



JEFFERSON COUNTY, WEST VIRGINIA

Departments of Planning and Zoning

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

File Number: 21-3-Z

Staff Initials: gnt

Application Fee: \$ 3700-

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: Thomas Management Group, Inc and Sunnyside Investment, LLC
Mailing Address: 175 John J Thomas Way, Charles Town WV 25414
Phone Number: (304)725-2539 Email: jthomas@jeffersonasphalt.net

Applicant contact information

Name: John Thomas Jr.
Mailing Address: 175 John J Thomas Way, Charles Town, WV 25414
Phone Number: (304)283-2601 Email: jthomas@jeffersonasphalt.net

Applicant representative

Name: John Thomas Jr.
Mailing Address: 175 John J Thomas Way, Charles Town WV 25414
Phone Number: (304)283-2601 Email: jthomas@jeffersonasphalt.net

Physical property details

Physical Address: Wheatland Road
City: Charles Town State: WV Zip Code: 25414
Tax District: Kabletown Map No: 12 Parcel No: 12;12.2-5;12.8-11
Parcel Size: 53.17 acres Deed Book: 1037, 1114 Page No: 652, 53

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 type="checkbox"/>	<input checked="" 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)	Office/ Commercial Mixed-Use (O/C)
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RECEIVED

OCT 22 2021

JEFFERSON COUNTY PLANNING
ZONING & 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 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.

The plan is to give us the ability further subdivide the lots into 1.5 to 2 acre lots for residential use. The current zoning of Industrial-Commercial will not allow Residential. The new zoning of Residential-Light Industrial-Commercial will allow us to broaden our scope of users for the property. The new zoning would allow some of the lots to develop small businesses compatible with the neighborhood.

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

The new zoning will keep the commercial and industrial aspects, in the spirit of the Comprehensive Plan, but also give the residential option. The surrounding properties are large lot housing and agricultural.

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.

There will be no additional traffic. If the lots are utilized for residential use, then traffic will be less than what it would be if utilized as industrial or commercial.

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).

 10/14/21
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 _____, _____, _____.



