

AGENDA REQUEST FORM
www.jeffersoncountywv.org

#Z17-02



RECEIVED
MAY 25 2017
JEFFERSON COUNTY PLANNING,
ZONING & ENGINEERING

Name: Harpers Ferry Holding, LLC

Department or Organization:

Estimation of amount of time needed for appointment: 15 Minutes

Date Requested – 1st Choice: June 1, 2017

If a specific date is needed, please provide reason for specific date:

Date Requested – 2nd Choice: June 15, 2017

Subject (*Wording to be placed on agenda*): Schedule date for Public Hearing on Map Amendment/Rezoning for 1 acre parcel owned by Harpers Ferry Holding LLC, and described as Parcel 58.1 on Tax Map 9 in the Harpers Ferry Tax District.

Please provide the County Commission with a description of your request or presentation, including any background information:

Is this a funding request? Y/N NO

If so, how much? \$

Provide exact financial impact/request:

Recommended motion (*Please type out the wording of the motion that you would like the Commission to approve*):

Move to schedule a Public Hearing for a Map Amendment for Parcel 58.1 on Tax Map 9 in the Harpers Ferry Tax District owned by Harpers Ferry Holding, LLC on (June 29) or (July 6), 2017 and refer the Petition to the Planning Commission for advice on the consistency of the request with the adopted Comprehensive Plan.

Attach supporting documents for request, or request may be denied.

If not attached, explain:

Is equipment needed? Projector Y/N Internet/Wi Fi Y/N Telephone for conference call Y/N

Contact information:

Email address:

Phone Number:

FOR COMMISSION STAFF USE ONLY – FINANCIAL IMPACT/RECOMMENDATION



JEFFERSON COUNTY, WEST VIRGINIA

Departments of Planning and Zoning

116 East Washington Street, P.O. Box 338

Charles Town, WV 25414

#Z17-02

File Number: #Z17-02

Staff Initials: C/C

Application Fee: \$1050.00

www.jeffersoncountywv.org/government/departments/planning-and-zoning-department.html

Email: planningdepartment@jeffersoncountywv.org

Phone: (304) 728-3228

zoning@jeffersoncountywv.org

Fax: (304) 728-8126

Zoning Map Amendment (Rezoning)

Pursuant to Article 12, a Zoning Map Amendment is a procedure to amend the official Zoning Map of the County by changing the zoning designation of a property. In order for a proposed amendment to be approved, the County Commission, with the advice of the Planning Commission, must find that the amendment is consistent with the adopted Comprehensive Plan, or if it is inconsistent, must make findings in accordance with the requirements of 8A-7-8 et seq of the WV State Code. All Amendments to the Zoning Map require a Public Hearing to be held by the Planning Commission for the purpose of making a recommendation to the County Commission. Subsequently, all recommended map amendments require a Public Hearing before the County Commission prior to a final determination.

Property owner information

Name: Harpers Ferry Holdings, LLC
Mailing Address: 408 Alstadt Hill Road Harpers Ferry, WV 25425
Phone Number: 304.535.2663 Email: _____

Applicant contact information

Name: Same as above & below
Mailing Address: _____
Phone Number: _____ Email: _____

Applicant representative

Name: Paul J. Raco, P.J. Raco Consulting LLC
Mailing Address: P.O. Box 548, Charles Town WV 25414
Phone Number: 304/676-8256 Email: pjraco.consulting@gmail.com

Physical property details

Physical Address: Alstadt Hill Road
City: Harpers Ferry State: WV Zip Code: 25425
Tax District: HF D Map No: 9 Parcel No: 58.1
Parcel Size: 1 ac Deed Book: 1183 Page No: 309

Current Zoning District (please check one)

Residential Growth (RG) <input checked="" type="checkbox"/>	Industrial Commercial (IC) <input type="checkbox"/>	Rural (R) <input type="checkbox"/>	Residential-Light Industrial-Commercial (RLIC) <input 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

MAY 25 2017

JEFFERSON COUNTY PLANNING, ZONING & ENGINEERING
Place Received Date Stamp Here

Proposed Zoning District (please check one)

Residential Growth (RG)	Industrial Commercial (IC)	Rural (R)	Residential- Light Industrial- Commercial (RLIC)	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 (O/C)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

For a Zoning Map Amendment request, the "burden of proof" is on the applicant to show why the proposed zoning is more appropriate than the existing zoning. Accordingly, please explain how the following factors support your proposal.

Describe your proposed use (and/or project) and describe why the Zoning Map Amendment is necessary for the proposed use (and/or project) described.

SEE Attached

Describe how the Zoning Map Amendment will be consistent with the objectives and policies of the Comprehensive Plan.

see Attached

Discuss any change(s) of transportation characteristics (i.e., type and frequency of traffic, adequacy of existing transportation routes), and neighborhood characteristics from when the original ordinance was adopted.

See Attached

Do you request that the Planning and Zoning Staff present the petition to the Planning Commission for the purpose of setting the public hearing date?

- Yes, I request that the Planning and Zoning Staff present the petition N/A
- No, I prefer to present the petition

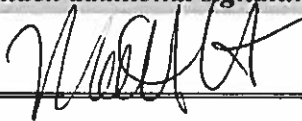
Plat or Sketch Plan (provide as an attachment to this application)

The plat or sketch must be pursuant to Zoning Ordinance, Section 7.4 (b). The sketch plan shall include the entire original parcel as it appeared on the date this ordinance took effect. The property proposed for development shall be drawn to a reasonable scale (eg. 1" = 50', 1" = 100', or 1" = 200'). The sketch plan shall show, in simple form, the proposed layout of lots, parking areas, recreational areas, streets, building areas, and other features in relation to each other and to the tract boundaries. Contour lines should be superimposed on the sketch plan. Natural features such as woods, watercourses, prominent rock outcroppings, sinkholes and quarries shall be delineated.

Is Plat or Sketch Plan attached?

Yes No

Original signature of all property owners is required. The information given is correct to the best of my knowledge (Please attach additional signature page if needed).



Signature of Property Owner

Date

Signature of Property Owner

Date

The Planning Commission is required to set a public hearing on the proposed Zoning Map Amendment within 60 days of the date upon which a complete petition is presented to the Planning Commission at a Planning Commission Meeting. A complete petition, and related fees, shall be submitted to Departments of Planning and Zoning for placement on the Planning Commission agenda at least two (2) weeks prior to the meeting date at which the petition will be presented. Upon request, Planning and Zoning staff can present the petition to the Planning Commission on behalf of the applicant for purpose of setting the public hearing date. At the conclusion of the Planning Commission's Public Hearing, or at the next regular Planning Commission meeting, the Planning Commission shall make a recommendation to the County Commission regarding approval or disapproval of the requested Map Amendment. This recommendation shall be forwarded to the County Commission within four (4) weeks of final Planning Commission action.

