



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

File #: CUP 17-05
 Mtg. Date: 10/26/17
 Fee Paid: \$ 400.00
 Staff Int.: gjt

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

Blossman Gas

Property Owner Information

Name: Jefferson County Development Authority
 Business Name: for Blossman Gas
 Mailing Address: P. O. Box 237, Charles Town, WV 25414 Mail Yes
 Phone Number: 304-728-3255 Email Response: john@jcda.net/janejones@jcda.net Response: No

Applicant Information

Name: Jefferson County Development Authority
 Business Name: for Blossman Gas
 Mailing Address: P. O. Box 237, Charles Town, WV 25414 Mail Yes
 Phone Number: 304-728-3255 Email Response: john@jcda.net/janejones@jcda.net Response: No

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

Name: n/a
 Business Name: _____
 Mailing Address: _____ Mail Yes
 Phone Number: _____ Email Response: _____ Response: No

Physical Property Details

Physical Address: PT LT 12 PHASE 1 BURR INDUSTRIAL PARK
 Tax District: Charles Town (02) Map No: 1 Parcel No: 65
 Parcel Size: 2.31 ac Deed Book: 1036 Page No: 607

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Commercial (GC)	Highway Commercial (HC)	Light Industrial (LI)	Major Industrial (MI)	Planned Neighborhood Development (PND)	Office/Commercial Mixed-Use (OC)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* For properties in the Rural Zoning District:
 Is property located on a primary or secondary road? Yes No

Name of Road and/or Route Number: _____

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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.

Petroleum products refining or storage. Blossman Gas is proposing to build a propane distribution facility.

Please provide any information or known history regarding this property.

Property is located in the Burr Business Park, Phase I

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

The property is located in the Burr Business Park which is designated for commercial/industrial uses.

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

The property is located in the Burr Business Park which is designated for commercial/industrial uses and will be surrounded by similar uses.

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

The property is located in the Burr Business Park which is designated for commercial/industrial uses and will be surrounded by similar uses.

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

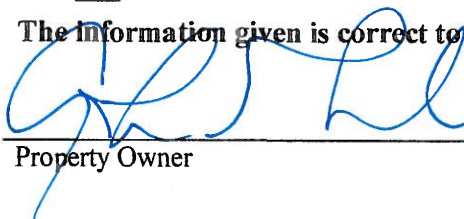
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The information given is correct to the best of my knowledge.

Original Signature Required

 10/2/17
Property Owner Date

Property Owner Date

Narrative

Blossman Gas proposes to purchase lot 12 (Phase 1) the Burr Business Park to construct a building of approximately 2500 sq ft. The facility will house an office, warehouse, and retail space. In addition, Blossman Gas will also have 2 propane storage tanks of approximately 30,000 gallons each on site. They will distribute propane to the residential, commercial, and industrial marketplace. Blossman Gas intends to employ approximately 20 people which will include office personnel, retail sales staff and CDL drivers.

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Alexandra Beaulieu

From: John Reisenweber <john@jcda.net>
Sent: Friday, October 06, 2017 4:04 PM
To: Alexandra Beaulieu
Subject: ***BULK*** Fwd: Burr Ind Park Lot 12 Access Entrance

Alex

Here is an exhibit the GIS office did to show where the entrance would go.
Obviously this would push the tanks a little east.

Thanks
John

Sent from my iPhone

Begin forwarded message:

From: "Jessica Gormont" <jgormont@jeffersoncountywv.org>
To: "John Reisenweber" <john@jcda.net>
Subject: Burr Ind Park Lot 12 Access Entrance

