

20-7-CUP

Bret de Pedro
110 Lower Valley Rd
Strasburg, VA 22657
Bret@rppperformanceracing.com
703.283.0857

August 12, 2020

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

Enclosed you will find the following Information in support of the Application for a Conditional Use Permit.

1. **TAB A** - Conditional Use Permit, CUP Application, 04-05-17
 - a. Continuation pages from the CUP form.
2. **TAB B** - Support Documentation
 - a. Sketch
 - b. Narrative
 - c. List of adjoining property owners



Bret de Pedro

RECEIVED

AUG 31 2020

**JEFFERSON COUNTY PLANNING
ZONING & ENGINEERING**



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

20-7-CUP
 File #: CUP 20-7
 Mtg. Date: 9/24/20
 Fee Paid: \$ 400 -
 Staff Int.: ght

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

Property Owner Information

Name: Bret de Pedro
 Business Name: _____
 Mailing Address: 110 Lower Valley Rd., Strasburg, VA 22657
 Phone Number: 703-283-0857 Email Response: bret@rperformanceracing.com Mail ☒ Yes
 Response: ☐ No

Applicant Information

Name: Bret de Pedro
 Business Name: _____
 Mailing Address: 110 Lower Valley Rd., Strasburg, VA 22657
 Phone Number: 703-283-0857 Email Response: bret@rperformanceracing.com Mail ☒ Yes
 Response: ☐ No

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

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

RECEIVED

AUG 31 2020

**JEFFERSON COUNTY PLANNING
 ZONING & ENGINEERING**

Physical Property Details

Physical Address: _____
 Tax District: Kabletown (06) Map No: C016 Parcel No: 0003
 Parcel Size: 14.69 (3 ac) Deed Book: 1100 1246 Page No: 62 378

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 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 checked="" 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

Name of Road and/or Route Number: Summit Point Rd

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.

Automotive Repair & Service Shop

Please provide any information or known history regarding this property.

Property at one time was farmed, but is no an inactive farm

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 Tab A

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 Tab A

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 Tab A

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.

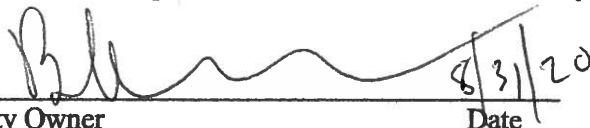
☐ I am aware of the landscaping buffer requirements; however, I may be seeking a variance to modify them.

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

Bret de Pedro
110 Lower Valley Rd
Strasburg, VA 22657
Bret@rppperformanceracing.com
703.283.0857

August 12, 2020

RECEIVED

AUG 31 2020

JEFFERSON COUNTY PLANNING
ZONING & ENGINEERING

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

Continuation of Application for a Conditional Use Permit

1. The proposed use is compatible with the goals of the adopted Comprehensive Plan. Section 6.3A.1.

- a. The proposed use of this property will keep within the existing physical appearance with the existing property. The building is a 3k square foot wooden framed metal building to store tractor and to work on Cars.
- b. The new structure will be compatible with the goals of the adopted Comprehensive Plan Section 6.3A.1. It is our plan that the proposed building will co-exist with its surrounds in both looks and size to fit in to the existing surroundings. It will not be visible to the adjoining properties or road. All means will be used to keep the proposed building plan ascetically appealing to the adjacent property owners.
- c. The building will be located on the property to leave the best view of the remaining land from any angle around the building. Tree removal will be at a minimum to allow access to the building site. The location of the building will allow the continued use of the land by the deer and other animals that exist in the wooded areas presently around the open fields.

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

- a. The proposed use and the development of the property by putting up a building will be compatible with existing buildings in the surrounding areas. The location of the proposed building will be out of sight of adjacent and confronting properties and away from road traffic.

Bret de Pedro
 110 Lower Valley Rd
 Strasburg, VA 22657
Bret@rppperformanceracing.com
 703.283.0857

August 12, 2020

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

Support Documentation to the Conditional Use Application.