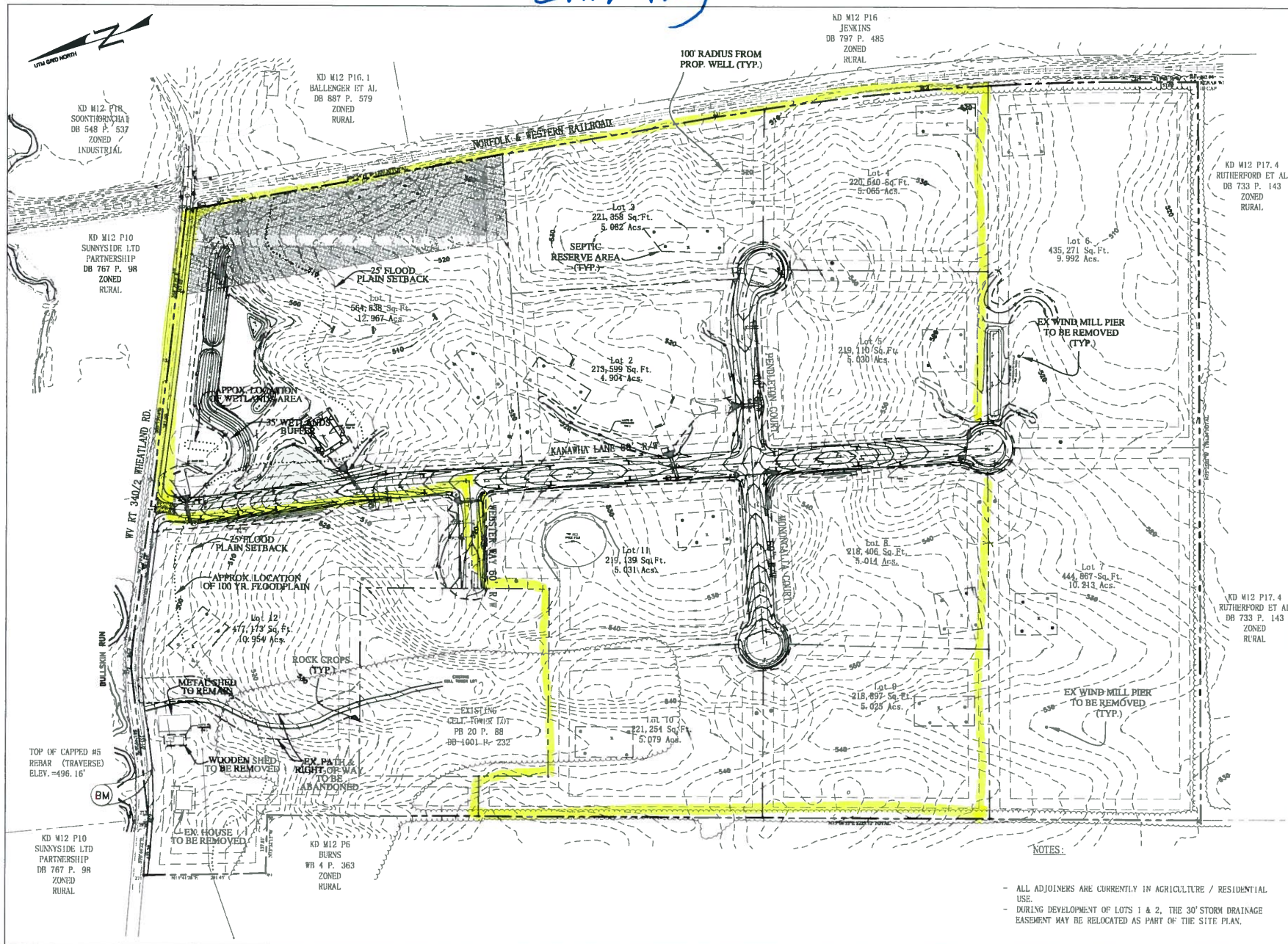
Approved



Disapproved

Final Determination/Other Comments

Existing

 **Dewberry**

Dewberry & Davis, LLC
411 S. FAIRFAX BOULEVARD
RANSON, WV 25438-1811
PHONE: 304.725.4572
FAX: 304.725.8896
WWW.DEWBERRY.COM

DEVELOPED BY:
SUNNYSIDE, LLC

Preliminary Plat/Site Plan showing
Lots 1-12
Sunnyside Industrial Park
KABLETOWN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

ACREAGE TABLE

LOT AREA = 82.8 Ac.
<u>+ ROAD R/W AREA = 7.1 Ac.</u>
TOTAL AREA = 89.9 Ac.

SCALE: 1"=100'

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

5	5/23/07	APK	WVDEP COMMENTS
4	11/17/06	SLR	JCPZC COMMENTS
3	5/30/06	SLR	JCPZC COMMENTS
2	2/21/06	SLR	JCPZC COMMENTS
1	8/26/05	SLR	JCPZC COMMENTS
NO.	DATE	BY	DESCRIPTION

REVISIONS

DRAWN BY S.L.B.
APPROVED BY L.D.M.
CHECKED BY L.D.M.
DATE AUGUST 2005

TITLE: OVERALL, EROSION & SEDIMENT
CONTROL VIEW

FOR GENERAL NOTES,
SEE SHEET 3.

PROJECT NO. 12750152

SHEET 2 OF 17

- ALL ADJOINERS ARE CURRENTLY IN AGRICULTURE / RESIDENTIAL USE.
- DURING DEVELOPMENT OF LOTS 1 & 2, THE 30' STORM DRAINAGE EASEMENT MAY BE RELOCATED AS PART OF THE SITE PLAN.

Existing



Dewberry & Davis LLC
1115 S FAIRFAX BOULEVARD
RANSON, WV 25438-0111
PHONE: 304.775.4577
FAX: 304.775.6099
WWW.DEWBERRY.COM

DEVELOPED BY
ST. MARYSIDE LLC

Preliminary Plat/Site Plan showing
Lots 1-12
Sunnyside Industrial Park
KABLETOWN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

ACREAGE TABLE
LOT AREA = 428.6 A.
RESERVE AREA = 2.1 A.
TOTAL AREA = 430.7 A.

