



JEFFERSON COUNTY, WEST VIRGINIA

Departments of Planning and Zoning

116 East Washington Street, 2nd Floor, P.O. Box 338
Charles Town, WV 25414

File Number: **CUP17-01**
Staff Initials: alc
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:

Popcye's Restaurant Site Plan

Property Owner Information

Name: Sharp Best & Brown, LLC
Mailing Address: 805 East Washington Street, Charles Town, WV 25414
Phone Number: 304-582-5488 Email: CharlesTownCherron@Frontier.net

Applicant Contact Information

Name: Jonathan Friedlander
Mailing Address: 12150 Tech Road, Silver Spring, MD 20904
Phone Number: 301-625-5920 Email: jonfriedlander@janjer.com

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

Name: Allegheny Surveys, Inc.
Mailing Address: 25 Lights Addition Drive, Martinsburg, WV 25404
Phone Number: 304-901-2162 Email: Lmccauley@alleghenysurveys.com

Physical Property Details

Physical Address: 805 East Washington Street
City: Charles Town State: WV Zip Code: 25413
Tax District: 02 Map No: 08 Parcel No: 19
Parcel Size: 1.15 Ac Deed Book: 1017 Page No: 650

Zoning District (please check one)

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

Received Date Stamp Here

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

Shirlee A Brown-Best 3-15-17
Signature of Property Owner Date

Signature of Property Owner Date

Please provide any information or known history regarding this property.

Presently an existing Chevron Gas Station and repair facility

I am on a primary or secondary road.

Yes



No



If "No", please complete the remaining three pages of this application.

Do Not Write Below This Line

- ☒ Sketch Plan (Pursuant to Section 7.4B & C)
- ☒ Support Data (Pursuant to Section 7.4D)
- ☒ List of adjacent and confronting property owners, with addresses (Section 7.4E)

Compatibility Assessment Meeting

N/A *

Date

N/A #

Location

Notification

04/27/17

Date of Public Hearing

04/12/17

Advertising Date

04/12/17

Posting Requirements
(Number of days prior to
scheduled hearing)

To Be Completed By Staff

* Per Zoning Ordinance amendment 03/16/17
at Compatibility meeting is no longer
required. gH

RECEIVED

MAR 21 2017

Conditional Use Permit Application

CUP17-01

Support Data

(please attach additional pages if necessary)

CITY PLANNING,
ENGINEERING

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

The proposed development will be for a 3400sf Popeye's Restaurant with a drive through and supporting infrastructure (parking, water and sewer service, and stormwater management)

2. Acreage of original tract and property to be developed

1.15 AC

3. General description of surface conditions (topography).

Gently sloping to the east (approximately 2% slope)

4. Soil and drainage characteristics.

The Site Soils are Ua (Udorthents, smoothed) 0.3 Ac and Ub (Urban Land) 0.80 Ac - See attached descriptions

5. General location and description of any existing structures. (See Sketch Plan)

Ex Chevron Station and existing Canopy, surrounded by existing asphalt parking area and gravel storage lot in rear - see aerial photo

6. General location and description of existing easements or rights-of-way. (See Sketch Plan)

See ex. WV Rt 51 "Washington Street" R.O.W.

7. Existing covenants and restrictions on the land.

None

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

See sketch plan

9. Intended land uses.

Popeye's Restaurant with drive through

10. Earthwork that would alter topography.

No significant earthwork that would result in an export or import site

11. Tentative development schedule.

Begin construction August 1, 2017

Completed by November 1, 2017

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

None

13. Affected wildlife populations.

None

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

Public water and sewer mains located along WV Rt 51
"Washington St" frontage

15. Distance to and name of fire and emergency services that would serve the site.

2.14 miles to Independent Fire Company

16. Distance to and name of the appropriate elementary, middle, and high school.

N/A

17. Traffic characteristics - type and frequency of traffic [i.e. both existing traffic and level of traffic that would be generated by the proposed land use]; adequacy of existing transportation routes.