The Planning Commission finds this request consistent/inconsistent with the Comprehensive Plan by a vote of _____ for and _____ against, this day of _____, _____, _____.

Recommended Not Recommended

The County Commission finds this request consistent/inconsistent with the Comprehensive Plan by a vote of _____ for and _____ against, this day of _____, _____, _____.

Approved Disapproved

Final Determination/Other Comments

MAP AMENDMENT REQUEST
Article 12, Jefferson County Zoning Ordinance
Harpers Ferry Holdings, LLC
April 15, 2017

#Z17-02

Owner:

Harpers Ferry Holdings, LLC
408 Alstadts Hill Road
Harpers Ferry, WV 25425
304-535-2663

RECEIVED
MAY 25 2017
JEFFERSON COUNTY PLANNING,
ZONING & ENGINEERING

Applicant:

Same: Harpers Ferry Holdings, LLC C/O Matt Knott

Ordinance Citation:

Article 12 of the Jefferson County Zoning and Development Review Ordinance, as amended.

Map Amendment/Rezoning Request:

An amendment to the Zoning Map which is adopted by reference in the Zoning Ordinance that consists of a change that only applies to a specific property, changing from one existing zoning designation to another existing zoning designation. A map amendment does not permit changes, conditions or alterations to uses permitted within an existing zoning designation as all zoning designations must be uniformly applied to all property which are subject to said designation.

Substantiation for the Request:

1. The Envision 2035 Comprehensive Plan and Future Land Use Guide are the documents that were just adopted to guide growth. Both the Plan and Map/Guide support the Map Amendment/Rezoning. The properties are currently shown on the Future Land Use Guide as Commercial/Residential and the Owner is seeking a map amendment to the Residential/Light Industrial/Commercial District (commonly known as the Mixed-Use Zone). The property is already zoned Residential Growth, so the addition of the commercial possibility will make it much more consistent with the surrounding land already zoned Mixed Use. The Light Industrial aspect of the zone is not relevant as the property is only one acre, so that use would not be practical.

2. Many of the properties in this area were zoned as Mixed Use since 1989. However, in the last 5 years, the remaining property surrounding this property were rezoned to the Mixed-Use Zone (including the Old Standard Quarry Property most recently). As illustrated on the attached zoning map, the subject one acre parcel is totally engulfed by the Mixed-Use Zone.
3. The subject property is within the US 340 East Preferred Growth Area. As such, the Comprehensive Plan supports Urban Level Growth in and around this property.
4. Central Water and Sewer services are available in this neighborhood.
5. There have been significant changes in this area, since the Jefferson County Zoning Ordinance was adopted in 1988. The Ordinance requires a discussion on the Neighborhood Change from the original zoning ordinance adopted in 1988. These changes are addressed in this request; and,
6. There have been changes in the Transportation Characteristics since the Jefferson County Zoning Ordinance was adopted in 1988. The Ordinance requires a discussion on these changes in the transportation from when the original zoning ordinance was adopted in 1988. These changes are discussed in this application; and,

Tax District, Map and Parcel Number:

Harpers Ferry Tax District, Map 9, Parcel 58.1

Deed Book Reference:

Deed Book 1183, Page 309

Sketch Plat:

Attached

Tract Size:

1 +- Acre

Discussion on:

Comprehensive Plan compatibility of the proposed change: Included in this Application.

Any Change of transportation characteristics and neighborhood from when the original ordinance was adopted: Included in this Application.

A. Comprehensive Plan Compatibility

According to page 13 of the 2015 Comprehensive Plan, there are only 6 Preferred Growth Areas (PGAs) in Jefferson County that are targeted for urban scale growth. The subject parcel is within one of these PGAs. The attached map shows the US 340 East PGA. The Comprehensive Plan was recently adopted after several years of meetings in various neighborhoods of the County and after extensive work by the Staff, the Steering Committee, Planning Commission and County Commission. Accordingly, both text and map amendments to the ordinances are going to be common in the next several years to make the Ordinances and Zoning Map more consistent with the new Plan. These changes are based in part on the new Comprehensive Plan and its recommendations.

While the new Plan encourages the use of the newer zoning districts for map amendments, the Plan also encourages rezonings based on the following (found on Page 30 of the Plan):

“Urban Level Development Recommendations (Goal 1)

2. **Recognize that the County Commission has the authority to make land use decisions including Zoning Map Amendments based upon the finding of consistency with the Future Land Use Guide and the recommendations of this Plan; the County Commission may determine that petitions or decisions for zoning map amendments are consistent with the Comprehensive Plan if any of the following conditions are met after the entire Plan is taken into consideration:**
 - a. **Economic Well-Being of the County; or**
 - b. **Error or Under Scrutinized Property on the Future Land Use Guide; or**
 - c. **Change in Neighborhood; or**
 - d. **Any Other Circumstance that the Governing Body determines should have been considered when drafting the Future Land Use Guide; and/or**
 - e. **Environmental impacts are considered.”**

As explained in this Application, the map amendment for this one acre parcel totally fits within this Recommendation. The subject parcel is totally surrounded by the Mixed-Use Zone and was unfortunately left out of the Mixed-Use Zone as a result of the fact that either the County designated portions of the area as the Mixed-Use Zone, or the County Commission approved property owners petitions to rezone their property around this site. The County’s Mixed Use Designation included all of the area adjacent on the north side of the subject property. The County Commission approved property owners’ rezonings include the Capriotti Parcel adjacent on the east and south side of the subject property; the Gibson Property confronting this property on the west side; and, the large Old Standard

Property south of the Capriotti parcel. Now, the 1 acre parcel is a small island surrounded by Mixed Use Zoned property.

As previously described, the subject property is properly located on the Future Land Use map (Guide) as Commercial or Residential in the 2015 Comprehensive Plan. The property is now Residential and would like to expand the capabilities of the property to commercial opportunities. As shown on this guide, this requested change is consistent with the Future Land Use Guide.

The Comprehensive Plan's maps and guides show that this property continues to be slated for future development. The requested Mixed Use District would really be no more impacting than what is already located and permitted in the area. This type of use is what the Commission intended when it was added to the Preferred Growth Area and designated as Commercial or Residential on the Future Land Use Guide.

