



JEFFERSON COUNTY, WEST VIRGINIA

Departments of Planning and Zoning

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

File Number: 22-3-Z
Staff Initials: SAH
Application Fee: \$136,850

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

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zoning@jeffersoncountywv.org

Phone: (304) 728-3228
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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: Summit Point Automotive Research Center, LLC
Mailing Address: PO Box 190; Summit Point WV 25446
Phone Number: 304-725-6512 Email: jeff.johnson@xatorcorp.com

Applicant contact information

Name: Summit Point Automotive Research Center, LLC
Mailing Address: PO Box 190; Summit Point WV 25446
Phone Number: 304-725-6512 Email: jeff.johnson@xatorcorp.com

Applicant representative

Name: Integrity Federal Services; Mark Dyck
Mailing Address: 148 S. Queen Street, Suite 201; Martinsburg, WV 25401
Phone Number: 304-725-8456 Email: mdyck@ifs-ae.com

Physical property details

Physical Address: Motorsports Park Circle
City: Summit Point State: WV Zip Code: 25446
Tax District: Kabletown (06) Map No: 16 & 17 Parcel No: See Attached
Parcel Size: 772.45 Deed Book: See Attached Page No: See Attached

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 type="checkbox"/>	<input checked="" 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RECEIVED

MAY 25 2022

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 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.

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***

☐ ***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).



13 MAY 22

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

SPARC CAMPUS REZONING

REZONING APPLICATION

**JEFFERSON COUNTY
WEST VIRGINIA**

APRIL 2022

**Prepared By:
INTEGRITY FEDERAL SERVICES**

**Prepared For:
SPARC, LLC**

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Part 1 – Executive Summary

The Summit Point Training Facility is a Jefferson County success story. The continued growth and expansion of this facility have allowed the business to thrive. This facility is recognized nationally as a critical training center for government personnel and regionally as a destination for motor sport enthusiasts.

This rezoning application represents the future for the facility. It seeks to address the three major business focuses of the facility – Training, Tourism/Motorsports, Recreation

EXISTING OPERATIONS

Training

SPTF maintains many government clients and is always seeking partnerships with others. These organizations often seek to develop training facilities specific to their idiosyncratic needs in the especially desirable location at Summit Point. This area affords our customers premier training facilities that are adaptable, discreet and capable – just far enough from Washington DC, but not too far away. These customers often seek partners that are willing and able to expand upon initial training requests. It is very common that these customers generate high student throughput who patronize local eateries and hotels. SPTF maintains relationships with local establishments to meet these needs, and proudly refers all customers to these partners. The Summit Point Training Facility employs over one hundred people, many of whom are local residents.

The specific training our customers seek include driver training, firearms training and emergency medical training. Often, once a customer contracts to train at SPTF, they remain and seek to expand. Department of State, Customs and Border Protection, the U.S. Secret Service, and the U.S. Marshals are all examples of organizations that began with a small training request, and grew to encompass large swaths of the training area. Commercial zoning will allow for much more agility to facilitate the needs of our National Security infrastructure where often time



Racetrack and support buildings



Training buildings and tactical scenarios



Outdoor shooting ranges and skid track

Part 1 – Executive Summary

sensitivity is critical to mission success, and the safety of American citizens.

Tourism and Motorsports

Separate and apart from training, SPTF is also a commercial motorsports venue, that we call the Summit Point Motorsports Park. The opportunity for Summit Point Motorsports Park to be more versatile in our motorsports offerings will have an immediate and positive effect on our county. Additional events will attract more out-of-state visitors. Many of our events are multi-day and lend themselves to increased spending in Jefferson County. To demonstrate this, recently we hosted a group from the Sports Car Club of America. Of their 70 participants, 68 were out-of-state residents. This was a two-day event, yet many of them arrived a day early and almost all brought additional family and friends. The Summit Point web page and social media accounts encourage these visitors to stay, shop and eat locally, and, similarly to our training operation, we provided a list of lodging opportunities that are here in the county.

Our motorsports events also create unique 'Business to Business' opportunities. Many companies around the country and world create client hospitality events and product release experiences at facilities just like Summit Point. A more versatile offering will allow us to expand on these relationships.

Many of our events are covered by national and international media. This exposure for our region will only grow as we too are allowed to grow.

