



JEFFERSON COUNTY, WEST VIRGINIA  
Department of Engineering, Planning and Zoning  
Office of Planning and Zoning  
116 East Washington Street, 2<sup>nd</sup> Floor  
P.O. Box 716  
Charles Town, West Virginia 25414

File #: CUP 19-3-CUP  
Mtg. Date: 10/24/19  
Fee Paid: \$ 350  
Staff Int.: [Signature]

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**

2153 Berryville Pike - Restaurant / Pub

**Property Owner Information**

Name: Jesse Morgan  
Business Name: Wheatlands Property Management  
Mailing Address: 600 S Mildred St, Charles Town WV 25414 Mail ☒ Yes  
Phone Number: 304 939 2263 Email Response: jessefmorgan@gmail.com Response: No

**Applicant Information**

Name: Same as above  
Business Name:  
Mailing Address:  
Phone Number: Email Response: Mail ☐ Yes  
Response: No

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

Name:  
Business Name:  
Mailing Address: Mail ☐ Yes  
Phone Number: Email Response: Response: No

**Physical Property Details**

Physical Address: 2153 Berryville Pike, Rippon WV 25441  
Tax District: Select a District 06 Map No: 10A Parcel No: 24  
Parcel Size: 1.64 Deed Book: 1127 Page No: 38

**Zoning District (please check one)**

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

\* For properties in the Rural Zoning District:

Is property located on a primary or secondary road?

☒ Yes ☐ No

RECEIVED  
Name of Road and/or Route Number: Withers Lane Road

SEP 30 2019

CUP Application, 04-05-17

**Sketch Plan (see cover sheet for description)**

☒ Attached

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

☒ Attached

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

Propose land use as Restaurant. The building will be rebuilt as a pub and cafe to serve as the brewpub for the adjacent brewery located on the same property.

**Please provide any information or known history regarding this property.**

The building is the dominant structure in the small village of Rippon and has historically had many commercial uses, including a store and as the Rippon Post Office. It currently unoccupied and is in disrepair. The renovations of this property will be a very visible improvement to Rippon.

**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***

This project will help to re-vitalize the village of Rippon by providing new jobs, renovating a historic structure, drawing positive attention to our rural and agricultural heritage, and increasing the tax base.

**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***

Project will restore vitality to Rippon but on a reasonable scale. Access and parking will be improved to ensure public safety and to prevent intrusion on adjacent property owners.

**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***

This project will vastly improve the property. Craft breweries and brewpubs have overwhelmingly been shown to improve property values in their localities. This project will likely encourage additional positive re-development in Rippon.

**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

9/30/19

Property Owner

Date

September 29, 2019

Conditional Use Permit Application  
2153 Berryville Pike – Restaurant/Pub

Over the past several years, our family has been working to renovate several buildings on the corner of US Route 340 and Withers Larue Road in the village of Rippon. The property is located at 2153 Berryville Pike (US Route 340) and currently has three structures. Two obsolete structures and part of building have recently been removed. The three current structures on the property include a grain mill that has been renovated and converted into a small farm craft brewery, a fully renovated residential home with two one-bedroom apartments, and a building on the corner that is currently unoccupied and in great disrepair. This corner building has a history of several commercial uses dating back to before the Civil War.

In 2013, I applied and was approved for a conditional use permit to use this property as a microbrewery and a pub-style restaurant serving no more than 200 seats, a country store, a residential dwelling, and a country inn. In the time between 2013 and now, the microbrewery and the residential dwelling have been completed. I am now re-applying for a conditional use permit to use the corner building as a pub-styled restaurant to serve as the pub for the brewery located in the adjacent mill building. As before, the planned pub/restaurant will serve up to 200 people, although the current construction plan would provide seating for up to 100. The additional seating capacity is requested for potential future expansion. The new restaurant will be constructed with seating on two floors – the existing street level floor and the existing first floor level. The upper floor of the existing building will be removed to have a vaulted ceiling on the upper floor seating area. Renovations to the building will include an addition built off the rear of the building that will include space for a kitchen, a stairway and bathrooms. The building will be upgraded and constructed to meet current code and safety requirements. Both floors will be made handicap accessible. The building will be constructed tastefully and will vastly improve this landmark location in the heart of Rippon. A new entrance to the property along Withers Larue road will be constructed to offer safe access and exit to the property. New parking areas will also be constructed to provide adequate parking for guests.