Page 17 of the Comprehensive Plan describes the various categories of land, including PGAs as follows:

"Land Use Activity Areas

This Plan details four broad types of land use activity within Jefferson County where development is to be targeted over the planning horizon of Envision Jefferson 2035.

Four Comprehensive Types of Land Use Activity within the Designated Areas

Urban Growth Boundaries
Preferred Growth Areas (PGAs)
Villages
Rural/Agricultural Areas

The first two area types addressed below, Urban Growth Boundaries (UGB) and Preferred Growth Areas (PGA) (including one residential growth area), are the sections of Jefferson County where urban scale development is to be targeted over the planning horizon of Envision Jefferson 2035." Emphasis Added.

A further explanation of PGAs is found on **Page 20** of the Plan:

"The PGAs are not intended to be promoted in favor of the UGB for the municipalities. Both areas are expected to be viable areas for development and no policy decision is being made to favor one area over another. Each of the PGA Maps can be found in Appendix F – Maps" Emphasis Added.

Such description of the PGA, along with the previously cited section of the Plan that allows the Commission to approve map amendments that make sense from an economical perspective, proves that this Map Amendment Request is very consistent with the New Envision Jefferson 2035 Comprehensive Plan.

Furthermore, the following recommendation is found in the Urban Level Development Recommendations Table starting on **Page 30** of the Plan:

“5. Create urban level land uses within the municipalities, UGBs, PGAs, or Villages through rezoning that is consistent with the Plan recommendations.

The requested Map Amendment is also supported by the following Economic Development portions of the 2015 Comprehensive Plan:

“Focusing Economic Development in Municipalities, Urban Growth Boundaries, and Preferred Growth Areas

Envision Jefferson 2035 expects urban level commercial, office, and industrial activity to be located in the municipalities, within the Urban Growth Boundary and Preferred Growth Areas, where the infrastructure is expected to be available to support these uses.” (Page 69)

Recommendations:

“5. Create a business friendly environment in Jefferson County.

6. Develop methods to promote local business growth which include providing research, support, and marketing resources that would assist business start-ups in Jefferson County.” (Page 70)

Based on these portions of the Envision Jefferson 2035 Comprehensive Plan, the Future Land Use Guide, the Future Development Area Map, and the US 340 East PGA Map, this map amendment is consistent and compatible with the Plan. The Consistency and Compatibility to the existing Comprehensive Plan and the Future Land Use Guide are the two most important criteria that should be used for a Map Amendment.

B. Compatible with Surrounding Zoning Classification

As eluded to in the previous discussion on Comprehensive Plan Compatibility, the second compelling argument for rezoning of the 1 acre subject parcel is that it is the only remaining parcel in that entire area that is not zoned Mixed Use. It is left as a spot zoning of Residential Growth as a donut hole in the center of a Mixed-Use District. The size and existing structure limits the use from anything that would include heavy impacts. Anything that the Applicant could do

residentially will not change since the Mixed-Use designation would allow the same residential uses and currently permitted. Nothing really could be added of the industrial nature due to the size limitation and needed setbacks. So, the rezoning would only allow the addition of a commercial type use. Accordingly, this use would be compatible with the other uses that the Applicant already has in the surrounding area.

The Applicant, personally and with his corporations, owns all but three parcels from the top of Alstadts Hill down to this parcel. This includes the Fly Fishing Outfitters and Beauty Shop at the Clarion Inn (Former Cliffside/Quality Inn) entrance, the Clarion Inn, River Riders and the area at the bottom of the Alstadts Hill. His properties are approved for a large Commercial Recreational Master Plan that includes multiple vacation homes, campgrounds, cabins, large proposed commercial, recreational building, maintenance and storage areas for his buses and multiple recreational and tourism related items such and zip lines, adventure park, zorb course, amphitheater, etc. These uses have all gone through the proper planning and zoning procedures. All of these properties are already zoned as Mixed Use and even the three parcels not owned by the Applicant are already zoned for the same use. This is literally the only parcel remaining without the designation.

The requested rezoning will make this property compatible with all the properties in that entire area.

C. Preferred Growth Area in 2015 Envision 2035 Comprehensive Plan

This issue was also presented under the Comprehensive Plan Compatibility Section. The subject parcel is within this area's portion of the US 340 East Preferred Growth Area (PGA). As such, the property has already been determined to be an intensive growth area. This area was vetted by the Public, Staff, Planning Commission and County Commission as an area for Urban Level Growth. This is a small lot that needs to be included in the same zoning district that the County Commission has already approved for all the area surrounding the property.

D. Availability of Central Water and Sewer

This property, as the rest of the area, now has access to central water and sewer. Although the house on the property currently utilizes a septic system and well, the property can be easily served by these central utilities if either the well or septic fails. Although any use on the property will not need additional utilities, the Comprehensive Plan endorses a higher intensity of Urban Level Growth in areas that are or can easily be served by Central or Public Water and Sewer facilities. Based on the presence of these utilities, the Comprehensive Plan supports the rezoning.

Page 27 of the Comprehensive Plan explains the rationale for designating areas as PGAs:

“This Plan recommends that new development will take place in areas where infrastructure exists and the extension of services to growth in outlying areas will occur in accordance with the goals and objectives of this Plan. By encouraging higher densities within the Urban Growth Boundaries and Preferred Growth Areas and working closely with municipalities, the best result can be accomplished by providing opportunities for development within these areas with established infrastructure systems. It should be noted that these statements are not about reducing development; it is about growing in a fashion that more efficiently uses existing infrastructure and services.”

Statements like this are found throughout the Comprehensive Plan. The availability of these services support this requested map amendment.

E. Change of Neighborhood

Although it seems odd to discuss changes in the neighborhood since 1988, the Zoning Ordinance does require a discussion of these changes all the way back to the **original** adoption of the Zoning Ordinance. These changes are therefore relevant.

The most recent changes are probably most relevant and they include the purchase of all but three of the parcels by the same Applicant. These include the Clarion Inn (formerly known as Cliffside and Quality), the small businesses around the Clarion Inn, and most of the properties bounded by the quarry, Route 340, and the western section of Alstadts Hill Road that turns into Millville Road. This area now includes a Master Plan for development into a Tourism and Recreational Area and Adventure Resort. Many changes have already been completed in the Clarion and River Riders has expanded several times in the past 10 years. The Applicant is currently in the active design phase of internally connecting the Clarion Hotel with the River Riders and Adventure Park with two roads to make the area into a destination resort.