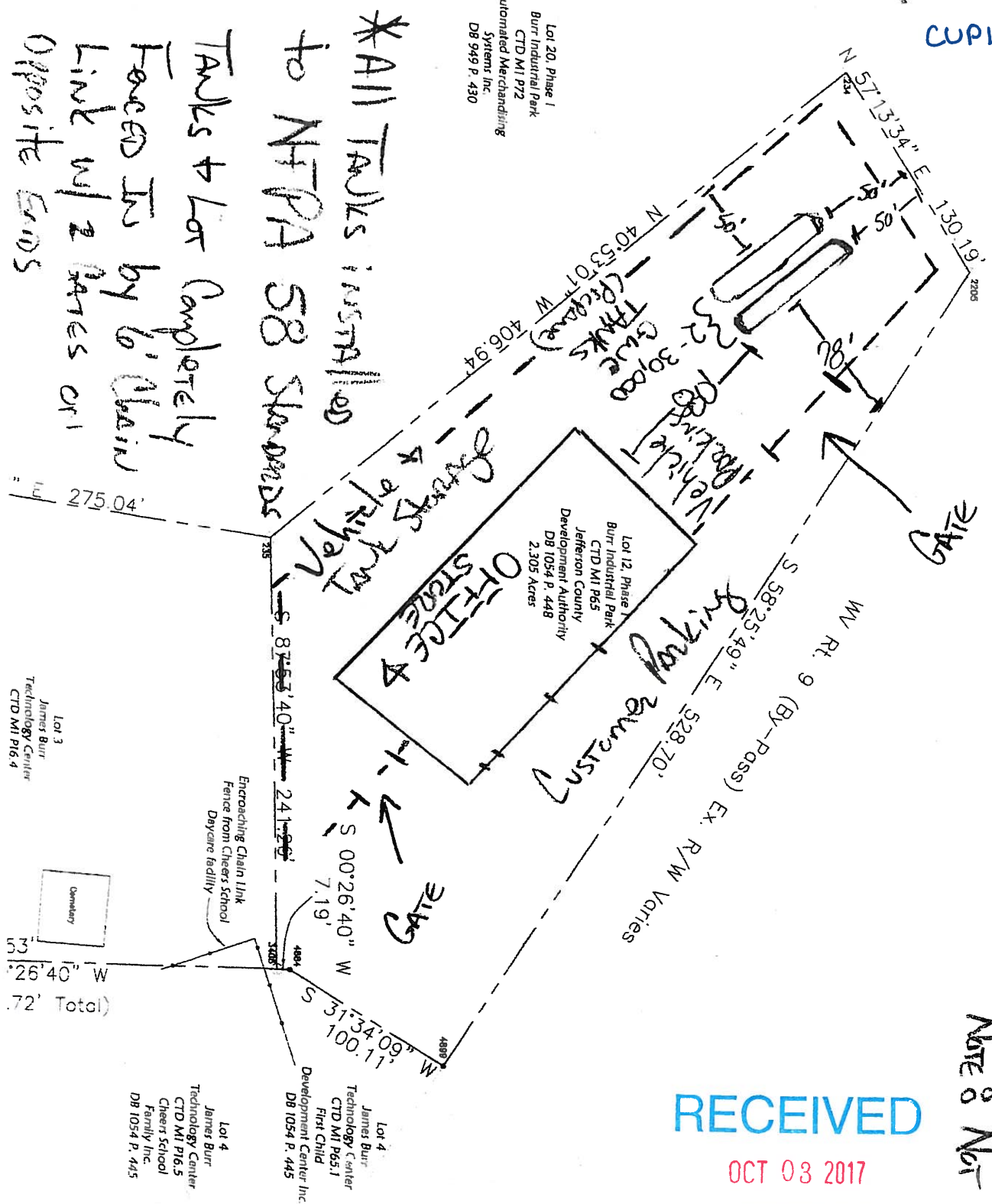
Hey John,

Here is the photo you requested.

Jessica Gormont, GISP
GIS Analyst
Jefferson County GIS/Addressing Office
Phone: 304-724-8986

Lot 20, Phase 1
Burr Industrial Park
CTD MI P72
Automated Merchandising
Systems, Inc.
DB 949 P. 430

*ALL TANKS installed
to NFPA 58 Standards
Tanks to Lot Completely
Fenced In by 6' Chain
Link w/ 2 Gates on
Opposite Ends



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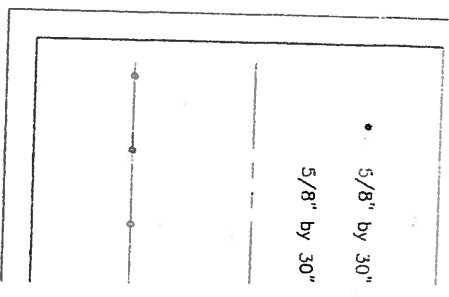
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Note: Not To Scale