The construction and operation of the restaurant is the continuation of my families plan to provide an outlet to bring our farm's products to the public. On our farm, in addition to raising products like Angus beef, we have been growing special breeds of brewing barley and operate a malting facility to process our barley for the craft brewing and distilling industries. Brewing barley must be grown to meet standards which are much stricter than those for the animal feed barley typically grown in this region. To brew beer, the barley must be malted under controlled conditions and must meet particular brewing specifications. At Ripon Lodge Farm, we have made significant investment restoring an 1850's era bank barn into a malting facility to process brewing malt from our grown barley.

In order to maximize the value for our barley and other products grown on the farm, we had planned for a long time to build a micro-brewery with a pub where we could use our malted barley to brew unique, craft styled beer for sale to the public. After the renovations of the mill

September 29, 2019

and the construction of the microbrewery, Rippon Brewing Company was recently (August 2019) approved by the West Virginia Alcohol Beverage Control as a licensed brewery. The micro-brewery now compliments our farm in much the same way as the popular estate-styled wineries in the area. Rippon Brewing is the only farm brewery in the state of West Virginia.

If approved, our restaurant/pub would allow us to bring our craft brewed beer and other products including our beef and vegetables grown on the farm directly to the public. The approval will allow us the necessary reasoning and financial ability to renovate the corner building and once again make this structure a proud centerpiece to the village. Microbreweries and their pubs have seen incredible success in neighboring states and overwhelmingly improved the financial wellbeing of the localities where they are located. They typically purchase local ingredients and offer employment opportunities for people living in those areas. The intention of our redevelopment project in Rippon has always been to revitalize both the village and our historic farm. The completion of this project would draw positive attention to our rural and agricultural heritage and be an asset to the property values of our adjacent neighbors.

Additionally, we would request the conditional use permit to include permission to promote the brewery and the restaurant with signage along US Route 340 and along Withers Larue Road. The signs would be no larger than 2'x2' and hung in a manner that would not obstruct the view of traffic. A sample of the type of sign along Berryville Pike is included. A similar type sign would be hung on the mill building for the brewery as well as an image of the brewery logo painted on the side of the building. The logo on the side of the mill building would be approximately 8' x 24'.

We also request permission to allow for catering to be provided to the pub/restaurant by food trucks from other local food establishments. Food trucks would allow other local businesses to bring food in on weekends and to events to allow the pub to offer guests a bigger variety of local cuisine while at the restaurant.

It is also asked that the restaurant be able to sponsor up to 4 events per year on the property. The events would be designed to promote the brewery and restaurant as well as our local agricultural and rural heritage. The events would range from such festivals as an "Octoberfest" or an agricultural fair or music event. The events would be limited to single day events and occur only on weekends.



