



JEFFERSON COUNTY, WEST VIRGINIA
Departments of Planning and Zoning

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

COPY

File Number: 47-03

Staff Initials: _____

Application Fee: \$ _____

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

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: Rankin Properties, LLC
 Mailing Address: 99 Maddex Square, Shepherdstown, WV 25443
 Phone Number: c/o 304/676-8256 Email: _____

Applicant contact information

Name: Christopher Rankin and Paul J Raco
 Mailing Address: Above and Below
 Phone Number: _____ Email: _____

Applicant representative

Name: P. J. Raco Consulting, LLC Paul J Raco
 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: Route 45 Connector Road/Potomac Farms Road NW Corner at Route 480 Intersection
 City: Shepherdstown State: WV Zip Code: 25443
 Tax District: 9 Map No: 8 Parcel No: 8.1
 Parcel Size: 3.56 +- Acres Deed Book: 1015 Page No: 89

Current Zoning District (please check one)

Residential Growth (RG)	Industrial Commercial (IC)	Rural (R)	Residential- Light Industrial- Commercial (RLIC)	Village (V)	Neighborhood Commercial (NC)	General Commercial (GC)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RECEIVED SEP 13 2017 JEFFERSON COUNTY PLANNING, ZONING AND ENGINEERING Place Received Date Stamp Here		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"/>

Proposed 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 type="checkbox"/>	Village (V) <input type="checkbox"/>	Neighborhood Commercial (NC) <input type="checkbox"/>
General Commercial (GC) <input checked="" 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"/>

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.

Map Amendment from Residential Growth to General Commercial as supported by the Envision Jefferson 2035 Comprehensive Plan.

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
- 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).

 Sept. 12, 2017

 Sept. 12, 2017

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

REQUEST FOR MAP AMENDMENT/Rezoning
Rankin Properties LLC
District 9, Map 8, Parcel 8.1
September 13, 2017

Property Owner and Applicant:

Rankin Properties, LLC
Christopher Rankin
99 Maddex Square
Shepherdstown, WV 25443

RECEIVED

SEP 13 2017

JEFFERSON COUNTY
PLANNING, ZONING AND ENGINEERING

Request:

Amend the Zoning Map for this 3.56 Acre Parcel Based on its Consistency with the Envision Jefferson 2035 Comprehensive Plan. Currently, the property is Zoned for Residential Growth and this Map Amendment is for General Commercial.

Section of Ordinance:

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

A Map Amendment is defined as: "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 request is consistent and very much compatible with the 2015 Jefferson County Comprehensive Plan (Envision Jefferson 2035). This Plan was adopted recently and places this property in the Preferred Growth Area and the Future Land Use Guide identifies this property as a commercial and/or residential property. The plan's applicable recommendations are explained in this narrative.
2. The subject property is within the Shepherdstown Preferred Growth Area and Growth Boundary (UBG per Code). As such, the Comprehensive Plan supports Urban Level Growth in and around this property.

3. Central Water and Sewer services are available in this neighborhood.
4. Since the Zoning Ordinance was adopted in 1988, there have been several significant changes in the neighborhood. The most notable change was the construction of the Connector Road which functions as a bypass around Shepherdstown. This road is adjacent to the Applicant's property and the DOH has constructed an entrance on the Connector Route to serve the property directly. Other changes in the neighborhood include the development of the Maddex Commercial Area (Food Lion, etc.); the construction of the Clarion Conference Hotel and National Training Center; the enhancement to the entrance to the western campus of Shepherd University; the rezoning of the Lowe property located on the other end of the connector road; and, the development of the Colonial Hills Subdivision in this neighborhood. These and other changes are described in this narrative.
5. Since the Zoning Ordinance was adopted in 1988, there has also been a significant change in Transportation Characteristics including the construction of the Connector Route that this property accesses.
6. Current Zoning, Residential Growth, would allow for a dense apartment complex. As such, the map amendment to General Commercial will not have a negative impact in the neighborhood.

Tax Parcel Information:

Shepherdstown Tax District, Map 8, Parcel 8.1

Deed Book Reference:

Deed Book 1015 at Page 89

Sketch Plat:

Attached

Tract Size:

Approximately 3.56 Acres

Ordinance Required Discussion on:

The compatibility of the proposed change with the Jefferson County Comprehensive Plan; and,
The change of transportation characteristics and neighborhood from when the original zoning ordinance was adopted in 1988.

A. Comprehensive Plan Compatibility

Among the many recommendations in the 2015, Envision Jefferson 2035 Jefferson County Comprehensive Plan, the following sections address items pertinent to this map amendment.

As found on 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 the Shepherdstown PGAs. The attached map shows the Shepherdstown 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. As common with communities that have just adopted a new Comprehensive Plan, there will be many ordinance amendments and map amendments processed in order for the map and ordinances to better reflect the new Plan. In this case, both the 2004 Plan and the new 2015 Plan show this property within the Growth Area around Shepherdstown. The new Envision Jefferson 2035 Plan is more specific in that it shows this property within the Preferred Growth Area and specifically identifies the property for Commercial and/or Residential Development.

A main difference between the new Comprehensive Plan and the previous versions of the Plans completed in the 80s, 90s, and 00s, this Plan has a Future Land Use Guide (Map) that specifically delineates properties for future uses and map amendments. The subject property is properly located on the Future Land Use map (Guide) as Commercial or Residential in this 2015 Plan. The property is now zoned for Residential Growth including apartments and the Applicant would like to expand the capabilities of the property to allow commercial opportunities. As shown on this guide, this requested change is consistent with the Future Land Use Guide. As described in other sections of this document, the residential development in the neighborhood around Shepherdstown (particularly Colonial Hills is this immediate neighborhood) will need some commercial development to provide services and to provide an increased tax base to supplement the residential tax base provided by the subdivisions in the area.