1" = 18' APPROXIMATELY

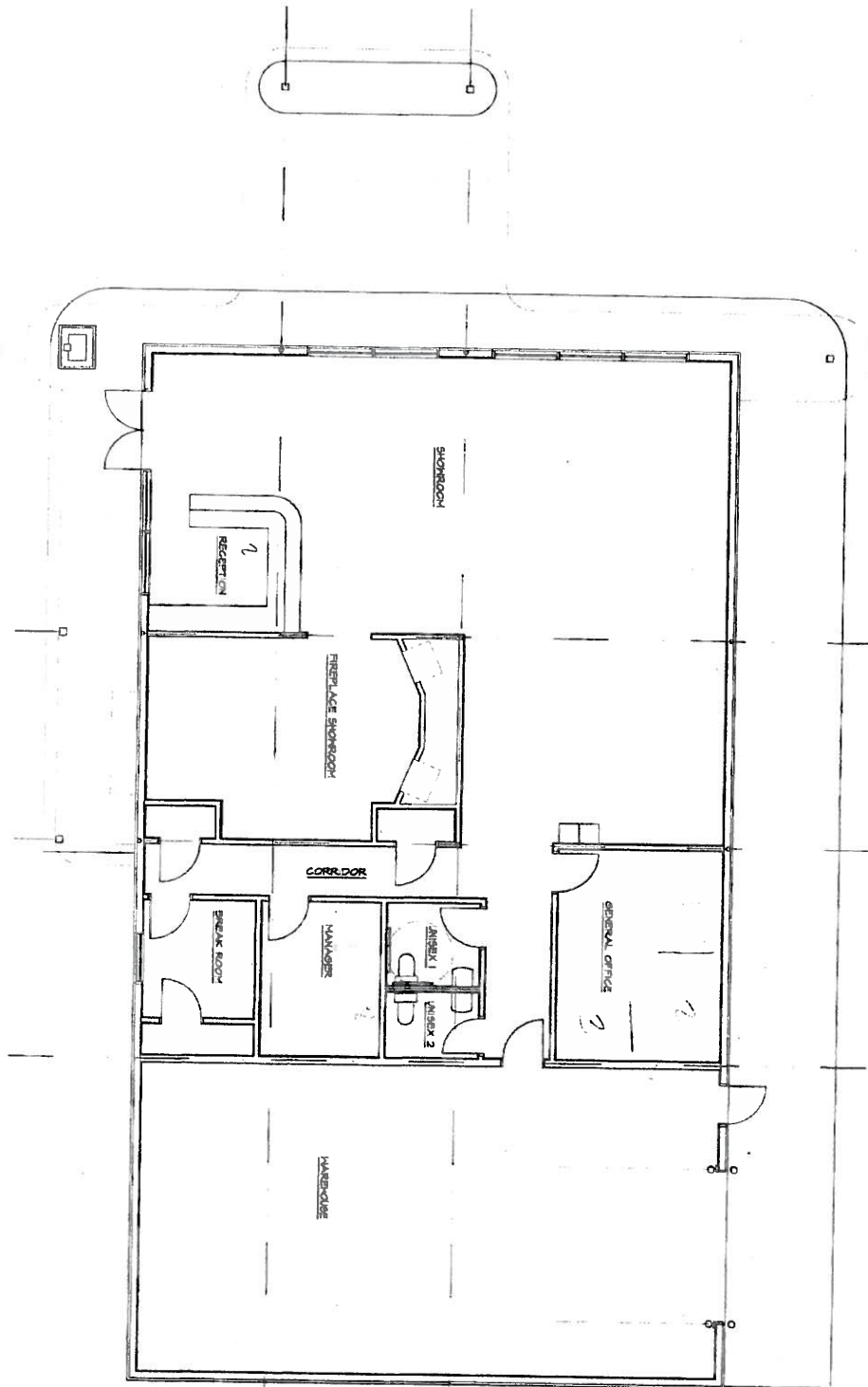
Notes:
1. Property corners are set unless otherwise



LEG

FLOOR PLAN

SCALE 1/4" = 1'-0"