2153 Berryville Pike

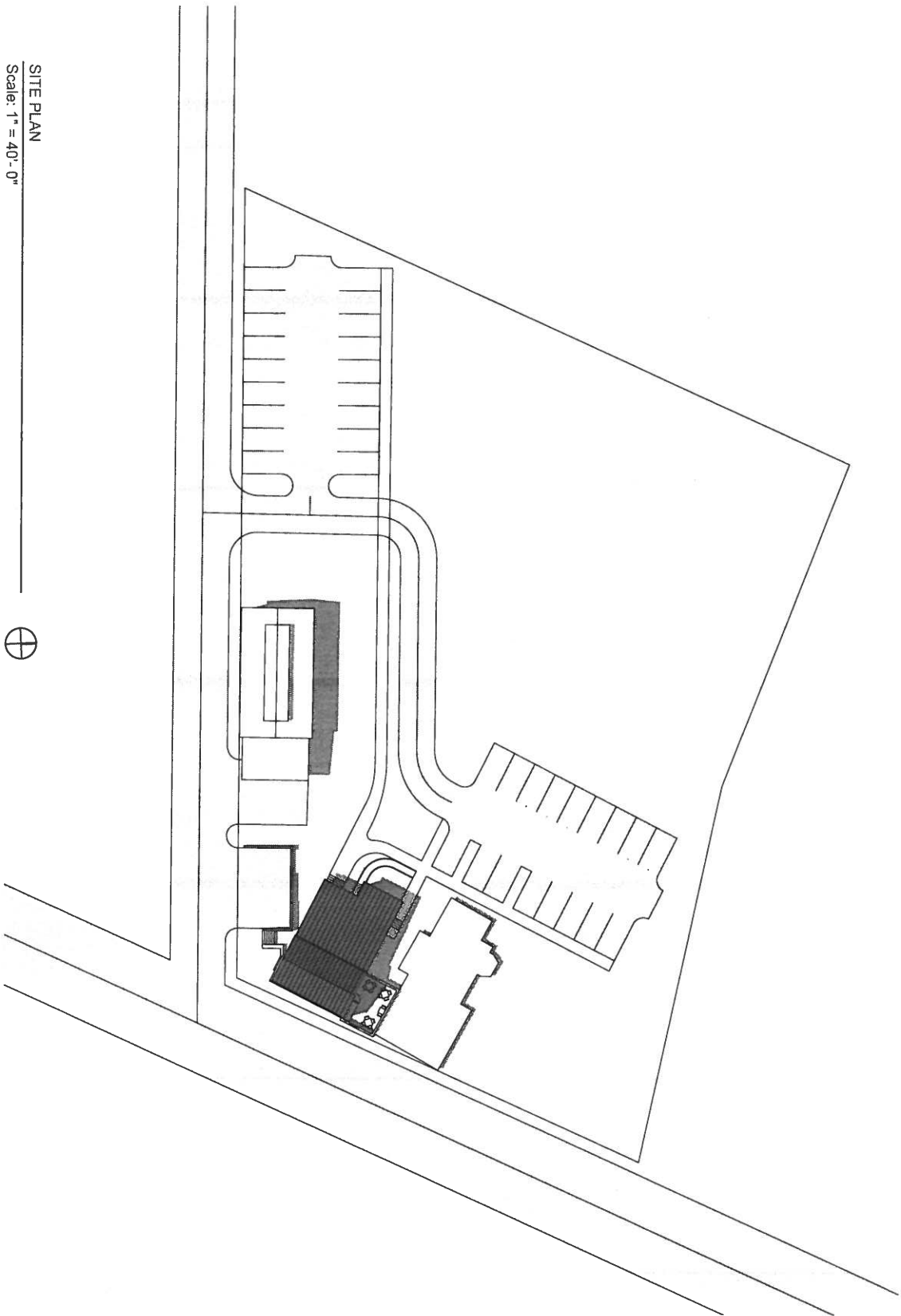
- Legend**
- Rippon
  - New Addition







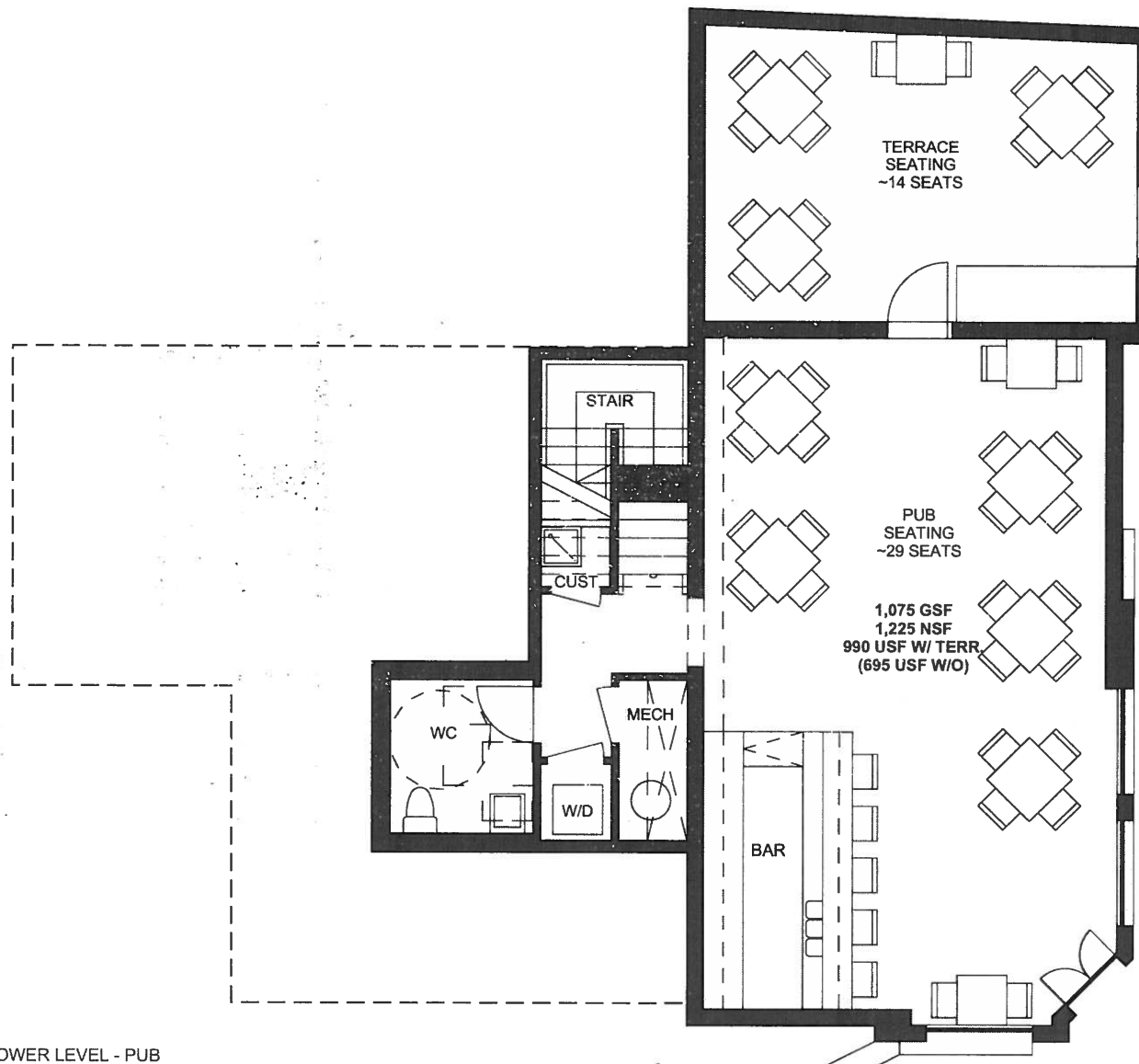
<div style="text-align: center;"> CAR   TER  BUR   TON  <hr/> ARCHITECTURE, P.L.C. </div>	
11 West Main Street Barryville Va. 22611 Telephone: (540) 955-1644 Facsimile: (540) 955-0410 www.carlterburton.com	
Project:	
<b>RIPPON</b>  JEFFERSON COUNTY, WV	
Drawing Title:	
SD2	
Date:	
09/30/2019	
Sheet:	
A.00	