SCALE 1"=100'
GRAPHIC SCALE
0 50 100 200
FEET
1"=100'

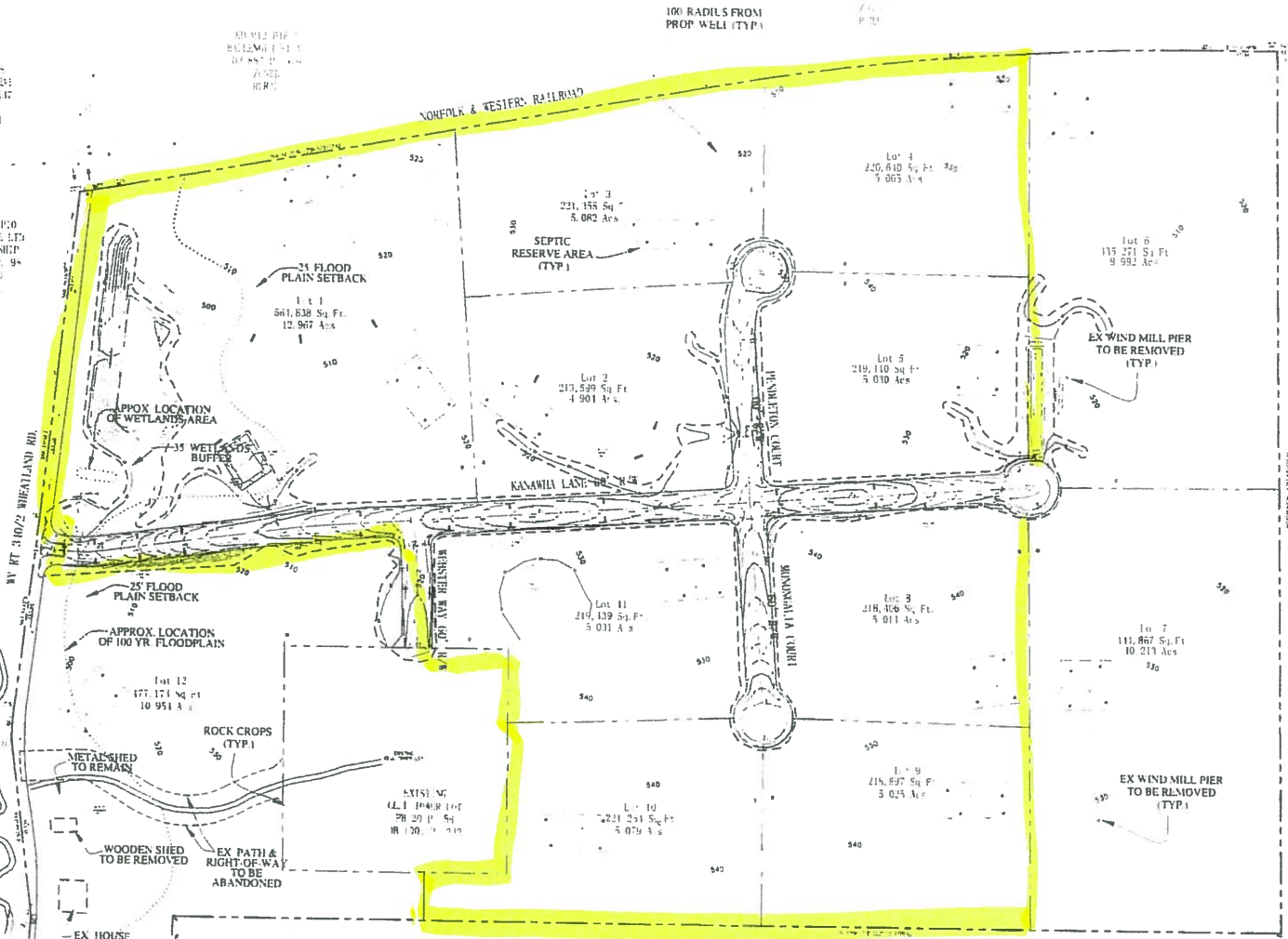
NO.	DATE	BY	DESCRIPTION
1	1/20/17	AM	PROPOSED COMPLETION
2	11/17/16	SLR	ADDED COMMENTS
3	1/20/16	SLR	ADDED COMMENTS
4	1/20/16	SLR	ADDED COMMENTS
5	1/20/16	SLR	ADDED COMMENTS
6	1/20/16	SLR	ADDED COMMENTS
7	1/20/16	SLR	ADDED COMMENTS
8	1/20/16	SLR	ADDED COMMENTS
9	1/20/16	SLR	ADDED COMMENTS
10	1/20/16	SLR	ADDED COMMENTS
11	1/20/16	SLR	ADDED COMMENTS
12	1/20/16	SLR	ADDED COMMENTS
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97	1/20/16	SLR	ADDED COMMENTS
98	1/20/16	SLR	ADDED COMMENTS
99	1/20/16	SLR	ADDED COMMENTS
100	1/20/16	SLR	ADDED COMMENTS