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28 APR 17

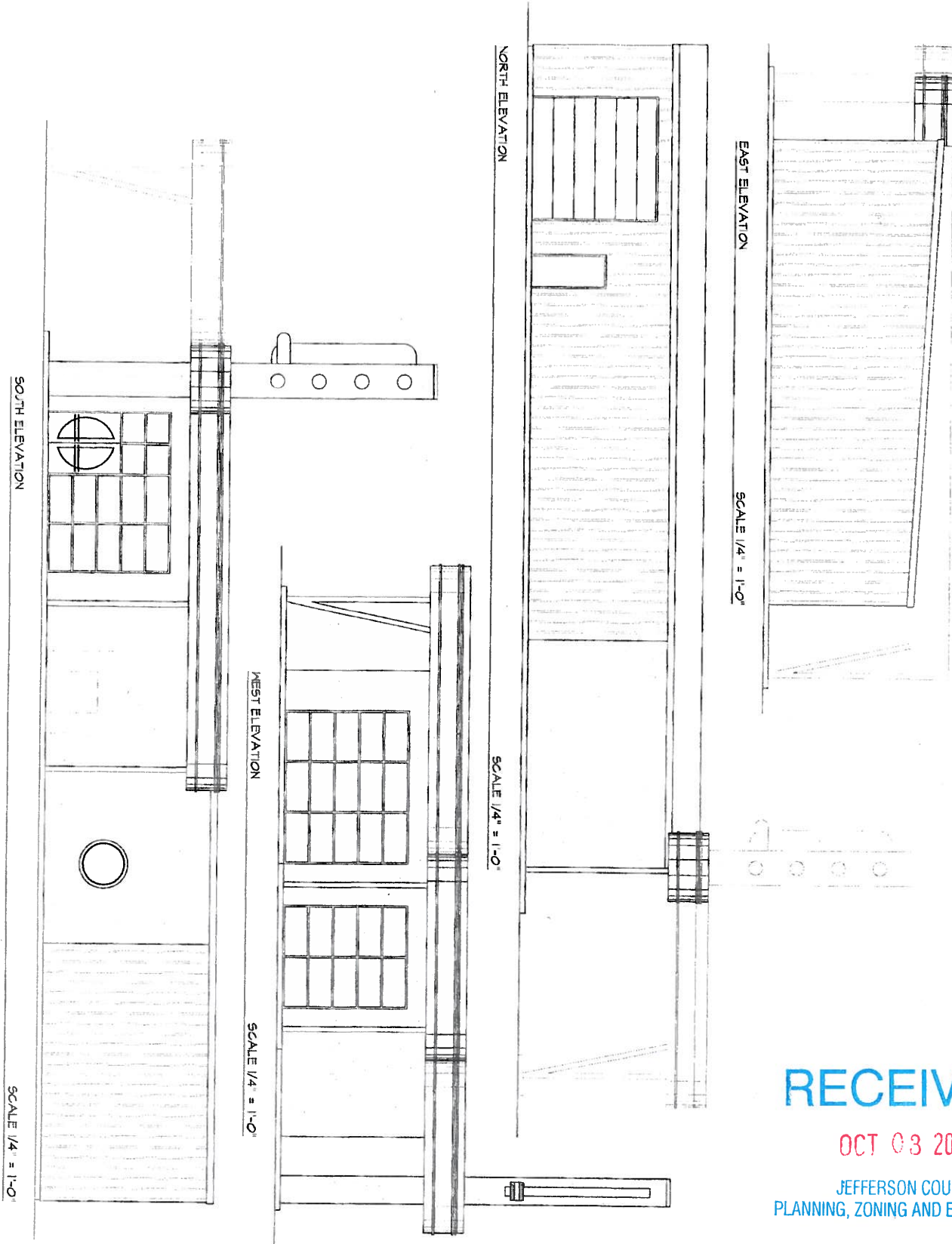
blossman gas

DISPLAY STORAGE BUILDING FOR BLOSSMAN GAS COMPANY
SPARTANBURG HIGHWAY - HENDERSONVILLE - NORTH CAROLINA
CAROLINA SPECIALTIES CONSTRUCTION, LLC

Design Group
ARCHITECTURAL & INTERIOR DESIGN

Member American Institute of Architects
118 FIFTH AVENUE WEST
HENDERSONVILLE, NC 28792
828-692-4891





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20 APR 17

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 DISPLAY STORAGE BUILDING FOR BLOSSMAN GAS COMPANY
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Design Group
 ARCHITECTURE & INTERIOR DESIGN
 Member American Institute of Architects
 118 Fifth Avenue West
 Hendersonville, NC 28792
 828-692-4891



Property is not within 200 Feet of any Historic Structure

Adjoining Property Owners to Lot 12, Burr Industrial Park

Automated Merchandising Systems, Inc. (02 1007200000000)
255 W. Burr Boulevard, Kearneysville, WV 25430

Jefferson County Development Authority (02 1001600040000)
P. O. Bo 237, Charles Town, WV 25414

Cheers School Family, Inc. (02 1001600050000)
Children First Child Development Center
95 Childrens Way, Kearneysville, WV 25430

The following properties are across War Admiral & Route 9

RAI Properties LLC (02 1001600150000)
P. O. Box 790, Charles Town, WV 25414

James Young, Sr. (02 1007900000000)
410 Deep Wood Trail, Shepherdstown, WV 25443

S&G Plumbing Inc. (02 1008000000000)
P. O. Box 407, Kearneysville, WV 25430

Kubic Enterprises (02 1008100000000)
241 Edmond Road, Kearneysville, WV 25430

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