The other major recent change to the area includes the recent rezoning of the Old Standard Quarry to the Mixed-Use District (same district requested by the Applicant). This was approved by the County Commission in the last several years. The Developer of the Quarry has already submitted a Concept Plan to develop this property into a tourism based project.

Other significant changes to the neighborhood that would support the requested change from Residential Growth to the Mixed-Use Zone going back to 1988 include:

Availability of Central/Public Water and Wastewater Treatment Facilities:

Public utilities were not available in this neighborhood when the original zoning ordinance was adopted. These services are now available in the neighborhood. As stated earlier, a goal of the Comprehensive Plan is to encourage growth and development where sewer and water services are available.

Adjacent and Confronting Zoning, Commercial and Industrial Subdivision Approval and Intensity of Use has changed:

The zoning classification on the property directly across Route 340 (Shenandoah Professional Building) was changed from Residential Growth to the Mixed-Use district. As earlier stated, the zoning classification of nearly all the other adjacent and confronting properties to the subject property has been changed to the Mixed-Use District. These include, the Capriotti Property to the South and the Gibson Property to the West. These rezonings have engulfed the subject one acre parcel creating a donut hole that needs to be corrected to be compatible with the other properties.

Since the adoption of zoning, the intensity of use on nearby properties has also increased. River Riders has greatly expanded operations to the benefit of the region and the Shenandoah Professional Building is a converted residential structure.

In additions to those changes and expansions, the nearby Old Standard Quarry was rezoned and now has an approved Concept for a commercial tourism mixed use development. This is certainly a change in the neighborhood that should favorably justify this application.

Addition of the Park Service Parking Lot and Bus Transportation/Tourist Center:

The Park Service parking lot and transportation center was added since the adoption of the zoning ordinance. This parking and transportation has enhanced the transportation network in the area. It also converted open land into a paid parking lot.

Addition of Commercial and Residential Uses in the Neighborhood:

Besides the Shenandoah Professional Building, at least two other commercial enterprises have opened in the immediate neighborhood. These include Through the Garden Landscaping and Meadow's Nursery. These businesses were opened after the zoning ordinance was adopted and are adjacent to two residential developments that were developed after zoning was adopted. These additions

further demonstrate that the neighborhood has changed into a mixed-use neighborhood.

Most recently, the Customs and Border Patrol completed one of the largest nonresidential developments in the neighborhood. Regardless of who owns it, it is a massive complex that includes offices and training facilities, among other uses. It can't be ignored as a notable change in this particular neighborhood. Based on intensity of use, it is a significant quasi-commercial development in this area.

There have been multiple changes in the slightly expanded neighborhood that would support a change to the Residential/Light Industrial/Commercial District. These include the addition of Eckels-Spencer Funeral Home, the Sears Store along with the multi-unit commercial and warehousing complex in which it is located, the new Sheetz store, the Aldi Grocery Store, Gypsy Antique Store, the Farm and Tractor Supply Store, the WVU Urgent Care and Physical Therapy Offices, the zip-line operation along the Potomac River and the townhouse development at Windmill Crossing. All of these projects were developed after the zoning ordinance was adopted. Not only does this demonstrate that the neighborhood has changed to mixed-use, it also demonstrates that mixed-use must be consistent with the Comprehensive Plan, since all of these projects were approved in the past twelve or so years.

Finally, with regard to changes in the area since the zoning ordinance was adopted, no discussion would be complete without mentioning the addition of slot machines and table games at the Charles Town Race Track. These enhancements to the Race Track have increased incoming visitors to this area of Jefferson County. Accordingly, the Route 340 Corridor needs to continue to change in order to accommodate the additional commercial growth needed to serve these visitors.

F. Change of Transportation Characteristics:

Please note that this property is already been determined to be part of the Preferred Growth Area. This fact alone makes it evident that the property has adequate roads serving the area. The existing uses, the proposed and approved new uses in the area, as well as the other commercial and redeveloped commercial uses in the area, were also a factor in that PGA designation. As such, the change in Transportation Characteristics have already been taken into consideration for the PGA designation and associated Plan support for this commercial rezoning. The beneficial thing about the subject property is that most of the surrounding area is already used commercially, so any enhancements or additions to this small property should not produce a large volume of additional traffic.

Again, keeping in mind that the zoning ordinance dictates a discussion of changes in transportation characteristics going back to 1988, some of these changes may seem out of date. However, it is required.

The more recent changes include the addition of the signalized intersection at the Customs and Border Patrol facility. While some would argue that it may not be necessary, it was added to facilitate traffic in the area during peak hours of operation for that facility. However, the most recent change that does directly affect this property was the addition of the signal at the intersection of Route 340 and Millville and Bakerton Roads. This allows the effective and safe flow of traffic that serves this area.

A new change to the transportation characteristics in the area is currently proposed should be very favorable to the area. This is the proposed internal connections of the Clarion Hotel and the River Riders area along Alstadts Hill Road. Since most of these properties are now commonly owned, this interconnectivity of projects should reduce the amount of traffic in the area that now must enter onto Route 340 in order to access the other portions of the proposed tourism center. The Applicant is currently working with the Engineering Department and the Department of Highways on the design.

There have been other changes in the transportation characteristics in this area since the adoption of the zoning ordinance in 1988. These include: the reconstruction of the Route 340 Bridge over the Shenandoah River; a new traffic signal at the intersection of Route 230 and Route 340; a new traffic signal at the intersection of Route 24 (Country Club Road) and Route 340; the improvement of the Shipley School access to Route 340; and, the addition of the previously mentioned Harpers Ferry Parking Facility and Bus Transportation Center along Route 340 near Bolivar.

All of these improvements have had a positive effect on the transportation characteristics and traffic flow in this area. The opening of the new four lane Route 9 towards Leesburg has also had a positive effect on the traffic flow along Route 340.

Furthermore, the proposed map amendment from Residential Growth to Residential/Light Industrial/Commercial should have very little impact on traffic, since the property is only an acre and is already zoned for high density residential uses.

G. Practical and Common Sense Reason for Rezoning/Map Amendment:

This document lists all of the technical and Comprehensive Plan needed reasons for a Map Amendment; however, it is important to explain the most practical reason for this request. One glance at the Preferred Growth Area Map, the Future Land Use Guide and the Zoning Map will show that the one acre parcel is the only

parcel in the entire area not zoned RLIC. It just looks incorrect and should be fixed to make the zoning of the parcel consistent with the area.