DRAWN BY: J.M.
APPROVED BY: J.M.
CHECKED BY: J.M.
DATE: 1/20/17
FILE CONTROL: ENCL 01 & 02
CONTROL: ENCL 01 & 02

FOR GENERAL NOTE
SEE SHEET 1

PROJECT NUMBER

DATE



ALL DIMENSIONS ARE APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION
DURING DEVELOPMENT OF LOTS 1-12 TO BE SUBMITTED TO THE BOARD OF ZONING AND PLANNING FOR REVIEW AND APPROVAL

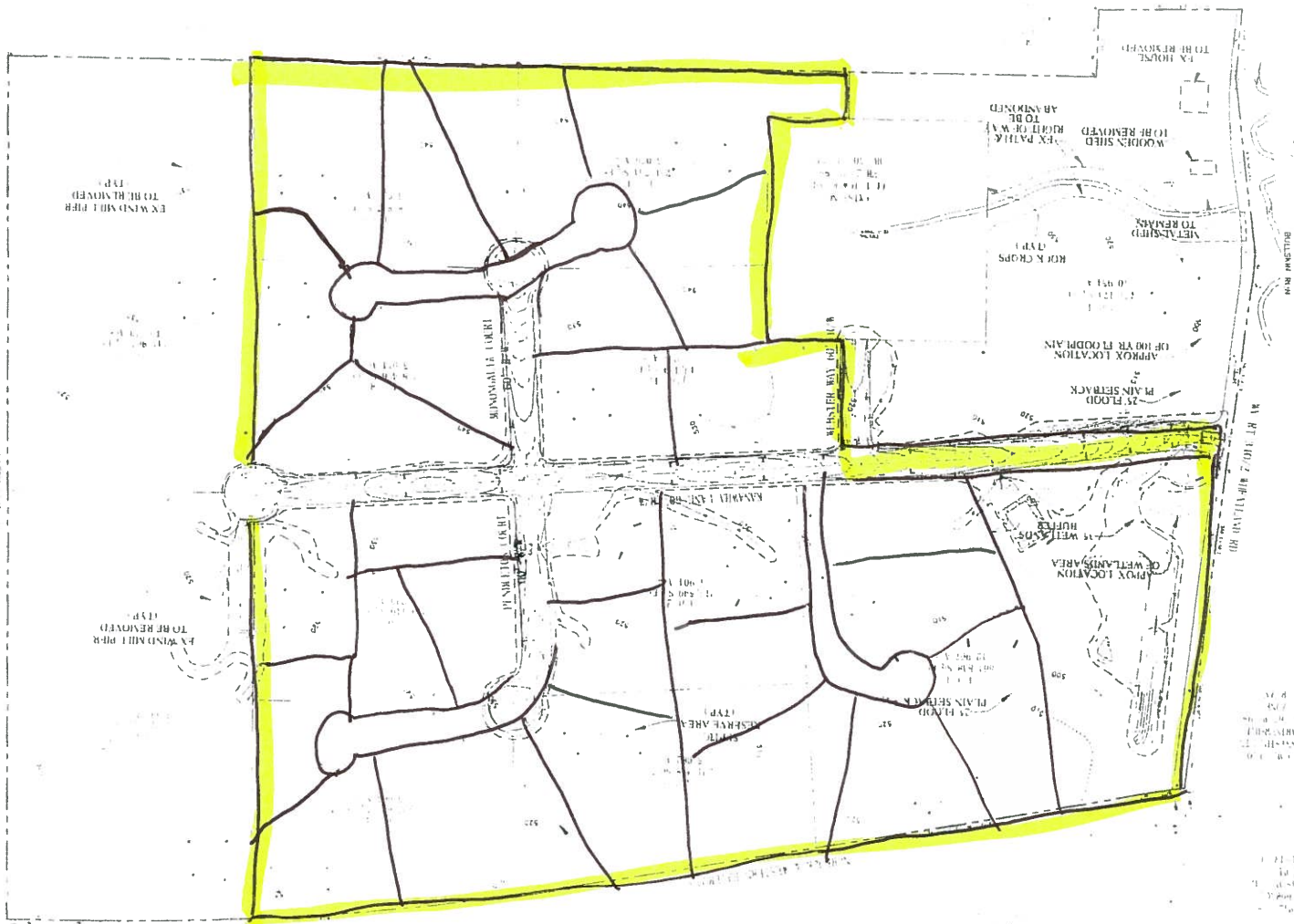
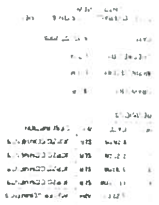
FOR BATHS FROM 17-19 LITERS