The Comprehensive Plan's maps and guides continue to show that this property is read for future development, especially commercial development due to its location. 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.

In this case, the subject property is both in an Urban Growth Boundary (UGB, as defined by the Code) and the Preferred Growth Area (PGA). Therefore, pursuant to the Comprehensive Plan, this location is prime for development since it is in both of these designated areas, along with the fact that the property fronts on the Route 45 Connector Route and is close to both commercial development and residential subdivisions.

The most definitive section of the Envision Jefferson 2035 that supports this map amendment is found on Page 20:

“a. Shepherdstown PGA (an area located south and west of Shepherdstown)

This PGA is defined predominately by existing residential and commercial development, existing zoning, and access to water and sewer services. It encompasses an area broadly described as properties on either side of WV 45 past the west end of Old Martinsburg Road to Venice Way **and to the south along the west side of WV 480 including land on either side of Potomac Farms Road. This area is included within Shepherdstown’s Growth Management Boundary (GMB) and is the primary area outside of**

Shepherdstown that this Plan anticipates developing at an urban level even if it remains in the unincorporated area. (Emphasis Added)

It is clear that this section specifically recognizes the subject property as one of the primary properties that is slated for Urban Level Growth. Furthermore, it cannot be over developed since it is a narrow, 3.56 acre parcel. It is ideal for a small professional office or commercial center that will serve the immediate residential area. This type of project will provide for services, while keeping traffic to a minimum. It should provide an area that will be walkable from the Colonial Hills Residential Subdivision.

Finally, 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)

And on Page 70: 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.”

Based on these portions of the Envision Jefferson 2035 Comprehensive Plan, the Future Land Use Guide, the Future Development Area Map, and the Shepherdstown PGA Map and the Shepherdstown Growth Boundary (GMB/UGB), this map amendment is consistent and compatible with the Plan. The Consistency with, and Compatibility to the existing Comprehensive Plan and the Future Land Use Guide are the two most important criteria to be used for a Map Amendment.

B. Shepherdstown UGB/GMB, Shepherdstown PGA and Future Land Use Guide

The subject property is located squarely in the core of the all the Growth Areas around Shepherdstown. It is also shown on the Future Land Use Guide (Map, Attached) as Commercial and/or Residential. As there is much planned residential in this neighborhood, the rezoning of this property pursuant to the Future Land Use Guide, will allow needed commercial services to support this residential. The PGA UGM/GMB and Future Land Use Guide are thoroughly discussed in A above. The maps are included in this application.

Based on the location of this property within these areas, 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. As stated above, these maps and guides that are a Part of the Comprehensive Plan are the primary resources to be utilized by the Commission to approve a Map Amendment.

C. Sewer and Water

This property is within the Shepherdstown Water and Sewer Service area and is part of the reason that this area has been included within the Growth Areas and designated as commercial on the Future Land Use Map. Colonial Hills Subdivision is also served by Shepherdstown Water and Sewer. Any development on this property will be responsible for the extension of any utilities to the property. As the Comprehensive Plan points out in many sections, Urban Level Growth should be directed into the areas served by central sewer and water. Accordingly, the Plan supports this Map Amendment based on the availability of utilities in this area.

As addressed below, the Shepherdstown Wastewater Treatment Plant has just undergone a tremendous quantity expansion and quality renovation.

D. Change of Neighborhood

It is important to point out that the Zoning Ordinance requires a discussion of the changes in an area since the original Zoning Ordinance was adopted in 1988. Some of these neighborhood changes are recent and others were completed years ago.

The neighborhood has undergone significant changes since the zoning ordinance was adopted. In 1988, the Shepherdstown Wastewater Treatment Plant was nearing capacity and that is probably one of the reasons that more land wasn't zoned for residential or commercial uses at that time. That Shepherdstown Treatment Facility has recently completed a major upgrade and can now support additional growth. Another huge change in the neighborhood very specific to the subject property is that the Route 45 Connector Road (Potomac Farms Drive) bisected the property in 2000/2001. The subject 3.56 acre portion of the property is on the northwest corner (Shepherdstown) side of Potomac Farms Drive's intersection with Route 480.

This property is referred to as one of the properties on 'either side of Potomac Farms Drive' which is slated for development in the Plan. This change will be further discussed in the Change of Transportation Characteristics' part of the petition. Finally, the neighborhood has added a considerable number of residential units in several subdivisions including Maddex, Kensington, Tollhouse Woods and Colonial Hills. Along with this residential growth, other commercial areas have also developed since 1988, leaving a deficit of available commercial land in and around the growth areas of the County.

The following are changes in the neighborhood that would specifically support the requested change from Residential Growth to the General Commercial District:

1. Availability of Public Utilities and Services:

Public Water and Sewer is now available in this neighborhood. Furthermore, the recent Wastewater Treatment Plan expansion has increased its capacity to sustain additional growth in the Growth Area Boundaries. The availability of the capacity is a change for this neighborhood since 1988. As stated earlier, one of the Comprehensive Plan's primary objectives is to funnel growth into areas already served by existing infrastructure such as sewer and water:

'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.' (Page 27)

The allowance of growth in this area because of both the sewer and water and location within the aforementioned UGB/GMA and PGA is also supported by Recommendation 5a found on Page 30:

"Direct new urban level residential developments to locate in preferred areas within the municipalities, UGBs, PGAs, or Villages where water and sewer services are available." (Emphasis added)

In this case, any needed construction of these services on the property will be paid for by the owner. There would be no unreasonable costs to the community, since the additional utility customers would allow the Town to keep the rates stabilized.

Regarding schools, the property is already zoned for high density residential growth. Therefore, the map amendment will only provide for a lessened impact on the schools, since the addition of the commercial component would reduce the number of residential units permitted.