1. Sketch

- a. Proposed layout of building, parking, existing streets, signage, any additional features and where they are located to each other and the tract boundaries.



a.

- b. Delineate natural features such as woods, watercourses, prominent rock outcroppings



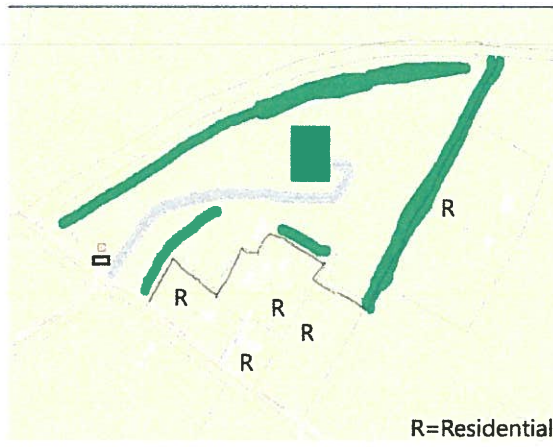
b.

- c. Adjoining properties and confronting properties and associated land use (Residential or Non-residential/Commercial)

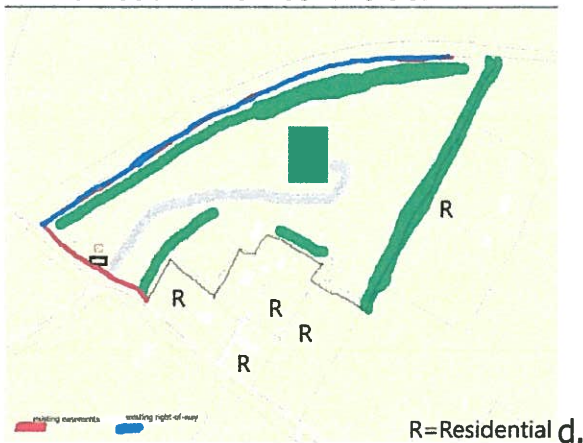
- b. The development of this property will not pose any threat to public health, safety and welfare as it will not be in the vicinity of adjacent and confronting properties and will be secured when the owner is not in the building. The entrance to the property will empty out onto an existing road that has a slow down for turns on to Hardesty Rd and for oncoming railroad tracks that pass to the West of the said entrance.
- c. Traffic coming onto the property will be the same amount of traffic that would have gone into Summit Point's Gasoline Alley for the business. It will now be routed to the property without causing any higher car count of traffic congestion.

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

- a. The location of the proposed site development is well out of the way of any of the adjacent and confronting properties. It will not hinder and development of the land adjacent properties.
- b. The proposed building may encourage others to replace older buildings with similar style buildings. The proposed tree planting along the front property line will also give a pleasant view for these property owners.



- d. General location and description of existing easements or rights-of-way.
The existing easements for the roadway is marked in red & the existing right-of-way for the railroad is marked in blue.



2. Narrative (optional)

Type of development proposed at full build-out (provide as much detail as possible).

- a. **Covenants and Restrictions and or Plat restrictions. It is the responsibility of the applicant to research any private agreements relating to the subject property, contact the Homeowners association or seek the advice of a surveyor, engineer, or attorney.**

As far as our research goes in speaking with the owners at the front section of the property, who sold the property there were no know covenants, restrictions or plat restrictions on the back 14.69 acres.

- b. **The business owner is responsible for ensuring compliance with all local, state, and federal taxing requirements.**

As an existing business owner at Gasoline Alley, Summit Point, WV, this business owner is already responsible for insuring that all compliance with all local, state, and federal taxing requirements are being met.

- c. **Intended improvements and proposed building locations (including locations and size of sign). This should also be depicted on the sketch.**

See above map in 1.c. for location of proposed building site (green rectangle) & sign at the entrance of the property (black rectangle) size: 2' x 3'.

d. Proximity and relationship to historic structures or properties within two hundred feet.