N/A - located on a primary road
per ITE Trip Generation, a fast food restaurant with
drive-through generates $33.84 \text{ trips/1000sf} \times 3400\text{sf} = 115 \text{ PM PH trips}$

18. Demand for school services created by this development.

N/A

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

N/A

20. Proximity to recreational facilities.

N/A

21. Relationship of the project to the Comprehensive Plan [i.e. what specific sections of the Jefferson County Comprehensive Plan support the development of the proposed land use in this location?].

Development is compatible with the Comprehensive plan
because the property is located within the Growth
Area Boundary.

Soil Map—Jefferson County, West Virginia
(Popeye's Restaurant parcel)



Soil Map may not be used at this scale.



Map Scale: 1:636 if printed on A portrait (8.5" x 11") sheet.

0 5 10 20 30 Meters

0 30 60 120 180 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/9/2017
Page 1 of 3

Map Unit Legend

Jefferson County, West Virginia (WV037)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ua	Udorthents, smoothed	0.3	23.5%
Ub	Urban land	0.8	76.5%
Totals for Area of Interest		1.1	100.0%

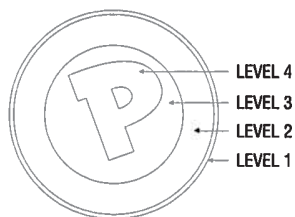


P-80 PYLON SIGN

79.0 SQ. FT.

P-130 PYLON SIGN

131.0 SQ. FT.

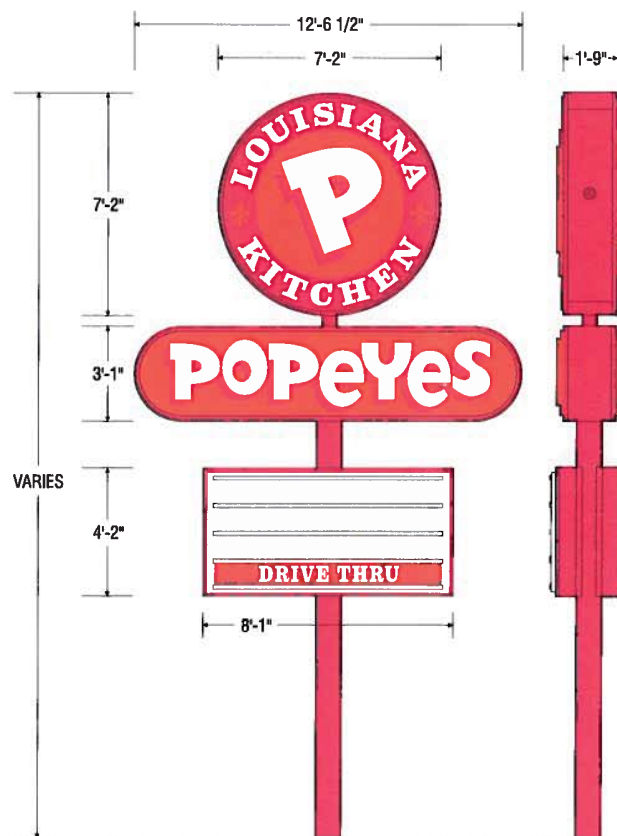


EMBOSSMENT LAYOUT
NTS

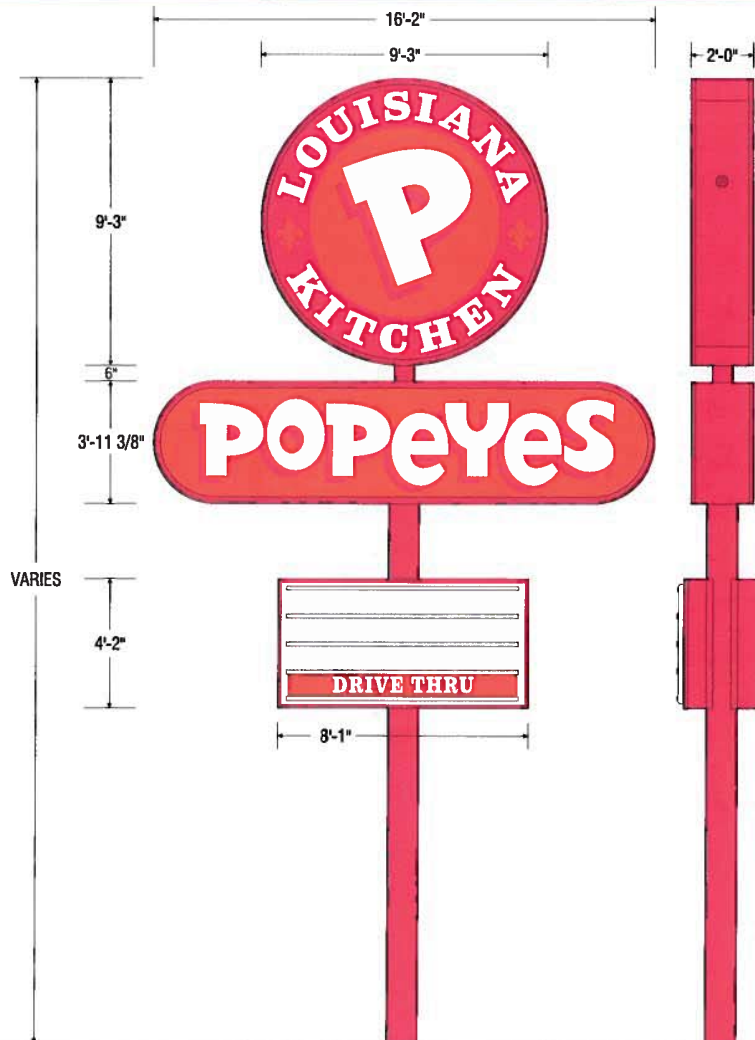
- 3M #3630-20 WHITE VINYL (COPY)
- 3M #3630-44 ORANGE VINYL (BACKGROUND)
- 3M #3630-53 RED VINYL (BACKGROUND)

COLORS

SIGN: D/F INTERNALLY ILLUMINATED CABINET
W/PANNED & EMBOSSED FACES
COPY: 3M #3630-20 WHITE VINYL APPLIED
2ND SURFACE
BACKGROUND: 3M #3630-44 ORANGE, #3630-53
RED VINYL APPLIED 2ND SURFACE
CABINET: PAINTED PMS #187 RED
READERBOARD: 6" CHANGEABLE COPY
ILLUMINATION: COOL WHITE FLOURSCENTS



P-80 PYLON SIGN W/HRB-48 READERBOARD
1/2" = 1'-0"



P-130 PYLON SIGN W/HRB-48 READERBOARD
1/2" = 1'-0"



ENTERA
Your total branding solution



THIS IS AN ORIGINAL UNREPRODUCED DRAWING
CREATED BY BULL BROS. INC. IT IS SUBMITTED
FOR YOUR PERSONAL USE IN CONNECTION
WITH A PROJECT BEING PLANNED FOR YOU BY
BULL BROS. INC. IT IS NOT TO BE SHOWN TO
ANYONE OUTSIDE YOUR ORGANIZATION, NOR
IS IT TO BE USED, REPRODUCED, COPIED, OR
EXCERPTED IN ANY MANNER.

