions have been found.

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

The building will sit far off of Middleway Pike, and away from the intersection to allow for clear sight lines. The parking area will be in the middle of the site and will be made of heavy duty asphalt or concrete. The building will have a sign over the entrance that states the name of the business, and there will be another business sign on a 15' pole near the intersection. The pylon sign will be tall enough to allow for clear vehicular sight under it.

11. Intended land uses.

The intended use will be a commercial retail store selling general merchandise.

12. Earth work that would alter topography.

A balancing of the existing topography will be required to make the planned improvements. No significant cut or fill will be required to develop this site.

13. Tentative development schedule.

We hope to start construction as soon as possible in the spring of 2015.

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

Existing land was not farmed. It was vacant and planted in wild grasses.

15. Affected wildlife populations.

Small wildlife will could be affected, as site currently has native wild grasses.

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

no surface water is present within 1320 feet. Underground water and sewer lines have not been determined yet.

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

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

Musselman High School is +/- 5 miles away; Wee Disciples Christian Academy is +/- miles away; North Jefferson Elementary School is +/- 8 miles away.

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

Dollar General is not a high traffic volume generator. It is a convenience store, that has an average shopping time of 7-8 minutes per visit.

20. Demand for school services created by this development.

Dollar General should not increase the demand for school services in the area.

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

No historical structures are within 200 feet.

22. Proximity to recreational facilities.

No recreational facilities are within close proximity to our site.

23. Relationship of the project to the Comprehensive Plan.

A commercial use is in line with the Comprehensive Plan for this property.

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DISTRICT 7
MAP 19 - 16.9

PARCEL 5
SURVEY AND DIVISION
PLAT OF THURMAN L.
SHIRLEY FARM
DISTRICT 7 MAP 19
PT PARCEL 16

18' x 18' (MIN.) CONCRETE DUMPSTER PAD
(PROVIDE 18' X 12' DUMPSTER ENCLOSURE)
AREA FOR (2) STD. DUMPSTERS

PARCEL 3
MIDDLEWAY VILLAGE
DISTRICT 7
MAP 19 - 16.8

16x16' (MIN.) CONCRETE
DELIVERY PAD

RAMP DOWN TO
PAVEMENT
SHED TO BE RELOCATED
ON PARCEL 3 BY OWNER

CONCEPTUAL
SEPTIC
AREA ± 10,000 SF

PARCEL 2
MIDDLEWAY VILLAGE
DISTRICT 7
MAP 19 - 16.7

PROPOSED
DOLLAR GENERAL
BUILDING

5' x 5' CONCRETE PAD
AT EXIT DOOR

BOLLARDS
(TYP.)

STANDARD DUTY
PAVEMENT WITH
YELLOW STRIPING

R/W
EASEMENT

R/W
EASEMENT

MIDDLEWAY PIKE
WY ROUTE 51
30' R/W

LEETOWN ROAD
WY ROUTE 1
30' R/W

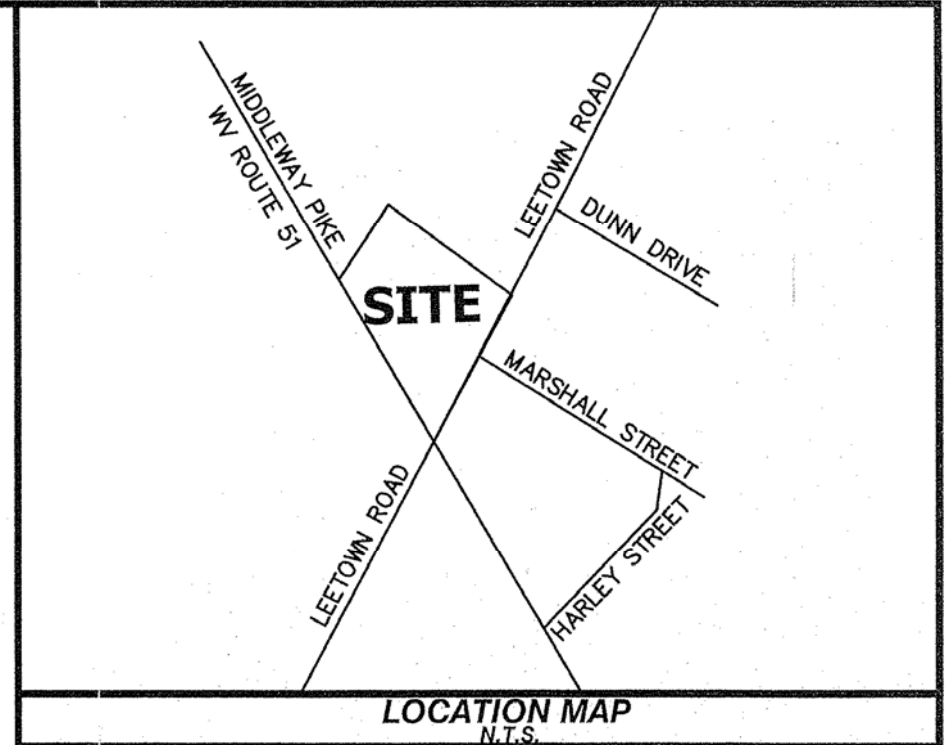
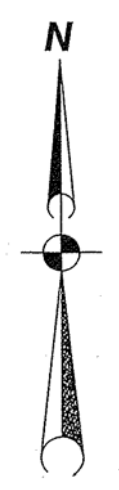
MARSHALL STREET
30' R/W