SITE PLAN  
Scale: 1" = 40'-0"



CAR TER BUR TON		ARCHITECTURE, P.L.C.	
11 West Main Street Burrhead, W. VA 26035-1844 Burrhead, (304) 955-0410 www.carterburton.com		Project:	
RIPPON JEFFERSON COUNTY, WV		Drawing Title:	
SITE		Date:	
09/30/2019		Sheet:	
A.01			



LOWER LEVEL - PUB

Scale: 3/16" = 1'-0"

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BUR TON

ARCHITECTURE, P.L.C

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RIPPON

JEFFERSON  
COUNTY, WV

Drawing Title:

LOWER  
LEVEL

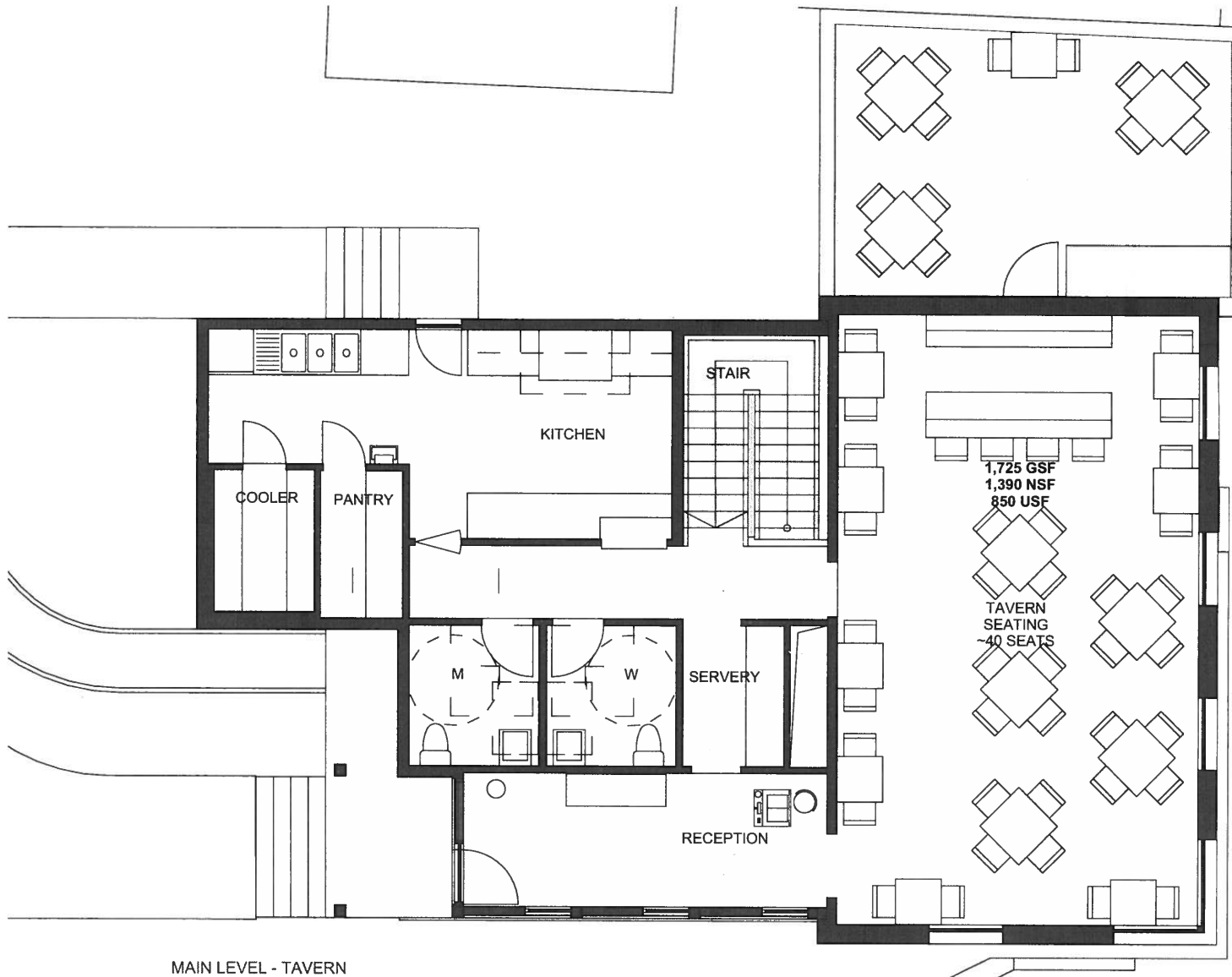
Date:

09/30/2019

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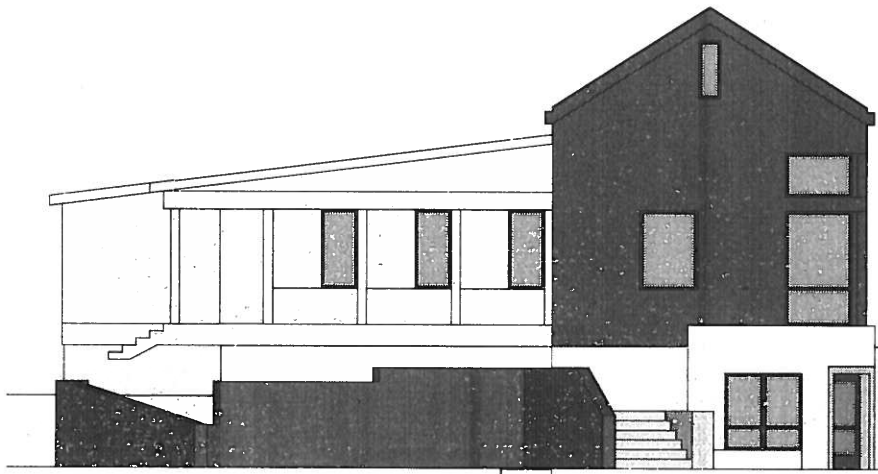
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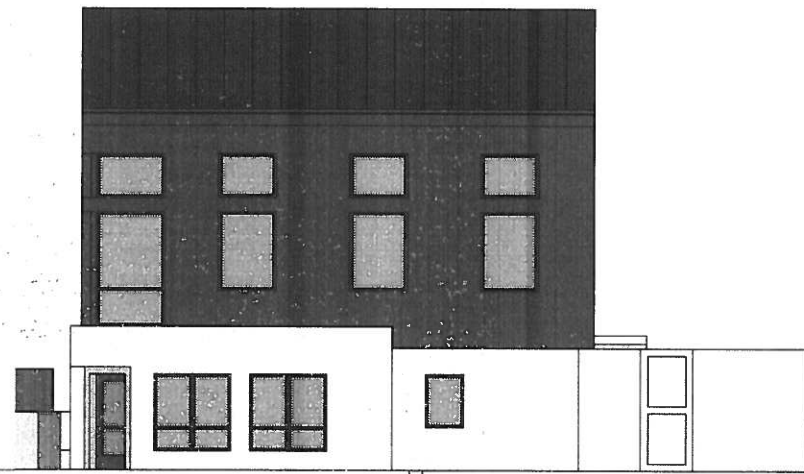