H. Conclusion:

The Applicant respectfully requests that the County Commission approve this map amendment to the Jefferson County Zoning Map. This Application cites many reasons why the map amendment should be approved. These reasons include: the consistency of the request to the 2015 Envision Jefferson Comprehensive Plan; the property is included in the 2015 Preferred Growth Area; the property is shown as Commercial or Residential on the Future Land Use Guide (Map); the positive changes in the transportation characteristics in the area and the changes in the neighborhood from when the original zoning ordinance was adopted; the fact that the Applicant (and his other corporations) own all but three of the properties in the described area; all of the properties surrounding the land are already zoned as RLIC; the property can be served by central water and sewer; and, the rezoning will have a negligent impact on the neighborhood, but a positive impact on economic development. This map amendment will change the zoning classification on the Applicant's property from the Residential Growth District to the Residential/Light Industrial/Commercial District.

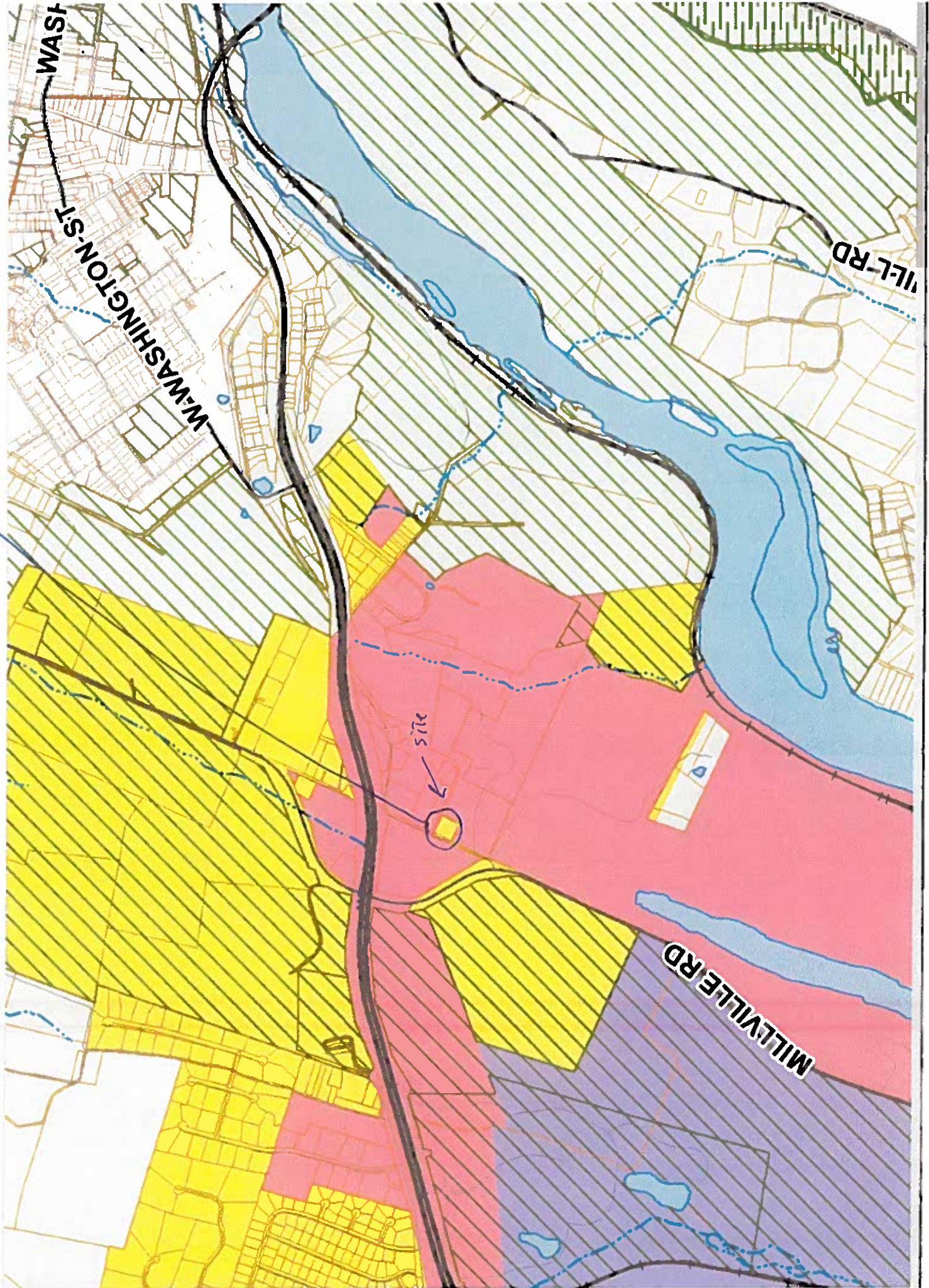


Matt Knott, Owner
Harpers Ferry Holdings, LLC



Date

site



WASH

WASHINGTON ST

MILL RD

MILLVILLE RD

site

PJR stash



#Z17-02



BAKERTON RD

FORT HILL RD

WILLIAM L WILSON FWY
WILLIAM L WILSON FWY

ALLSTADTS HILL RD

CAMPGROUND RD

← SITE

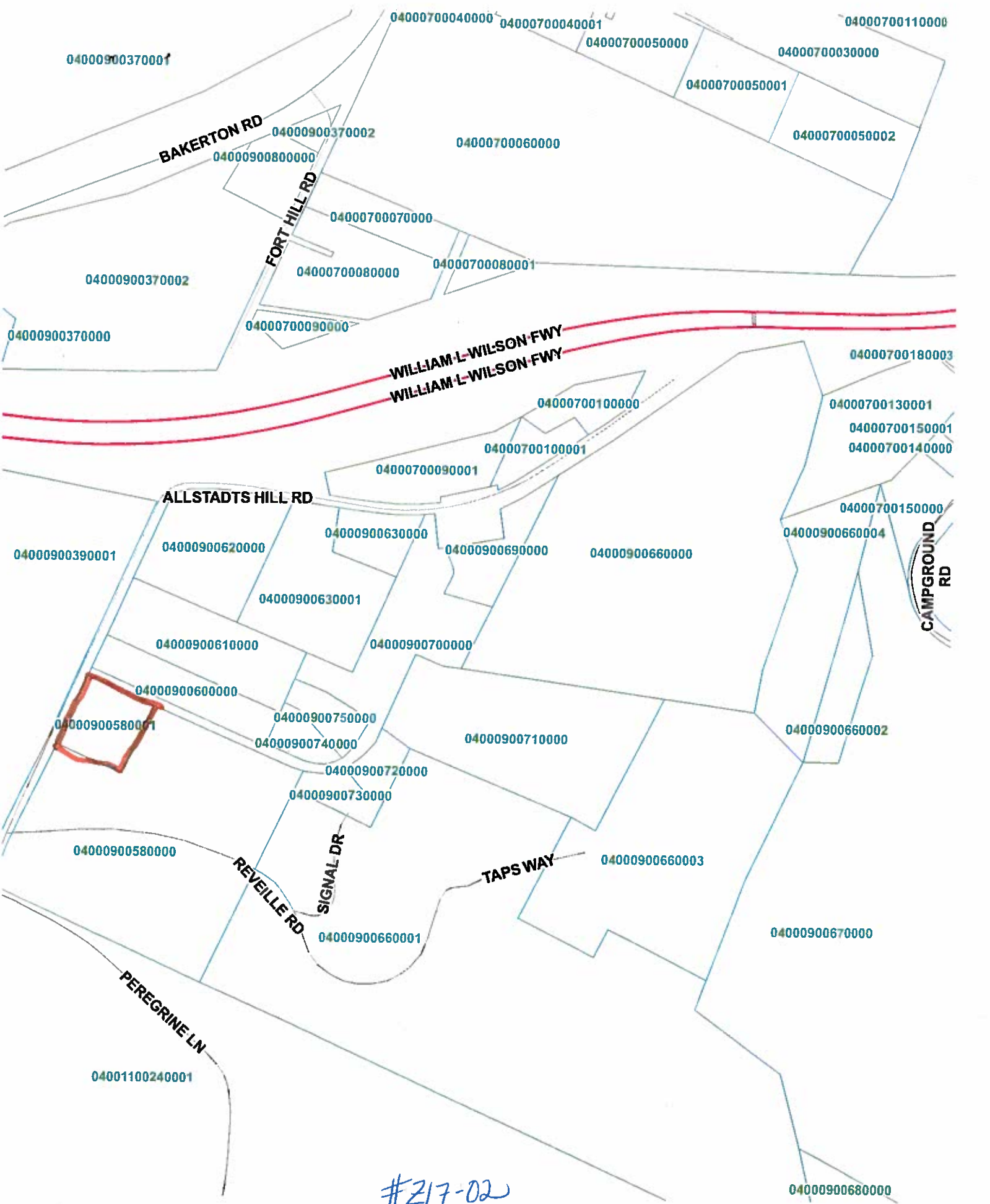
REVILLE RD

SIGNAL DR

TAPSWAY

PEREGRINE LN

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ALLSTADTS HILL RD

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CAMPGROUND RD

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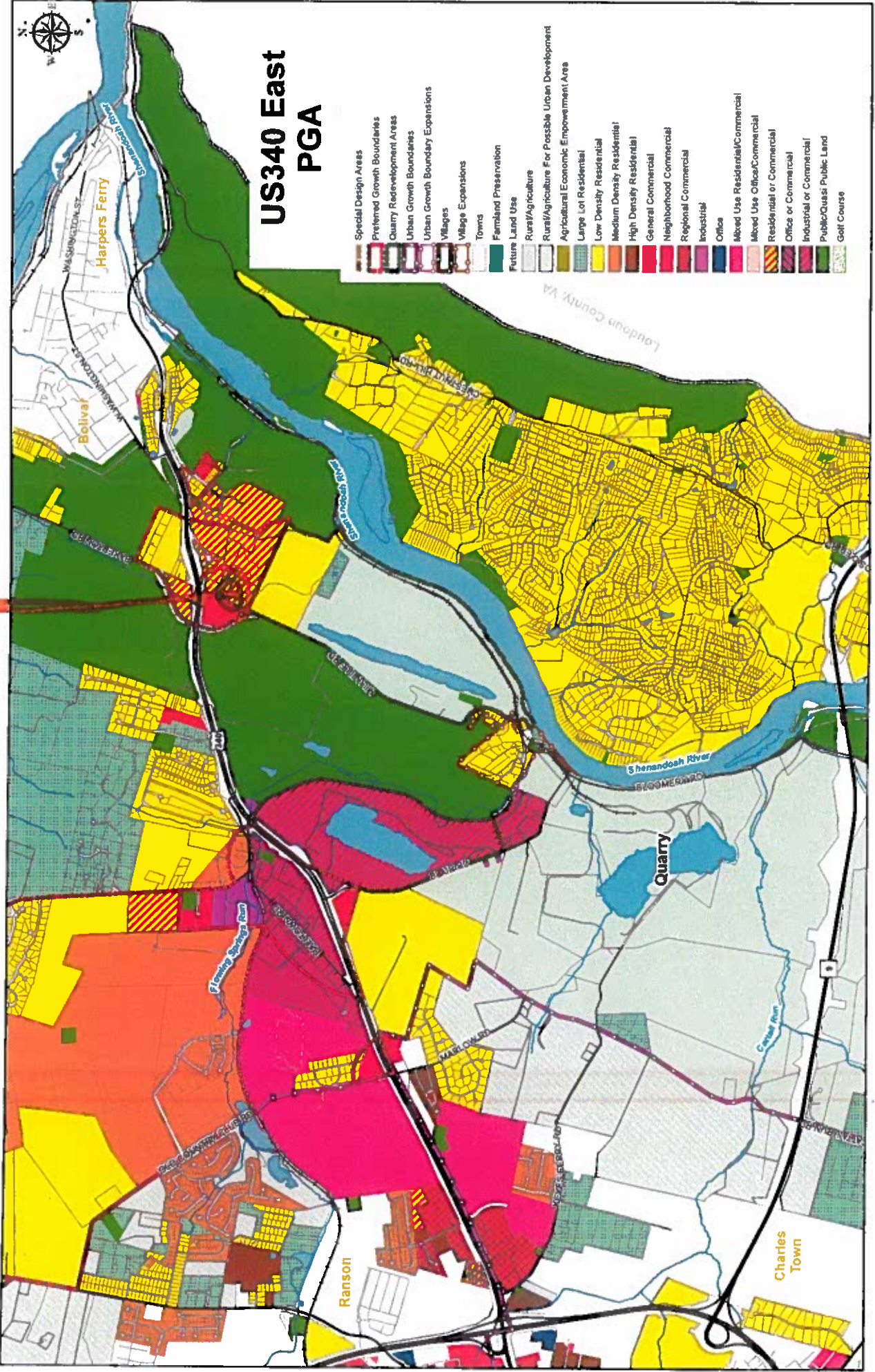
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US340 East PGA