I spoke with one of the previous owners and they said there are no historical structures or properties on the 14.69 acres.

e. 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.

The traffic that exists are commuters going out in the morning, locals going to lunch and commuters coming home in the evening. There is additional traffic that goes to the Summit Point Motorsports Park on designated weekends. The building site will not add any new traffic to the existing route.

f. Any other relevant information that would aid the Board of Zoning Appeals in reviewing the request (i.e. hours of operation, number of employees, etc.).

This business runs from 7:00 am till 5:00 pm Monday-Friday, with occasional hours on weekends, when business permits.

3. List of all adjacent and confronting property owners. This includes the properties located across any road, right-of-way, or easement. The Jefferson County Court House is the source for property owner information.

a. Include map and parcel numbers, as well as mailing addresses. Note: Approval of a Conditional Use Permit, with or without conditions

Map #: 16-3.1, Property adjacent
Parcel #: 19-06-0016-0003-0001
Mason Bettye K TR
33 Triangle Farm LN, Summit Point, WV 25446

Map #: 16-3.2, Property adjacent
Parcel #: 19-06-0016-0003-0002
Mason Roy M. JR
26 Triangle Farm LN, Summit Point, WV 25446

Map #: 16-3.3, Property adjacent
Parcel #: 19-06-0016-0003-0003
Mason Roy M JR & Gretchen E. Behan
26 Triangle Farm LN, Summit Point, WV 25446

Map #: 16-3.4, Property adjacent
Parcel #: 19-06-0016-0003-0004
Pullen, Penny M.
37 Triangle Farm LN, Summit Point, WV 25446

Map #: 16-4.2, Property adjacent
Parcel #: 19-06-0016-0004-0002
Alistair Bell
1973 Summit Point Rd, Summit Point, WV 25446

Map #: 16-4, Property adjacent
Parcel #: 19-06-0016-0004-0000
Walker, Leo John
13537 Madison Ave, Ocean City, MD 21842

Map #: 16-2, Property across railroad tracks
Parcel #: 19-06-0016-0002-0000
Physical Address: 2481 Summit Point Rd, Summit Point WV 25446
JTB Farm LLC & Stone House Farm LLC ET AL
James T. Breckinridge
325 Vista Cay DR, Hubert, NC 28539

Map #: 17-1, Property across Summit Rd.
Parcel #: 19-06-0017-0001-0000
Tribble, Carl JR & U Patricia MC-TR
1812 Summit Pt. RD 25446

Zoning

Subject: FW: Signage for CUP board

From: Bret de pedro <bret@rppperformanceracing.com>

Date: September 15, 2020 at 6:24:04 AM EDT

To: Sissy Connolly <ncc2139@live.com>

Subject: Re: Signage for CUP board

Looks good to me.

On Sun, Sep 13, 2020 at 7:07 PM Sissy Connolly <ncc2139@live.com> wrote:

Bret,

Here is the corrected version. Ignore the last one sent.

Bret de Pedro
110 Lower Valley Rd
Strasburg, VA 22657
Bret@rppperformanceracing.com
703-283-0857

September 06,2020

Signage for Summit Point Property Owned by Bret de Pedro

Sign Size is 2' x 3' will be cut on a wooden board indicated in the sample below. The three colors in the sign will be yellow, black and blue. We have contacted the sign company about having the sign made for the business. We are holding off on making this sign till the review board for the CUP has given us the okay to construct the busines building.



The sign sample below is from
3D Woodworker Custom Wood Signs
Sales@3dwoodworker.com
P.O. Box 1173
Holland, MI 49423

3D Woodworker

Custom Wood Signs

Home > Products > Custom Last Name Wood Sign



Sent from [Mail](#) for Windows 10

--

Bret de Pedro



(304)728-6749 - SHOP



--

Bret de Pedro



(304)728-6749 - SHOP