Leis 112

KABLETOWN DISTRICT

JEFFERSON COUNTY, WEST VIRGINIA

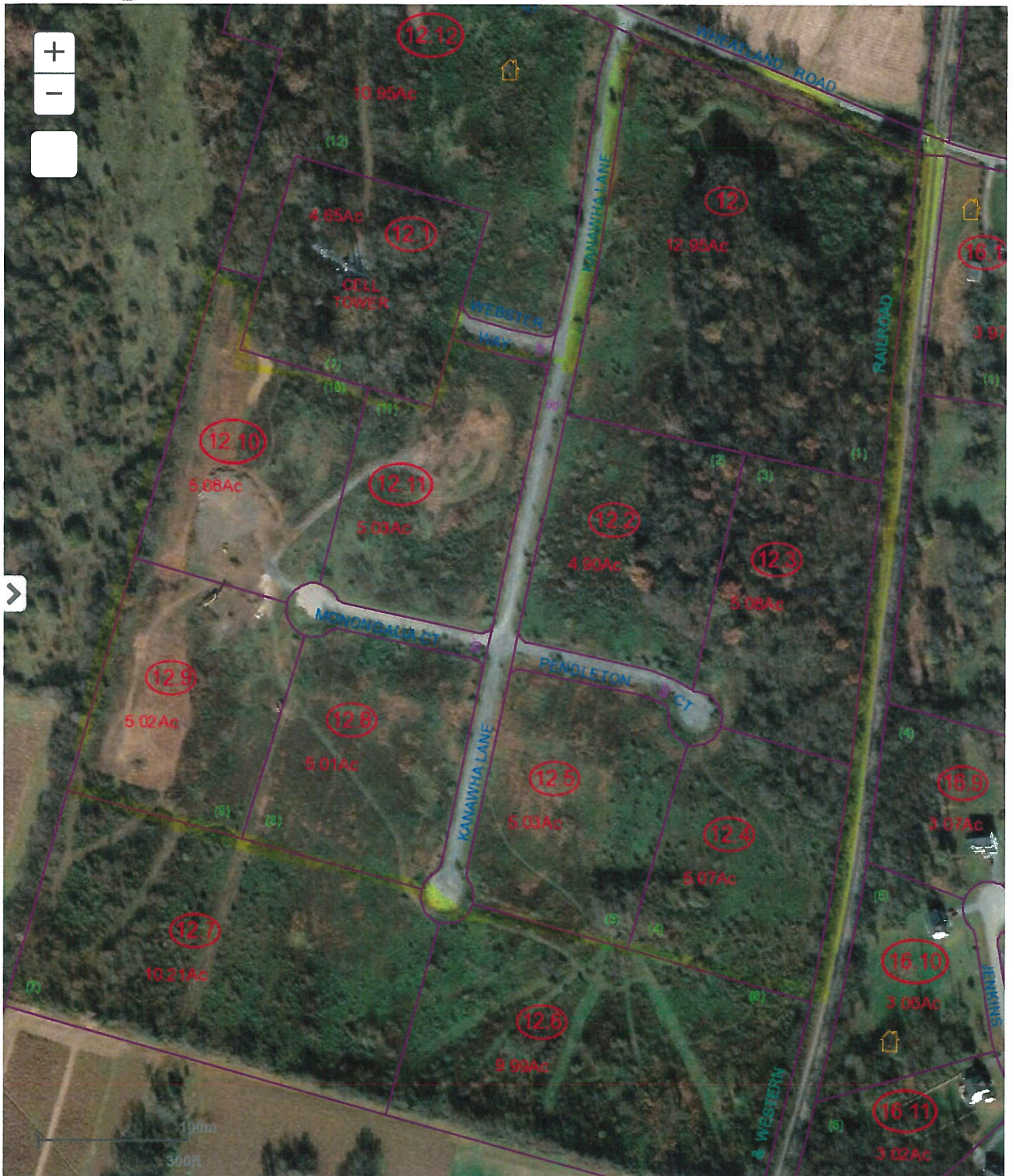
1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

 Dewberry



Jefferson County West Virgin

Tax Map Viewer





Jefferson County West Virgin

Tax Map Viewer