2. Growth in the Area:

Several large residential projects have been completely developed in this area that would benefit from the additional commercial growth that would be permitted with this map amendment. Four of these, Colonial Hills, Tollhouse Woods, Kensington Townhouses and Maddex Subdivision (near the northwest end of Potomac Farms Road), are residential developments that are approved with a considerable number of residential units. Colonial Hills has just started to develop units again and expect substantial growth in the next couple of years. While the Maddex development has a small amount of commercial services available to the residents in the Maddex Subdivision, Colonial Hills, Tollhouse Woods and Kensington Townhouses are approved mostly as residential developments. As these subdivisions build out, they will most certainly need nearby commercial services available to their residents. Due to the limited area of Shepherdstown and the traffic congestion and parking problems within the town, it is imperative that some commercial services be made available to the residents outside of town. Otherwise, the town will only be surrounded by residential development. Furthermore, these new commercial services should not have a negative impact on the businesses within the Central Business District of Shepherdstown, because of the unique collection of eclectic shops that are already in town. As exhibited in other growth areas around small historic town centers, these types of shops continue to be utilized by both residents and tourists.

The other significant development in the area that was built after the zoning ordinance was adopted is the Clarion Conference Hotel and National Training Center. This hotel and conference center hosts many guests and conferences and provides other governmental office space. The people attending these functions will also be able to utilize the commercial services on this property. A participant at the facility would have the ability to walk to both this property and downtown Shepherdstown for commercial services.

The primary area that is zoned for commercial uses in the Shepherdstown Growth area has mostly been developed. The original zoning map only allowed for limited areas for commercial development in the Shepherdstown Growth Area. These areas were zoned for the Mixed-Use District. Most of that commercial area was the Maddex Farm area that is now almost entirely developed for commercial uses. Therefore, it is vital to change some of the residential land into the general commercial district. Otherwise, commercial growth in the Shepherdstown Growth Area will not be able to meet the demands of the residential properties in that growth area. This map amendment is a perfect opportunity to take some property slated for residential use and allow it to develop commercially. It will also provide for some limited commercial development in the area to serve the residential developments in the area.

Most recently, the changes in neighborhood include the conversion of the old service station (just two properties north of the subject property) to a commercial operation called Sustainable Solutions. Also, the rezoning of the former Henry's Restaurant was approved for a mixed used development of commercial and residential uses. The concept plan for that property was recently approved by the County.

Finally, the owner of this property also owns Christian Caine, a Jewelry Designer in Jefferson County for the past 25 years. They are currently located in the Maddex Square Shopping Center and are strongly considering a move to this property if the map amendment is approved. If the business does not move, similar types of limited uses are contemplated for this site that will be subject to setbacks and buffering requirements.

E. Change of Transportation Characteristics:

Please note that this property is already zoned Residential Growth. As such, there should be little significant difference in traffic from this property if it is rezoned to General Commercial. As a matter of fact, it should provide for less traffic than if this property developed into a permitted apartment complex. Additionally, a small-scale commercial and/or office center would have a more favorable outcome regarding traffic since some of the local residents could utilize the commercial services available if the property is rezoned. The major change to this area from a transportation standpoint was when Potomac Farms Drive (Alternate Route 45) was constructed through the Applicant's property. The State left an area for an entrance into the Applicant's property. This would allow the property to develop into a commercial operation using the road and will still obtain DOH approval for any of the entrances onto the State roads. The size and shape of the property should provide an opportunity to plan a small neighborhood commercial and/or office center that can serve the area. The construction of the connector route was to provide for alternative traffic patterns to alleviate congestion within Shepherdstown. A small commercial center on this property will accomplish that goal.

The addition of this connector road (functionally a bypass), along with the expanded entrance into the western campus of Shepherd University, has considerably changed the transportation characteristics of the expanded neighborhood. These two improvements have allowed traffic to bypass Shepherdstown to keep pass through traffic away from the more congested areas of town. The addition of commercial services in the western and southwestern areas of Shepherdstown should further reduce commercial traffic in the downtown area of Shepherdstown, without negatively affecting the unique collection of shops in town.

F. Current Permitted Uses on the Subject Property:

The property can currently be developed into a dense residential apartment complex by virtue of its Residential Growth designation. The already approved subdivisions in the neighborhood would seem to be better served by some small scale commercial or office uses as opposed to additional dense housing. This map amendment would provide for less impact (no students) on the schools, as well as less impact on sewer and water services. It would also allow a use that would be taxed at a higher rate than a residential development that could currently be built on this property. The size and shape of the property itself will limit the size and scope of a potential commercial or office building. This property is incapable of supporting a huge commercial project due to the shape, size and setback constraints that exist. The Applicant is requesting the change, because the commercial aspect seems to be the most desirable use in this area to serve the expanding residential developments in the area. Furthermore, it appears that the County Commission has been very supportive of enhanced business opportunities in Jefferson County that this map amendment would allow.

G. General Policy of the Comprehensive Plan:

As cited in the previous pages, there are specific sections of the Comprehensive Plan that support this map amendment. Consistency with and Compatibility to the Envision Jefferson 2035 Comprehensive Plan are the prevailing reasons that the Commission should grant approval to a Map Amendment or Rezoning. This proposal very much meets those requirements. Beyond the specific provisions, the general policies found throughout both the current Plan and the previous Plan (2004) support this map amendment. This property has been located within the primary growth area around Shepherdstown for many years. As such, this request should respectfully be approved.

H. Conclusion:

The Applicant is requesting this map amendment for this 3.56 acre parcel for the benefit of economic development in Jefferson County. Therefore, 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. As such, the Applicant is requesting a map amendment by the County Commission. The request is entirely consistent with the Future Land Use Guide and the Comprehensive Plan. The property is within the Shepherdstown Preferred Growth Area (PGA) and the UBG/GMA and is shown as commercial on the Future Land Use Guide. As such, the request is very consistent with the recommendations and policies in the Comprehensive Plan. The Applicant also believes that: the 2015 Envision Jefferson 2035 Comprehensive Plan (and the previous 2004 Plan); the general philosophy of the County Commission regarding

business enhancement in Jefferson County; and, the changes in the neighborhood from when the original zoning ordinance was adopted, all support the requested map amendment. The requested rezoning will change this property's zoning designation from the Residential Growth District to the General Commercial District. Thank you for the Commission's consideration of the request.

