



JEFFERSON COUNTY, WEST VIRGINIA

Departments of Planning and Zoning

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

File Number: 20-2-7

Staff Initials: AB

Application Fee: \$ 1050.00

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: Dead Rock Contractor Services LLC
Mailing Address: 15 Burberry Lane, Charles Town WV 25414
Phone Number: 540-450-7555 Email: DeadRockCS@gmail.com

Applicant contact information

Name: Chris Livingston
Mailing Address: 15 Burberry Lane, Charles Town WV 25414
Phone Number: 540-450-7555 Email: DeadRockCS@gmail.com

Applicant representative

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

Physical property details

Physical Address: 0 Shipley School Road
City: Harpers Ferry State: WV Zip Code: 25425
Tax District: 04 Map No: 9 Parcel No: 23 & 27
Parcel Size: A & B Deed Book: 1029 1252 AB Page No: 643 320 AB

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

RECEIVED

DEC 28 2020

Place Received Date Stamp Here

JEFFERSON COUNTY PLANNING
& ENGINEERING

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 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 checked="" 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.

We would like to use the property for a contractors office with storage. We propose to install a garage / storage building with an office space. We would park company vehicles outside of the building in a designated parking area. We do not want to live on the property or have a residence on the property. There are other commercial properties in the same area With similar proposed buildings For example Meadows Farms Nursery.

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

Our use would not be any different than Meadows Farm Nursery or other commercial properties in the area. Our facility would not increase traffic on Shipley School Road which is rated for commercial traffic.

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.

The property is not in a neighborhood and the road is a commercial grade road. We use light trucks and cargo vans so there would not be any heavy industrial vehicles causing undo wear and tear to the road.

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).

