

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 #: CUP17-06
 Mtg. Date: 12/14/17
 Fee Paid: \$ 300.00 (1 ac)
 Staff Int.: JA

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

Starbucks at Somerset Village Shopping Center

Property Owner Information

Name: The Kentland Foundation Inc
 Business Name: _____
 Mailing Address: PO Box 879 Berryville, VA 22611 Mail Yes
 Phone Number: (540) 955-1268 Email Response: Helene.mccarron@gmail.com Response: No

Applicant Information

Name: Helene McCarron
 Business Name: The Kentland Foundation Inc
 Mailing Address: PO Box 879 Berryville VA 22611 Mail Yes
 Phone Number: (571) 218-0960 Email Response: Helene.mccarron@gmail.com Response: No

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

Name: Greenway Engineering
 Business Name: _____
 Mailing Address: 151 Windy Hill Lane Winchester VA 22602 Mail Yes
 Phone Number: (540) 662-4185 Email Response: _____ Response: No

Physical Property Details

Physical Address: Somerset Blvd Charles Town, WV 25414
 Tax District: Charles Town (02) Map No: 9 Parcel No: 8.7
 Parcel Size: approx 15 acres Deed Book: 700 Page No: 9

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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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

RECEIVED

NOV 17 2017

Name of Road and/or Route Number: _____

Sketch Plan (see cover sheet for description)

Attached

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

Attached

Please provide any information or known history regarding this property.

Somerset Village Shopping Center is an established commercial area; we are seeking a CUP to construct a drive through Starbucks in the present location of the cone zone.