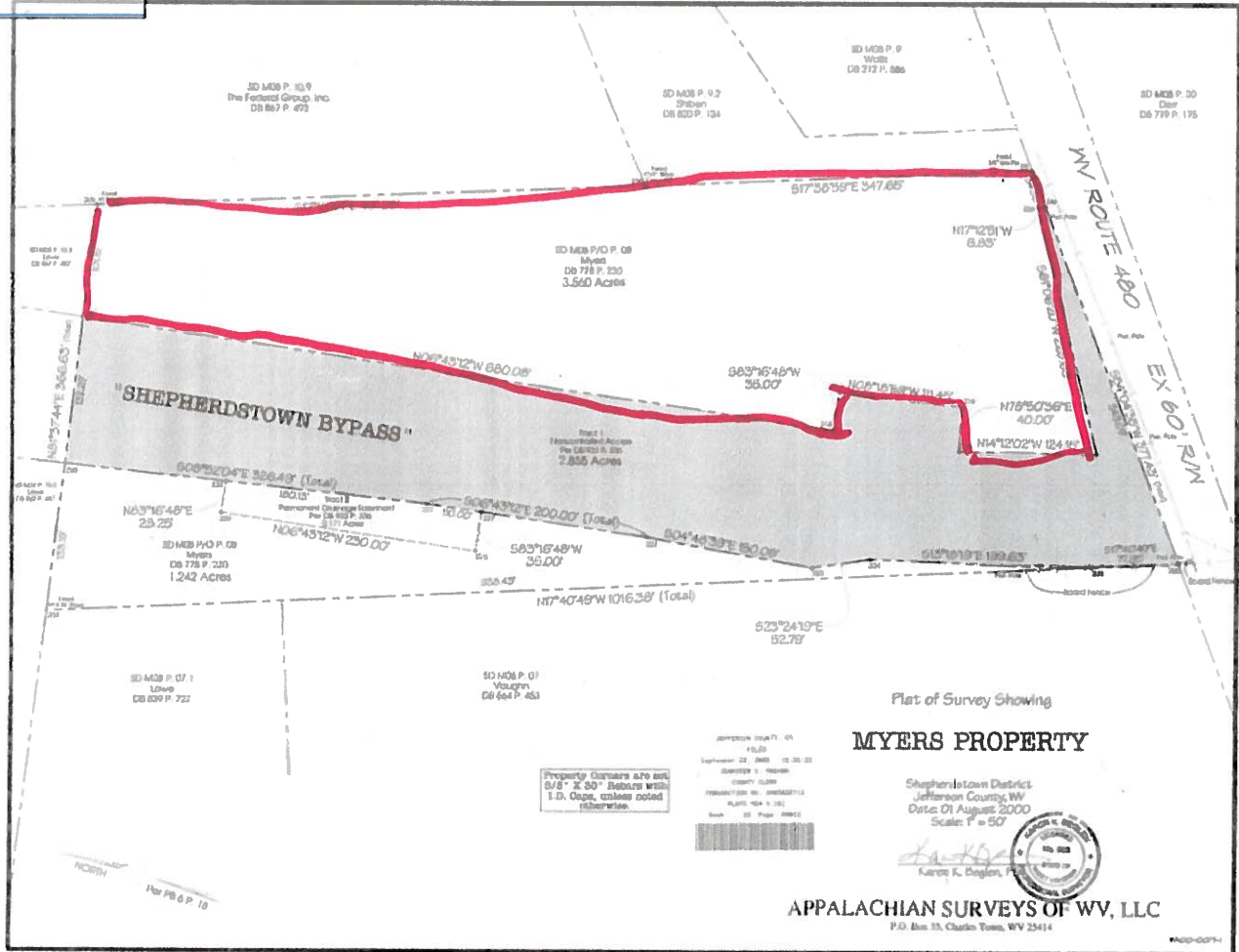
A handwritten signature in black ink, appearing to be a stylized 'G' or similar character.

Owner

508112, 2017

Date

Source: JC Clerk's & Assessor's office



Plats courtesy of the [Jefferson County Clerk's Office](#), Jennifer Maghan, Clerk