 David R. R. Contractor Services 12/28/20

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

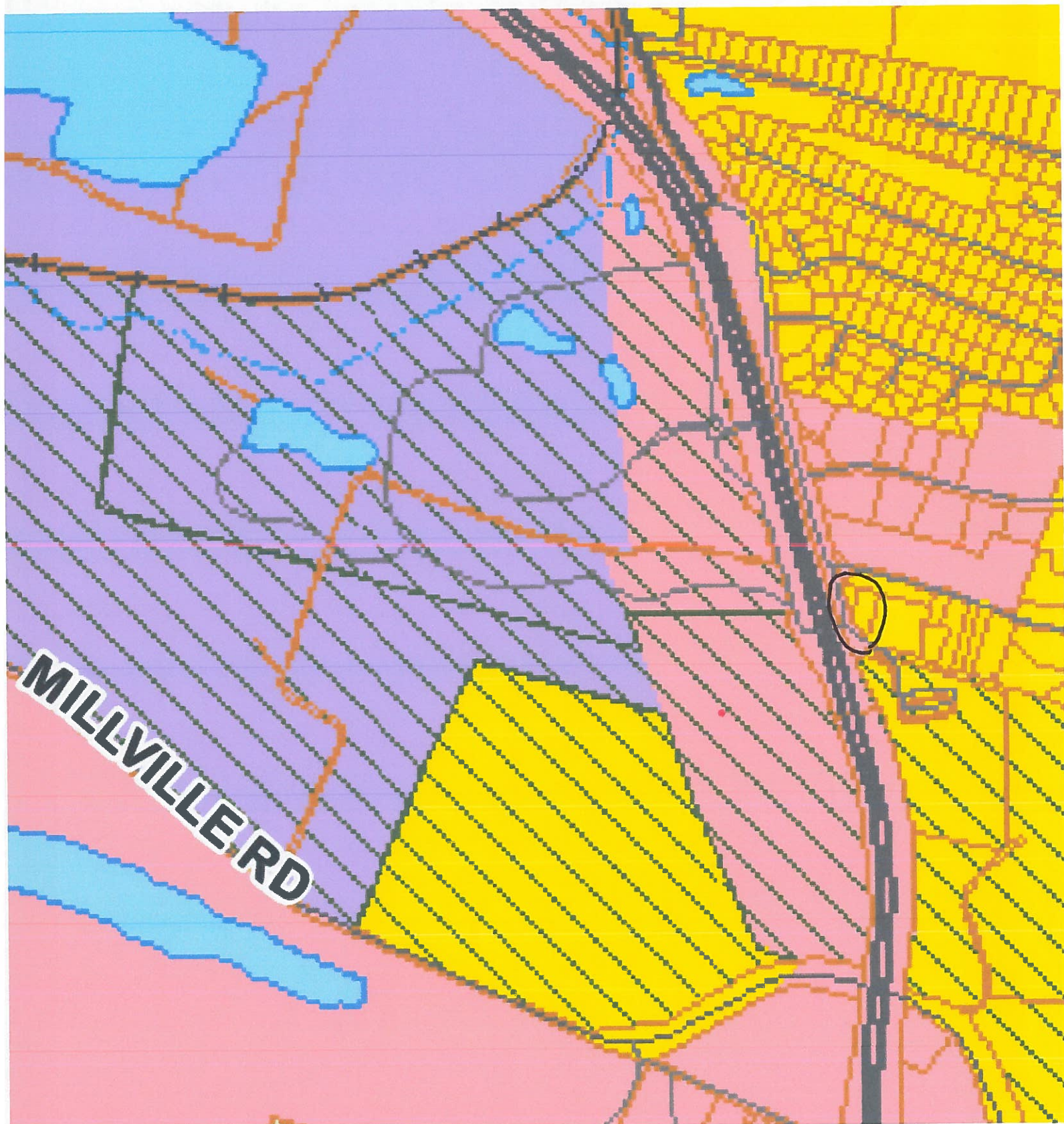


Approved

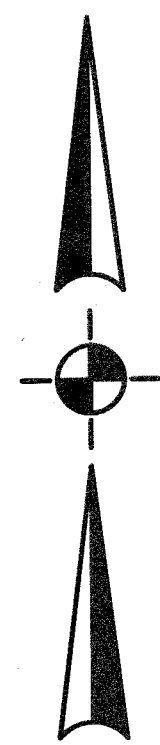


Disapproved

Final Determination/Other Comments



MILLVILLE RD



West Virginia State Grid North
NAD83 (2011) North Zone

Meadow Farms West Virginia LLC
Deed Book 1130, Page 232, Revised Tract A
Harpers Ferry District (04) Map 9 Parcel 34.1

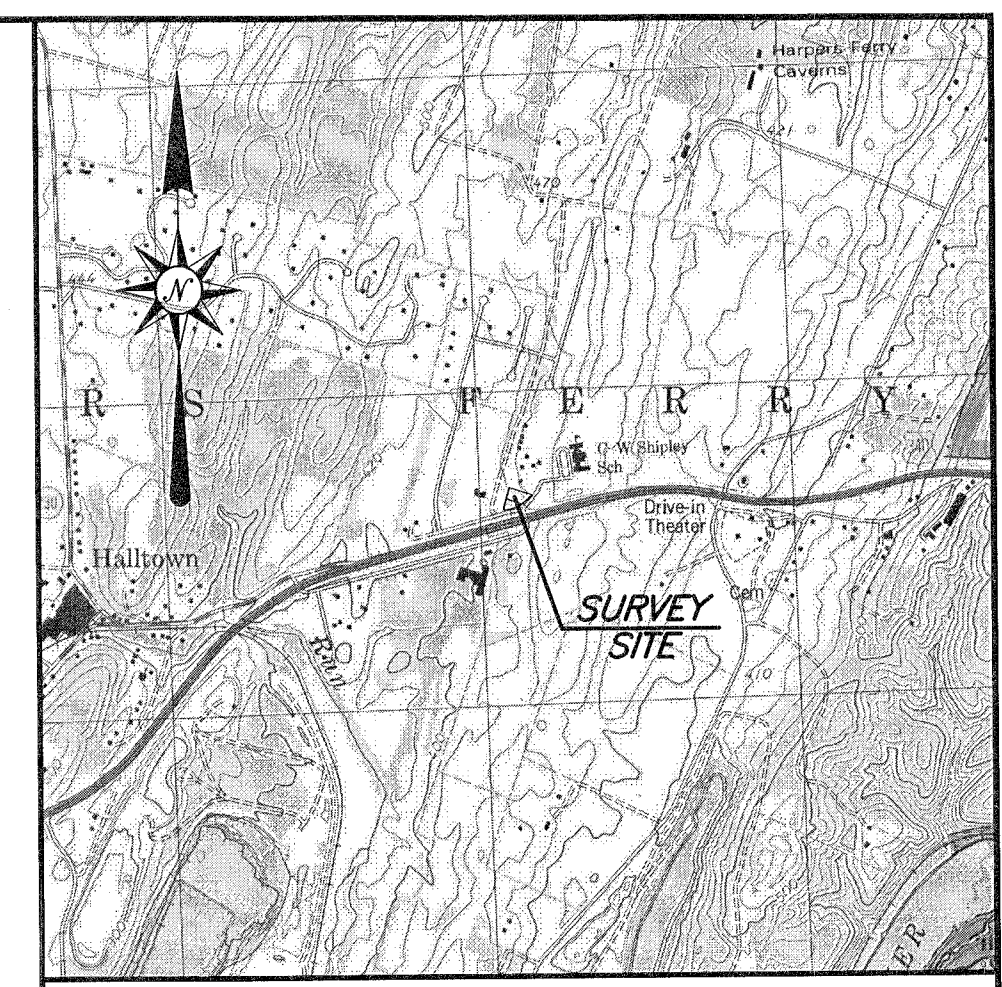
Old Rider Road - West Virginia Route 901
(30' Width Right-of-Way)