CLIENT: POPEYE'S
LOCATION: VARIOUS
DRAWN BY: DMP

SCALE: NOTED
DATE: 6-18-12
DRAWN BY: POPEYE'S STANDARD 2012

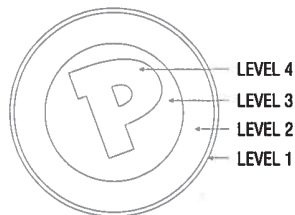


P-30 PYLON SIGN

31.0 SQ. FT.

P-60 PYLON SIGN

60.0 SQ. FT.

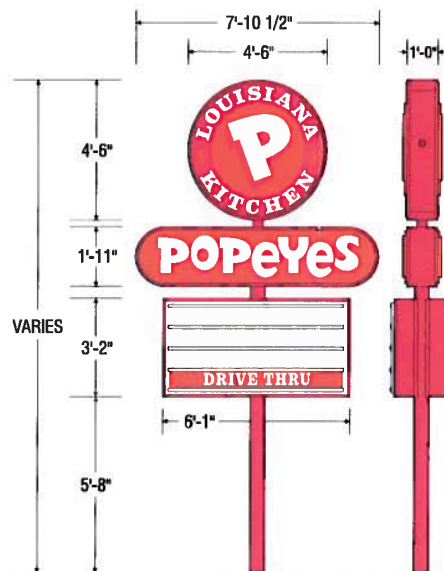


EMBOSSMENT LAYOUT
NTS

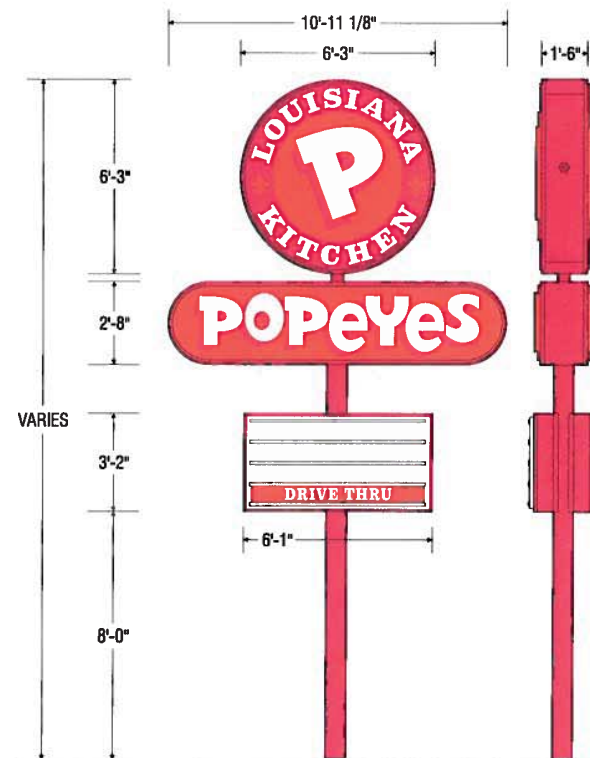
- 3M #3630-20 WHITE VINYL (COPY)
- 3M #3630-44 ORANGE VINYL (BACKGROUND)
- 3M #3630-53 RED VINYL (BACKGROUND)

COLORS

SIGN: D/F INTERNALLY ILLUMINATED CABINET
W/PANNED & EMBOSSED FACES
COPY: 3M #3630-20 WHITE VINYL APPLIED 2ND SURFACE
BACKGROUND: 3M #3630-44 ORANGE, #3630-53
RED VINYL APPLIED 2ND SURFACE
CABINET: PAINTED PMS #187 RED
READERBOARD: 6" CHANGEABLE COPY
ILLUMINATION: COOL WHITE FLOURSCENTS



P-30 PYLON SIGN W/HRB-36 READERBOARD
1/2" = 1'-0"



P-60 PYLON SIGN W/HRB-36 READERBOARD
1/2" = 1'-0"



ENTERA
Your total branding solution



THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY HILL SIGNS, INC. IT IS SUBMITTED
FOR YOUR PERSONAL USE IN CONNECTION
WITH A PROJECT BEING PLANNED FOR YOU BY
HILL SIGNS, INC. IT IS NOT TO BE SHOWN TO
ANYONE OUTSIDE YOUR ORGANIZATION NOR
IS IT TO BE USED, REPRODUCED, COPIED, OR
EXHIBITED IN ANY MANNER.

CLIENT: POPEYE'S
LOCATION: VARIOUS
DRAWN BY: DMP

SCALE: NOTED
DATE: 6-18-12
DWG. NO.: POPEYE'S STANDARDS 2012

Turf LCC
608 E Washington Street
Charles Town, WV 25414

Southern Courts Inc
608 E. Washington Street
Charles Town, WV 25414

E. Sarah Kane
798 E. Washington Street
Charles Town, WV 25414

Sixty Four Hours LLC
P.O. BOX 2331
Winchester, VA 22604

Washington Street Property LLC
P.O. BOX 1179
Berryville, VA 22611

Marcus Enterprises LLC
741 E. Washington Street
Charles Town, WV 25414

Lisa McCauley
Allegheny Surveys
25 Lights Addition Drive
Martinsburg, WV 25404