MAIN LEVEL - TAVERN  
Scale: 3/16" = 1'- 0"

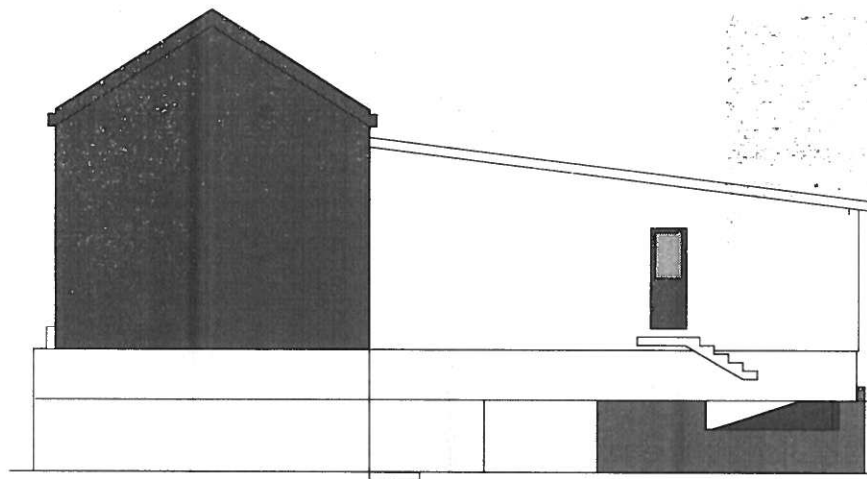
<p>CARTER BURTON</p> <p>ARCHITECTURE, P.L.C.</p>	
<p>11 West Main Street Berryville Va, 22611 Telephone: (540) 955-1644 Facsimile: (540) 955-0410 www.carterburton.com</p>	
<p>Project:</p>	
<p>RIPPON</p> <p>JEFFERSON COUNTY, WV</p>	
<p>Drawing Title:</p>	
<p>MAIN LEVEL</p>	
<p>Date:</p>	
<p>09/30/2019</p>	
<p>Sheet:</p>	
<p>A.04</p>	



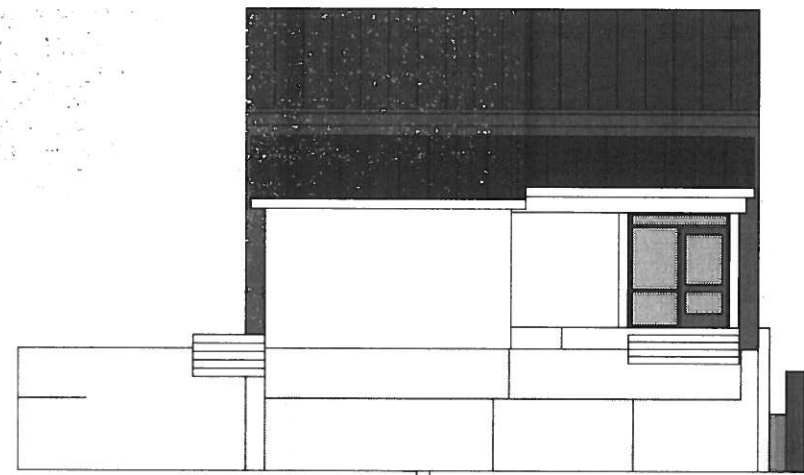
**SOUTH ELEVATION**  
Scale: 1/8" = 1'- 0"



**EAST ELEVATION**  
Scale: 1/8" = 1'- 0"



**NORTH ELEVATION**  
Scale: 1/8" = 1'- 0"



**WEST ELEVATION**  
Scale: 1/8" = 1'- 0"

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Project:

**RIPPO**

JEFFERSON  
COUNTY, WV

Drawing Title:

**BLDG  
ELEV  
BEACON**

Date:

09/30/2019

Sheet:

**A.06A**



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BUR TON

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Project:

**RIPPON**

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COUNTY, WV

Drawing Title:

**BEACON  
VIEW**

Date:

09/30/2019

Sheet:

**A.05A**



Example Sign





Location of future sign