W. Ben Wood & Iris H. Wood
Deed Book 1038, Page 249, Parcel 26 & 29
Harpers Ferry District (04) Map 9 Parcel 26

W. Ben Wood & Iris H. Wood
Deed Book 1038, Page 249, Parcel 28
Harpers Ferry District (04) Map 9 Parcel 28

United States of America
Deed Book 1016, Page 675, Tract 102-34
Harpers Ferry District (04) Map 9 Parcel 36

The Board of Education of the County of Jefferson
Deed Book 323, Page 535
Harpers Ferry District (04) Map 9 Parcel 36.1



QUAD MAP LOCATION
SCALE: 1" = 2,000'

SOURCE OF TITLE INFORMATION

The title information for the properties, easements, right-of-ways, etc. shown hereon was researched and obtained by Gary A. Frey, P.S. and is not based on a title commitment or information provided by a title company or an attorney. This information may not be absolute and additional information may be discovered and disclosed in a title commitment.

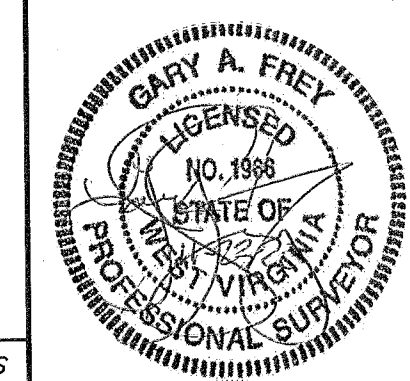
PROPERTY INFORMATION / PREVIOUS PLAT

The perimeter property information on this plat is from a survey by Gary A. Frey, P.S. using conventional and GPS RTK methods, oriented to WV State Plane Grid - North Zone NAD 83 (2011). See Deed Book 340, Page 259 for the previous plat by John Kusner dated November 18, 1969 of the parcels shown.

- SYMBOLS**
- CMF = Concrete Monument Found
 - CMS = Concrete Monument Set
 - CRF = Capped #5 Rebar Found
 - CRS = Capped #5 Rebar Set
 - HCRF = Highway Capped Rebar Found
 - HCMF = Highway Concrete Mon Found
 - IPF = Iron Pipe Found
 - IRF = Rebar Found / No Cap
 - MFP = Metal Fence Post
 - POST = Fence Post
 - PH = Percolation Hole
 - RRSF = Railroad Spike Found
 - RRSS = Railroad Spike Set
 - UP = Utility Pole
 - R/W = Right-of-Way
 - p/o = Part of
 - DB = Deed Book
 - PB = Plat Book
 - POL = Point On Line
 - Pt = Point
 - CL = Center Line
 - PL = Property Line

Plat of Survey of the lands of **Eleanor P. Chicchirichi, Estate**

Harpers Ferry Tax District (04), Map 9 / Parcels 23 & 27
Deed Book 1029, Page 643 Parcel A & B
Will Book 23, Page 312
Jefferson County, West Virginia



GARY A. FREY, P.S.
Professional Land Surveyor
P.O. Box 1218
Harpers Ferry, WV 25425
304-820-9331

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 67°47'43" W	24.98'

- LINE LEGEND**
- E.T. — Ovrhd Utility
 - X — Wire Fence
 - · — · — Ex. Property Line
 - · — · — Ex. Easement Line



REVISIONS		
No.	Date	Description
1	11-23-20	Rider Road name, add wv, ssmh, sswv, 5006 desc

I CERTIFY THAT THIS SURVEY PLAT WAS MADE BY ME AND ITS ACCURACY IS WITHIN THE ACCEPTED STANDARDS. ERROR OF CLOSURE 1:7500 OR BETTER