Future Land Development Jefferson County, WV

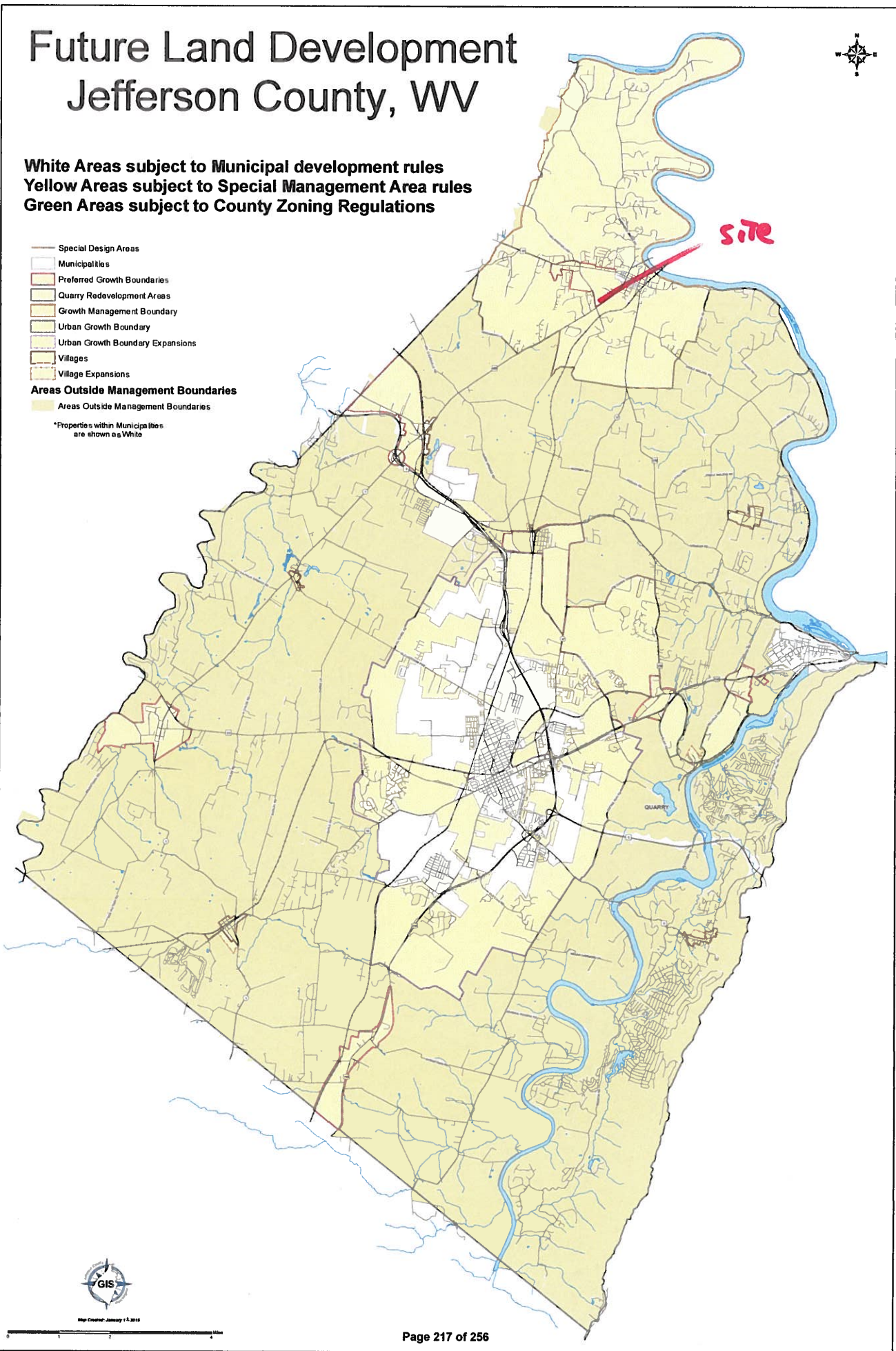


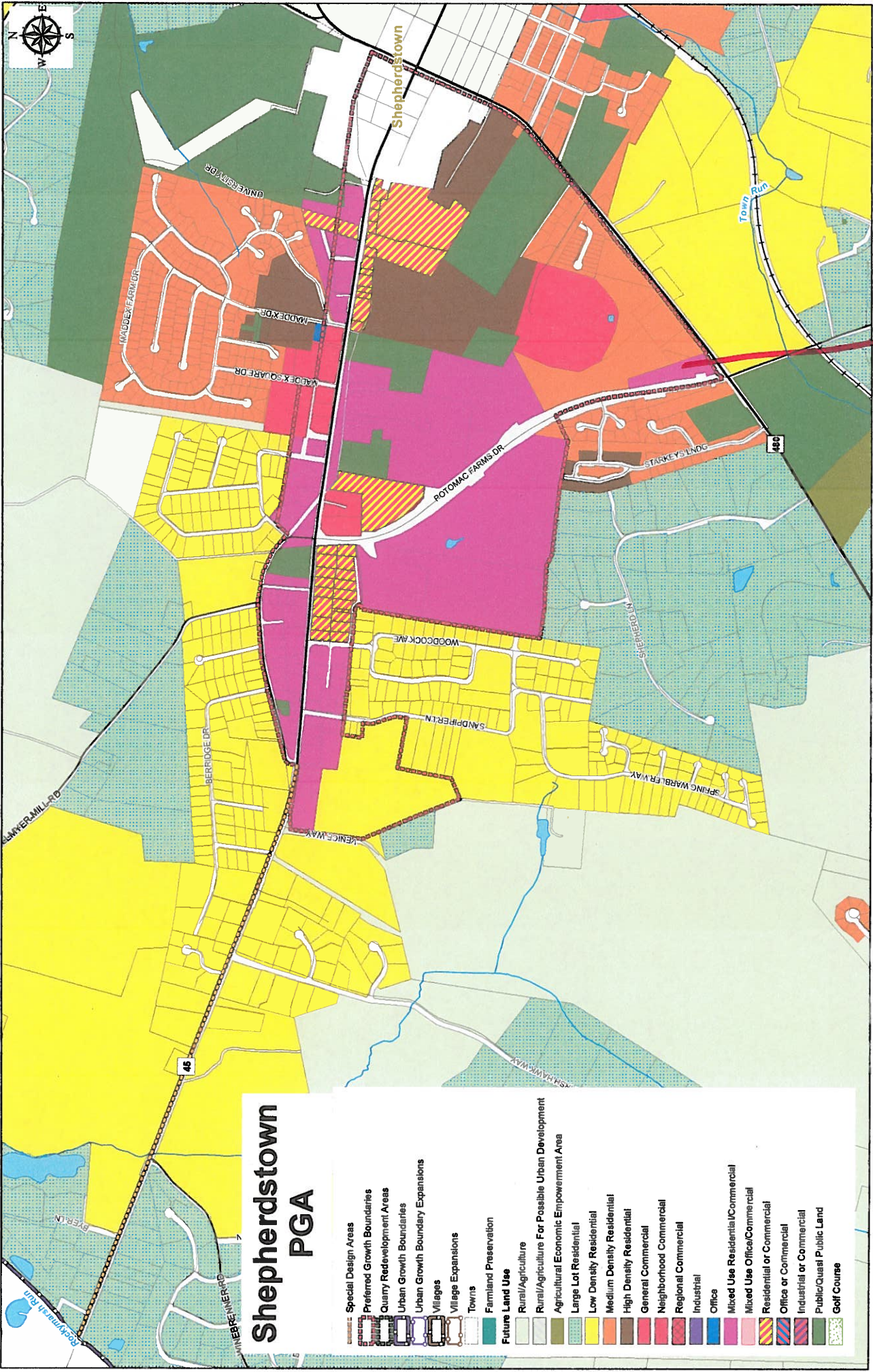
White Areas subject to Municipal development rules
Yellow Areas subject to Special Management Area rules
Green Areas subject to County Zoning Regulations