- Special Design Areas
- Preferred Growth Boundaries
- Quarry Redevelopment Areas
- Urban Growth Boundaries
- Urban Growth Boundary Expansions
- Villages
- Village Expansions
- Towns
- Farmland Preservation
- Future Land Use
- Rural/Agriculture
- Rural/Agriculture For Possible Urban Development
- Agricultural Economic Empowerment Area
- Large Lot Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Neighborhood Commercial
- Regional Commercial
- Industrial
- Office
- Mixed Use Residential/Commercial
- Mixed Use Office/Commercial
- Residential or Commercial
- Office or Commercial
- Industrial or Commercial
- Public/Quasi Public Land
- Golf Course

Site



717-M

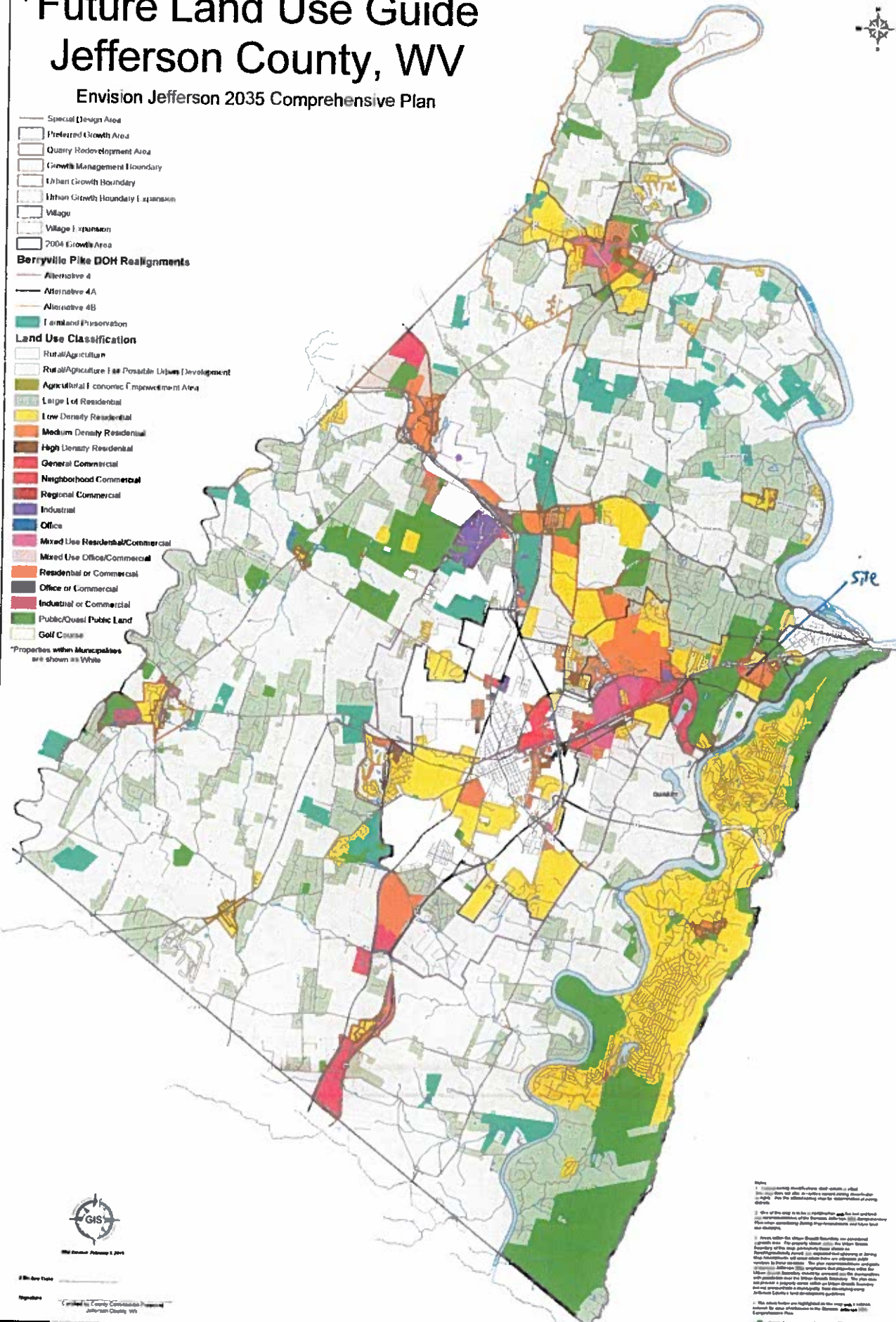
Future Land Use Guide Jefferson County, WV

Envision Jefferson 2035 Comprehensive Plan



- Special Design Area
- ▭ Preferred Growth Area
- ▭ Quarry Redevelopment Area
- ▭ Growth Management Boundary
- ▭ Urban Growth Boundary
- ▭ Urban Growth Boundary Extension
- ▭ Village
- ▭ Village Extension
- ▭ 2004 Growth Area
- Berryville Pike DOH Realignments**
- Alternative A
- Alternative 4A
- Alternative 4B
- ▭ Farmland Preservation
- Land Use Classification**
- ▭ Rural/Agricultural
- ▭ Rural/Agriculture I & II + Possible Urban Development
- ▭ Agricultural Economic Empowerment Area
- ▭ Large Lot Residential
- ▭ Low Density Residential
- ▭ Medium Density Residential
- ▭ High Density Residential
- ▭ General Commercial
- ▭ Neighborhood Commercial
- ▭ Regional Commercial
- ▭ Industrial
- ▭ Office
- ▭ Mixed Use Residential/Commercial
- ▭ Mixed Use Office/Commercial
- ▭ Residential or Commercial
- ▭ Office or Commercial
- ▭ Industrial or Commercial
- ▭ Public/Quasi Public Land
- ▭ Golf Course

*Properties within Municipalities are shown as White



2010 Update February 2, 2011

By Day Date

Signature: *[Signature]*
 Certified to County Commission President
 Jefferson County, WV

Notes

1. Community identification that exists is what is shown. This does not imply any endorsement or approval. The GIS information is for informational purposes only.
2. Use of the map is to be a reference only. It has not been used for any other purpose. The GIS information is for informational purposes only. It is not intended to be used for any other purpose.
3. Areas within the Urban Growth Boundary are considered urban areas. The property owner shall be subject to the jurisdiction of the local government. The local government shall be responsible for the maintenance of the area. The local government shall be responsible for the maintenance of the area. The local government shall be responsible for the maintenance of the area.
4. The areas that are highlighted on this map are subject to the provisions of the Envision Jefferson 2035 Comprehensive Plan.