CONCEPTUAL
STORMWATER DETENTION
BASIN ± 4,308 SF

DOLLAR GENERAL
SIGN

STOP
SIGN

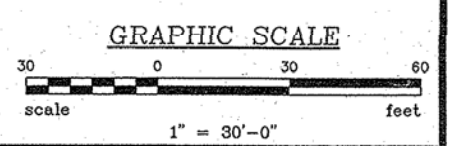
MAG
NAIL SET



DEVELOPMENT INFORMATION:	
DEVELOPER:	CROSS DEVELOPMENT, LLC 17430 CAMPBELL ROAD, SUITE 225 DALLAS, TX 75225
ENGINEER:	KB SELLARS ENGINEERING, L.L.C. P.O. BOX 161441 BOILING SPRINGS, SC 29316 PHONE No. (864) 699-9512 P.O.C. - KELLY B. SELLARS, P.E.
TAX PARCEL #:	PARCEL 1 MIDDLEWAY VILLAGE DIST. 7 (MAP 19-16.8) PARCEL 2 MIDDLEWAY VILLAGE DIST. 7 (MAP 19-16.7)
LOT SIZE:	±2.05 ACRES (COMBINED)
ZONING INFORMATION:	ZONING: RURAL / COMMERCIAL
1977 MIDDLEWAY VILLAGE SUBDIVISION PLAT SETBACKS WILL APPLY AS RECORDED IN PLAT BOOK 4, PAGE 72. A SIDEWALK WAIVER WILL BE REQUESTED. A SIGNAGE VARIANCE WILL BE REQUESTED. THIS PLAN WILL ABIDE BY ALL REQUIREMENTS AS SET FORTH IN APPENDIX B, COMMERCIAL SITE GREATER THAN 1.5 ACRES.	
PARKING SUMMARY: REGULAR SPACES 38 HANDICAP SPACES 2 TOTAL 40 PROVIDED MINIMUM PARKING STANDARD (5.5 SP/EACH 1000 SF RETAIL) 5.5 SP X 7,310/1000 = 40 REQUIRED	

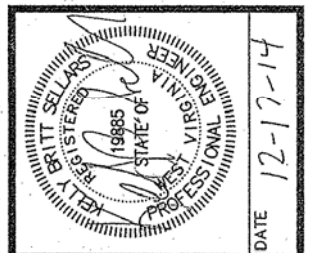
LEGEND	
---	ADJOINER
- - - -	SETBACK LINE
---	RIGHT OF WAY
▨	H.D. PAVEMENT
▩	EXISTING CONCRETE
▧	NEW CONCRETE
- - - -	EXISTING CONTOUR LINE
PP GUY	EXISTING POWER POLE, OVERHEAD ELECTRIC LINE AND GUY WIRE
x	FENCE LINE (WOOD OR CHAINLINK)
SS ⊕ SS	EXISTING SEWER MAIN AND MANHOLE
W W.V. W	EXISTING WATER MAIN WITH VALVE
C	EXISTING GAS MAIN
T T	EXISTING TELEPHONE LINE
~ ~ ~	EXISTING TREES
- - -	FLOOD ZONE
IPF	PROPERTY LINE & IRON PIN FOUND OR SET

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PALMETTO UTILITY LOCATION SERVICES

KB SELLARS ENGINEERING
ENGINEERS & PLANNERS
WEST VIRGINIA CO. CA4586-00
PO BOX 16141
BOILING SPRINGS, SOUTH CAROLINA 29316
(864) 699-9512 PHONE
(864) 699-9512 FAX
EMAIL: KELLY@KBSSELLARS.COM



NO.	DATE	DESCRIPTION	BY:

DOLLAR GENERAL
MIDDLEWAY PIKE
DOLLAR GENERAL
WEST VIRGINIA

SHEET TITLE:
SKETCH PLAN

SHEET NO.	OF
1	1
PROJECT NO.	14-479

CP14-02