- 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

SITE





Shepherdstown PGA

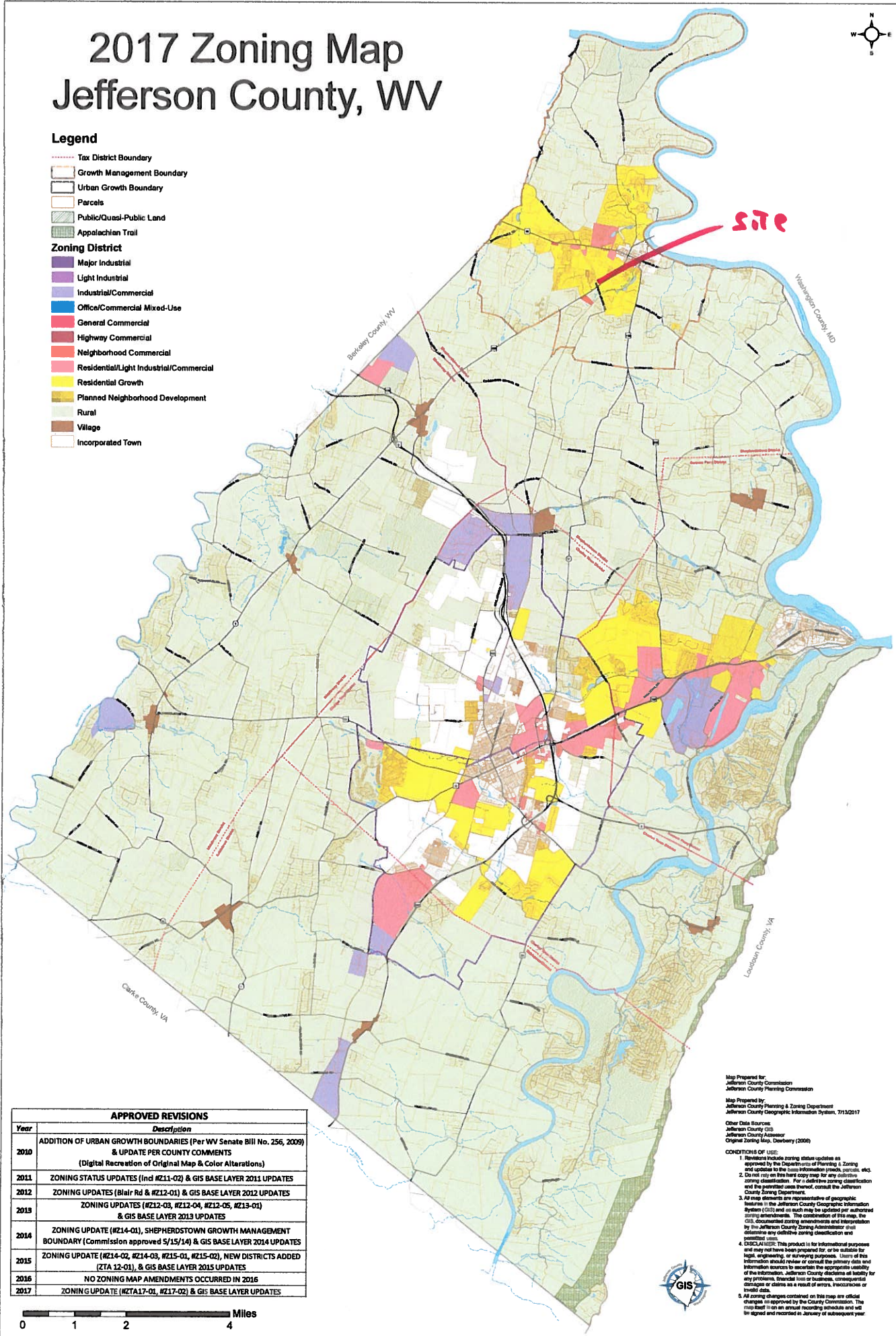
	Special Design Areas
	Preferred Growth Boundaries
	Quarry Redevelopment Areas
	Urban Growth Boundaries
	Urban Growth Boundary Expansions
	Villages
	Village Expansions
	Towns
	Farmland Preservation
	Future Land Use
	Rural/Agriculture
	Rural/Agriculture For Possible Urban Development
	Agricultural Economic 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

2017 Zoning Map Jefferson County, WV



Legend

- Tax District Boundary
 - Growth Management Boundary
 - Urban Growth Boundary
 - Parcels
 - Public/Quasi-Public Land
 - Appalachian Trail
- ### Zoning District
- Major Industrial
 - Light Industrial
 - Industrial/Commercial
 - Office/Commercial Mixed-Use
 - General Commercial
 - Highway Commercial
 - Neighborhood Commercial
 - Residential/Light Industrial/Commercial
 - Residential Growth
 - Planned Neighborhood Development
 - Rural
 - Village
 - Incorporated Town



Map Prepared for:
Jefferson County Commission
Jefferson County Planning Commission