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

See attached response

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

See attached response

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

See attached response

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

Date

Property Owner

Date

11/15/17

Les John Walker
PRESIDENT

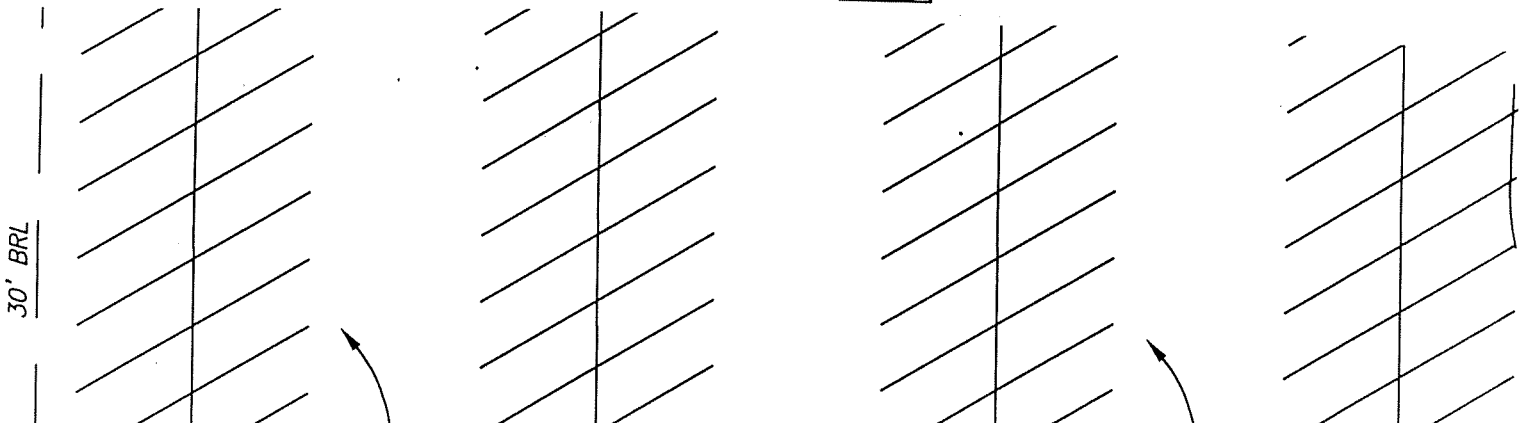
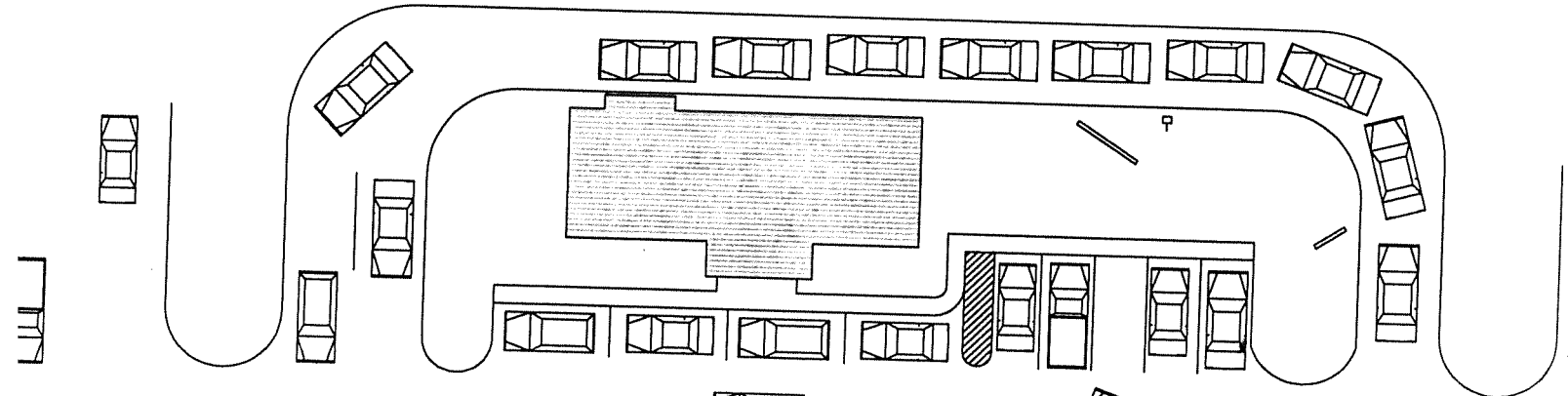
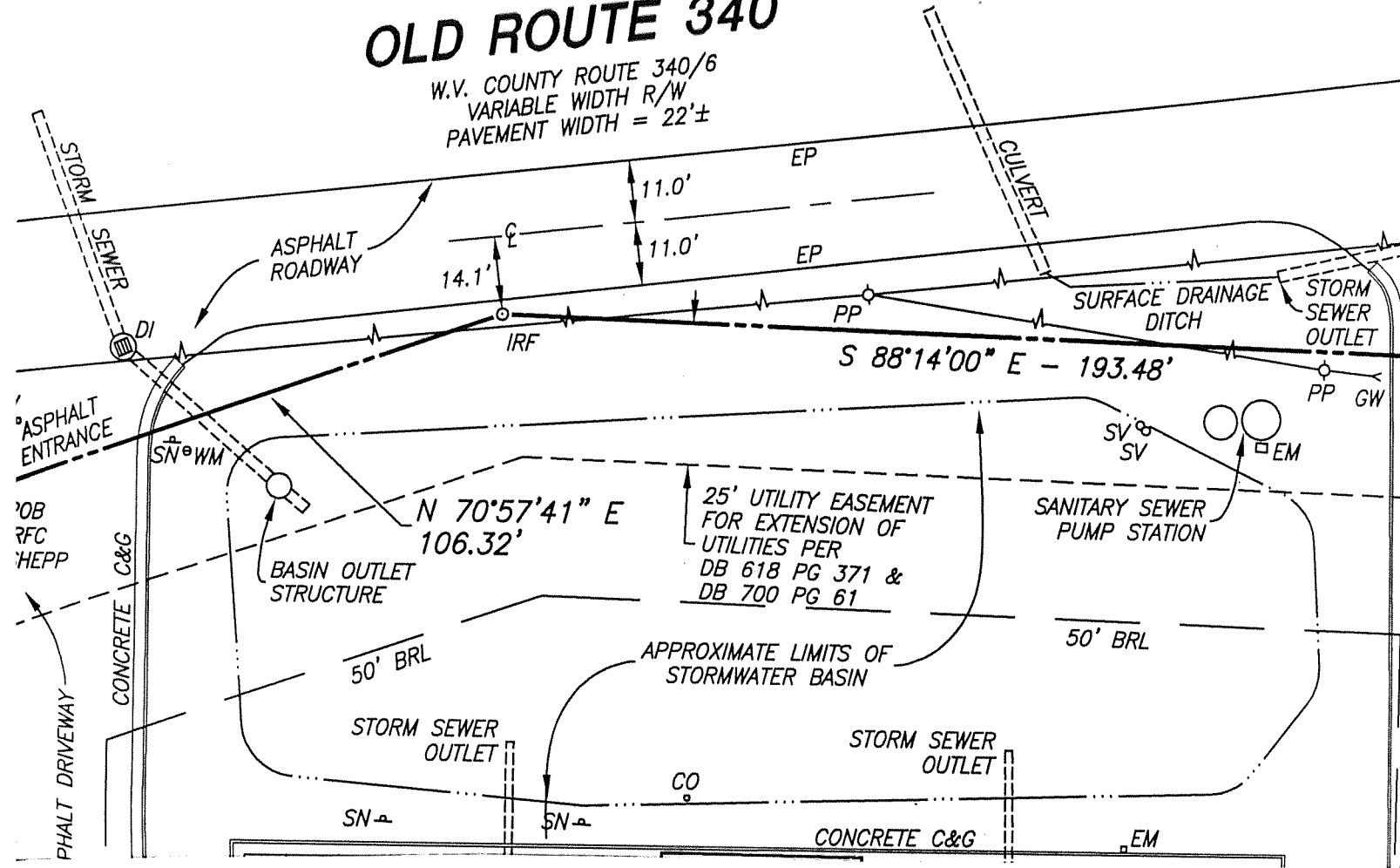
Response to Zoning Ordinance

1. The proposed use is compatible with the goals of the adopted Comprehensive plan because it will be located in an established commercial Shopping Center. Starbucks will bring value to Jefferson County by its nationally recognized brand of quality offerings.
2. The proposed use will be similar in scale and intensity to existing neighboring businesses and recently approved projects such as the Waffle House. Additionally, Starbucks will not be in competition with any current tenants of Somerset Village Shopping Center and will replace the Cone Zone, a similar food service establishment. The Starbucks Drive Thru poses no threat to public health and safety, and will enhance the welfare of the residents of Jefferson County by providing morning fare options for east bound commuters.
3. The proposed site development will not hinder nor discourage the appropriate use development and use of adjacent land buildings, as it will be located on a frontage road of the Shopping Center and will serve to complement neighboring businesses by drawing a wider scope of clientele to the area.

PROPOSED DRIVE THRU LAYOUT

OLD ROUTE 340

W.V. COUNTY ROUTE 340/6
VARIABLE WIDTH R/W
PAVEMENT WIDTH = 22'±



Sketch of Proposed Site for Starbucks Drive Thru