© 2011 Jefferson County, WV
 Prepared by: [Name]

#Z17-02

Future Land Development Jefferson County, WV



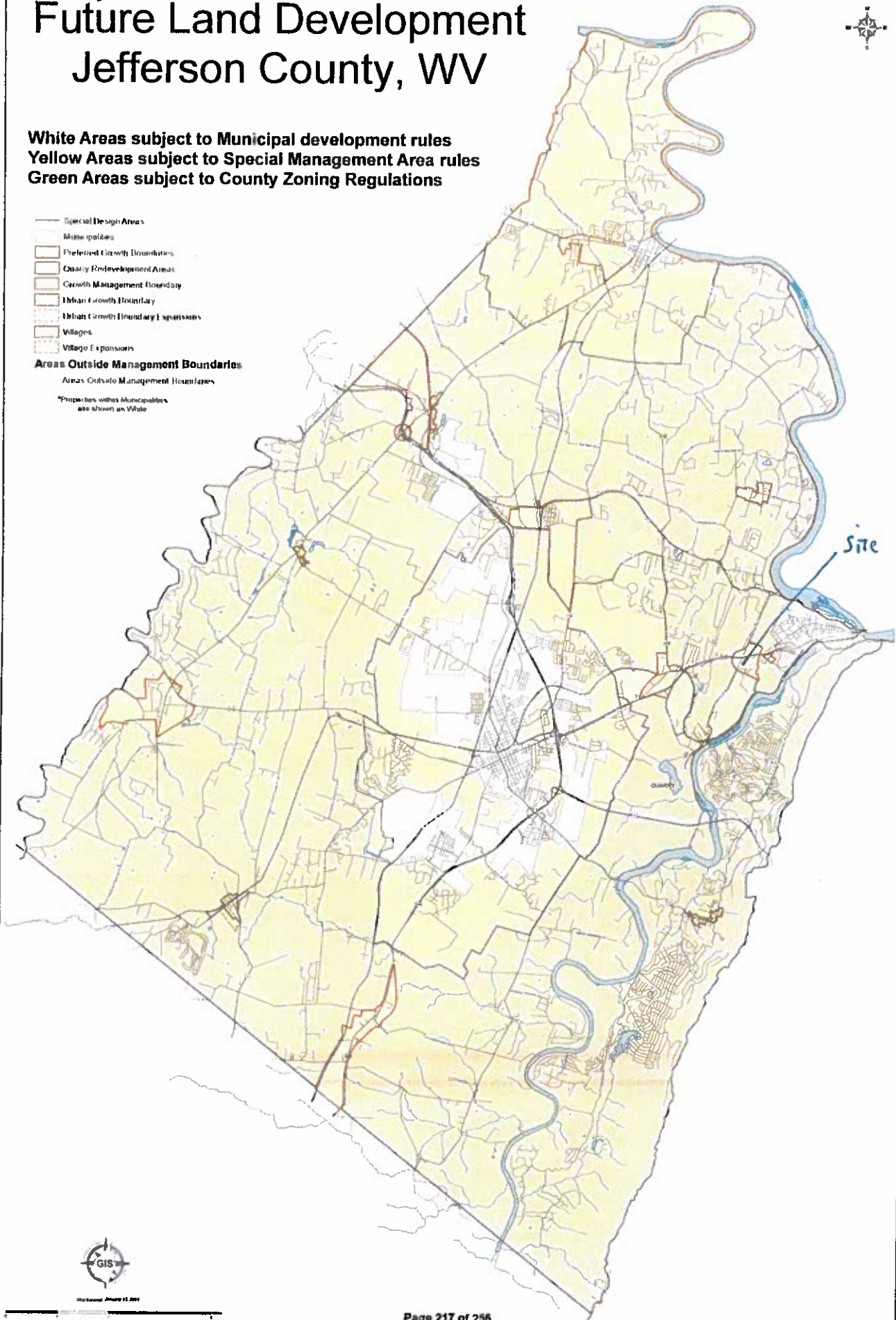
White Areas subject to Municipal development rules
Yellow Areas subject to Special Management Area rules
Green Areas subject to County Zoning Regulations

- Special Design Areas
- Municipalities
- Preferred Growth Boundaries
- Quarry Redevelopment Areas
- Growth Management Boundary
- Urban Growth Boundary
- Urban Growth Boundary Expansions
- Villages
- Village Expansions

Areas Outside Management Boundaries

Areas Outside Management Boundaries

*Properties within Municipalities
are shown as White



Map created: January 11, 2009

#Z17-02

Corners are to be set #5 Rebars unless otherwise noted.

09 M9 P 60
D'ANGELO
DB 184 P 225

RTE. 27 30'-R/W
N27°13'20"E
38.55'

00 09 M9 P 58

S62°40'12"E
73.49'

MERGER PARCEL
0.46 Acres

00 09 M9 P 58
Caption:
DB 584 P 587

N27°09'33"E
104.12'

S62°43'14"E
143.96'

To be merged & combined with

drill spot in retaining wall

N62°43'14"W
214.52'

S27°55'51"W
202.01'

RECEIVED

MAY 25 2017

JEFFERSON COUNTY PLANNING,
ZONING & ENGINEERING

RESIDUE

00 09 M9 P 58
Caption:
DB 584 P 587

PLAT of SURVEY showing a
MERGER PARCEL

HARPERS FERRY DISTRICT
JEFFERSON COUNTY, W.V.

DATE: 19 May 1987

SCALE: 1" = 40'

R. Michael Shepp

R. Michael Shepp, LLS

APPALACHIAN SURVEYS, INC.

P.O. BOX 35 CHARLES TOWN, W.V. 25414



MAGNETIC NORTH

#1735

State of West Virginia, County of Jefferson, Sct.

IN THE CLERK'S OFFICE OF COUNTY COMMISSION:

On JAN 10 1989, at 4:50 P.M., the foregoing
Deed of B. & S. was received in my said office and duly
admitted to record.

Test,

John E. Ott
Clerk of County Commission

#Z17-02