Map Prepared by:
Jefferson County Planning & Zoning Department
Jefferson County GIS
Jefferson County Assessor
Original Zoning Map, December (2009)

Other Data Sources:
Jefferson County GIS
Jefferson County Assessor
Original Zoning Map, December (2009)

- CONDITIONS OF USE:**
1. Revisions include zoning status updates as approved by the Department of Planning & Zoning and updates to the base information (roads, parcels, etc).
 2. Do not rely on this hard copy map for any sensitive zoning classification. For a definitive zoning classification and the permitted uses thereof, consult the Jefferson County Zoning Department.
 3. All map elements are representative of geographic features in the Jefferson County Geographic Information System (GIS) and as such may be updated per authorized zoning amendments. The combination of this map, the GIS, documents zoning amendments and interpretation by the Jefferson County Zoning Administrator shall determine any definitive zoning classification and permitted uses.
 4. **DISCLAIMER:** This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or planning purposes. Users of this information should review or consult the primary data and information sources to ascertain the appropriate usability of the information. Jefferson County disclaims all liability for any problems, financial loss or business, consequential damages or claims as a result of errors, inaccuracies or omissions.
 5. All zoning changes contained on this map are official changes as approved by the County Commission. This map is based on an annual recording schedule and will be signed and recorded in January of subsequent year.



APPROVED REVISIONS	
Year	Description
2010	ADDITION OF URBAN GROWTH BOUNDARIES (Per WV Senate Bill No. 256, 2009) & UPDATE PER COUNTY COMMENTS (Digital Recreation of Original Map & Color Alterations)
2011	ZONING STATUS UPDATES (incl #Z11-02) & GIS BASE LAYER 2011 UPDATES
2012	ZONING UPDATES (Blair Rd & #Z12-01) & GIS BASE LAYER 2012 UPDATES
2013	ZONING UPDATES (#Z12-03, #Z12-04, #Z12-05, #Z13-01) & GIS BASE LAYER 2013 UPDATES
2014	ZONING UPDATE (#Z14-01), SHEPHERDSTOWN GROWTH MANAGEMENT BOUNDARY (Commission approved 5/15/14) & GIS BASE LAYER 2014 UPDATES
2015	ZONING UPDATE (#Z14-02, #Z14-03, #Z15-01, #Z15-02), NEW DISTRICTS ADDED (ZTA 12-01), & GIS BASE LAYER 2015 UPDATES
2016	NO ZONING MAP AMENDMENTS OCCURRED IN 2016
2017	ZONING UPDATE (#ZTA17-01, #Z17-02) & GIS BASE LAYER UPDATES





SHEPHERD LN

SWEARINGENWAY

STARKEKSLINDG

BRANSON CIR

COMEY DR

WEESE PT

FOLKS PT

POTOMAC FARMS DR

KEARNEYSVILLE PIKE

MORGAN GROVER RD

LOWE DR

HARTZELL DR



WEESE PT

COMEGY DR

FOLKS PT

BRANSON CIR

POTOMAC FARMS DR

KEARNEYSVILLE PIKE

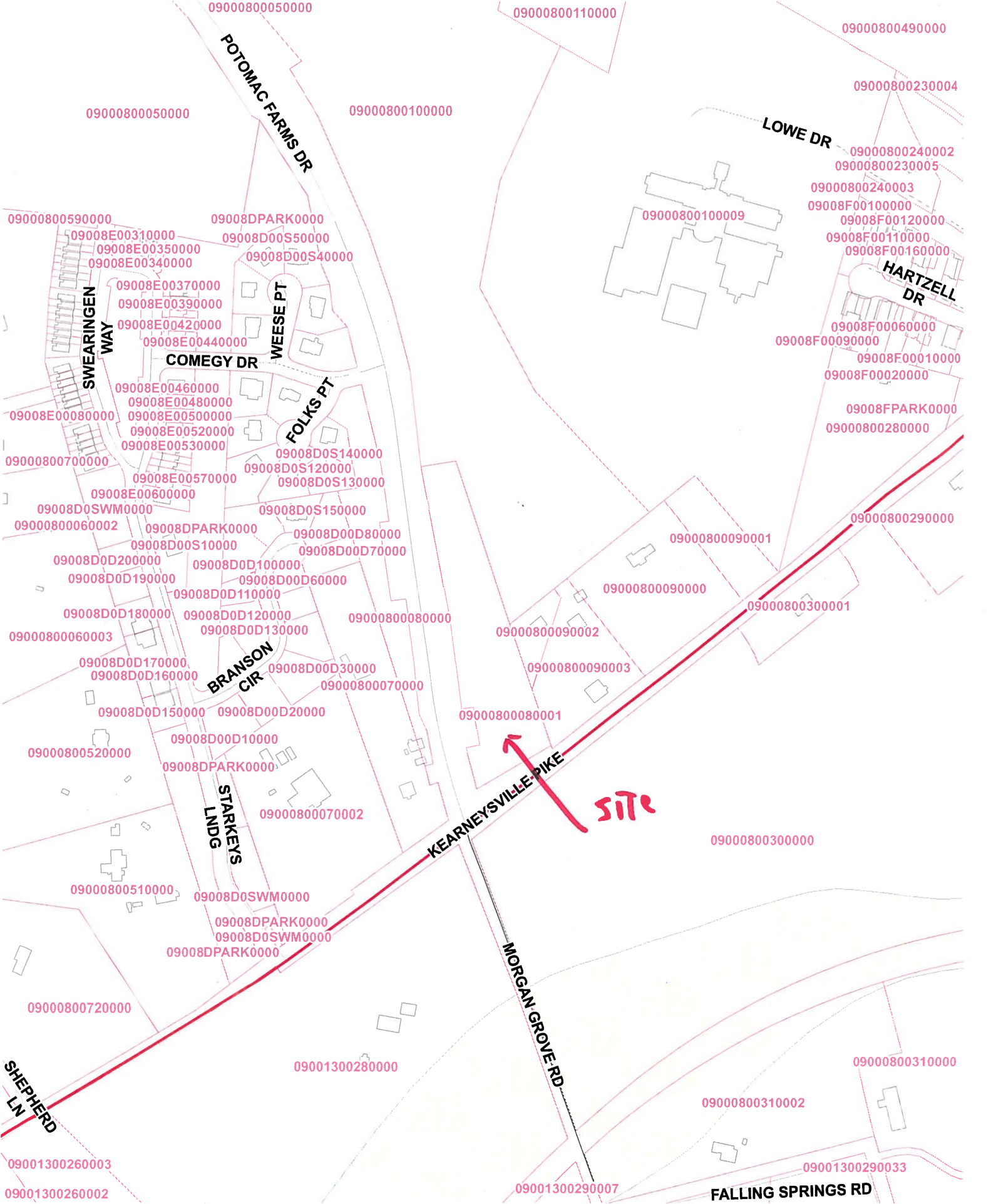
MORGAN GROWER RD

STARKEYS LNDG

RECEIVED

SEP 13 2017

JEFFERSON COUNTY
PLANNING, ZONING AND ENGINEERING
Z17-03



POTOMAC FARMS DR

LOWE DR

HARTZELL DR

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0900800110000

0900800490000

0900800230004

0900800240002

0900800240003

09008F00100000

09008F00120000

09008F00110000

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SWEARINGEN WAY

WEESE PT

COMEGY DR

FOLKS PT

BRANSON CIR

STARKEYS LNDG

KEARNEYSVILLE PIKE

MORGAN GROVE RD

SHEPHERD LN

FALLING SPRINGS RD

SITE



09001300260003

09001300260002

09001300280000

09001300290007

0900800310002

0900800310000

09001300290033



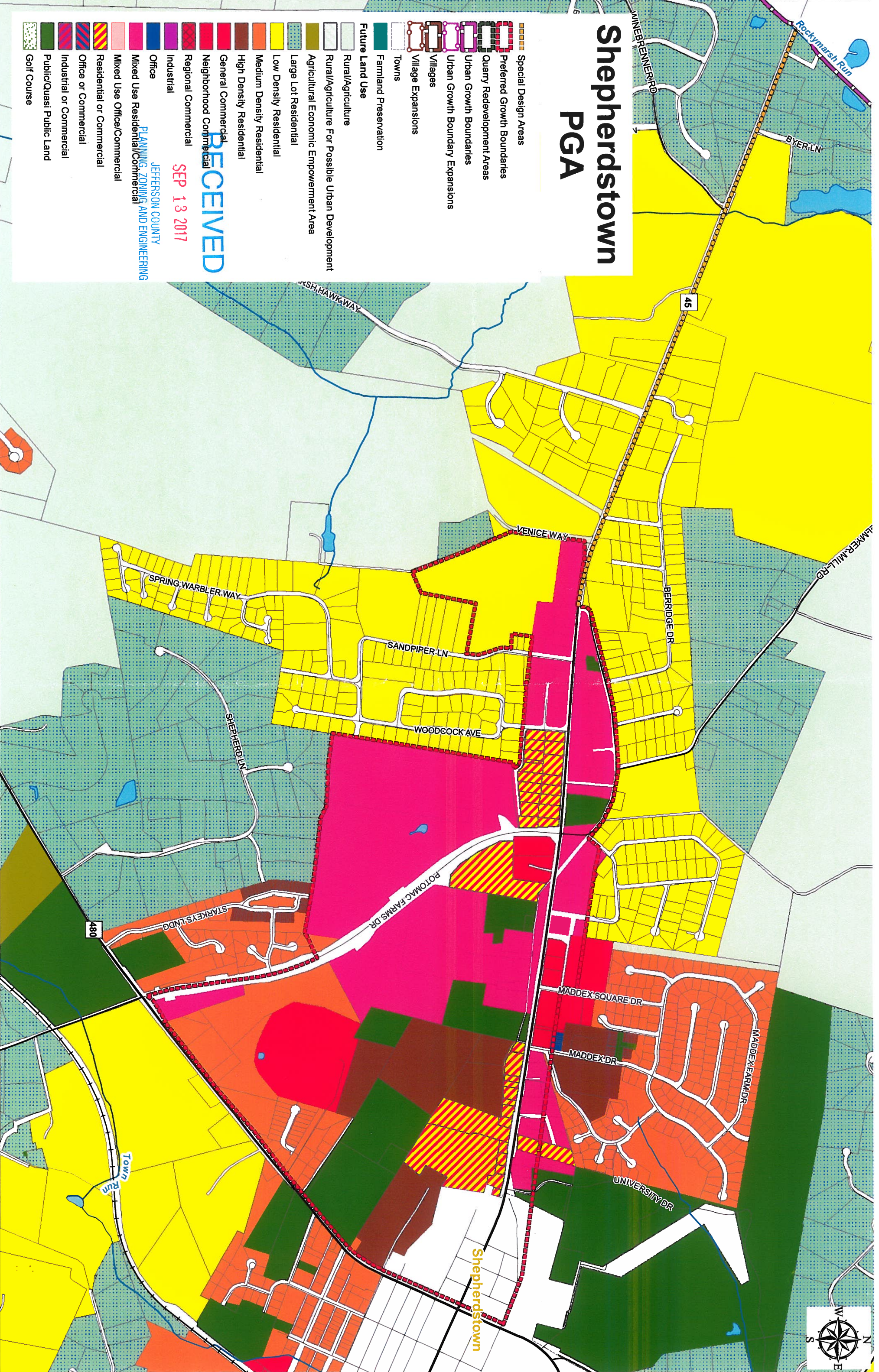
Shepherdstown PGA

- 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

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