Recreation

Finally, there is a recreational aspect to our location. Training is not reserved for only government clients. We have a full curriculum of firearms, driving and emergency medical training available to the public, all listed on our website. These offerings pull a different type of customer to our county, some even come from out-of-state. Furthermore, our current efforts to develop our Bill Scott Visitors Center will create a hub of motorsports history, chronicling the rich history

of racing in Summit Point, and West Virginia as a whole.

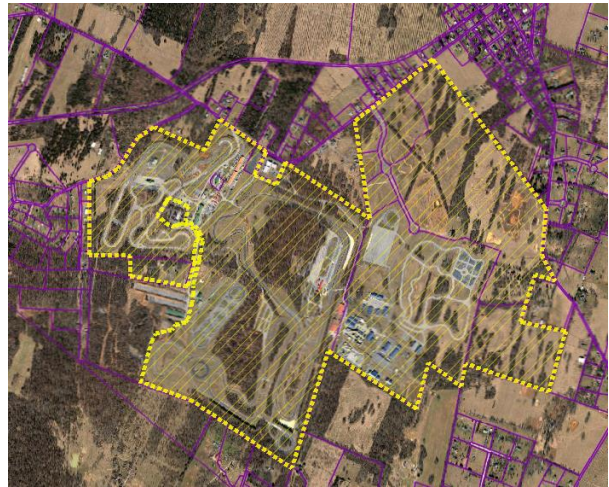
REQUESTED MAP AMENDMENTS

All properties are owned by Summit Point Automotive Research Center LLC.

The following parcels are included in the zoning map amendment from Rural to General Commercial.

Map 16 – Parcels 11, 11.1, 11.2, 11.11, OSA

Map 17 - Parcels 2, 2.1, 2.2, 3.1, 5, 9



Land included in the application.

There are currently several outdoor shooting ranges on Map 17, Parcel 2. Outdoor shooting ranges are not a permitted use in the General Commercial zone. To prevent these existing facilities from becoming non-conforming a boundary line adjustment will be submitted. The boundary line adjustment will increase the size of parcel 3 so that it will include the shooting ranges, the merger adjustment will add 56.3+/- acres to Parcel 3 from Parcel 2



Proposed boundary line adjustment for Parcel 3

Part 2 – Property Information and History

11 parcels are included in the zoning map amendment, all parcels are located in the Kabletown District. The total acreage of these parcels (after the merger) is approximately 717 acres.

Remapping of all parcels listed below from Rural to General Commercial is requested.

Map/Parcel 17/2
Deed Book/Page: 1096/472

Map/Parcel 17/2.1
Deed Book/Page: 1105/26

Map/Parcel 17/2.2
Deed Book/Page: 1096/472

Map/Parcel 17/3.1
Deed Book/Page: 1096/472

Map/Parcel 17/5
Deed Book/Page: 1145/559

Map/Parcel 17/9
Deed Book/Page: 1204/24

Map/Parcel 16/11
Deed Book/Page: 1118/401

Map/Parcel 16/11.1
Deed Book/Page: 1096/472

Map/Parcel 16/11.2
Deed Book/Page: 1096/472

Map/Parcel 16/11.11
Deed Book/Page: 1096/472

Map/Parcel 16/OSA
Deed Book/Page: 1096/472

All parcels except for Map/Parcel 16/17.9 are part of the current operations and were either historically part of the racing facility of part of the Community Impact Statement and Preliminary Plat approved in 2007.

The property has a long history that predates the adoption of zoning in Jefferson County.

Current uses on the property are permitted in the Rural District and include:

- Automobile racing
- Adult training facilities
- Shooting ranges
- Driver courses

There are dozens of buildings on the property that support the above uses. The expansion of the facilities on the property have been ongoing for the last 15 years with a steady flow of development related to the adult training facilities use.

In 2019 the site lost a major tenant, the Department of States Foreign Affairs Security Training Center was uprooted from West Virginia and moved to Blackstone Virginia. This decision by the Federal government resulted in a difficult time for the company. Faced with the challenge of downsizing the facility or finding ways to expand and find new tenants SPARC worked closely with Jefferson County and the State of West Virginia.

This collaboration has led to new opportunities, some of which are directly aligned with Jefferson County's objective to be the eastern tourism gateway for the State.

The challenge for the facility has always related to its ability to foster small commercial enterprises within the parameters of the Jefferson County Zoning Ordinance.

Part 3 Proposed Uses

DESCRIBE WHY THE ZONING MAP AMENDMENT IS NECESSARY FOR THE PROPOSED USE

The Applicant is requesting the zoning map amendments due to the limitations in the Rural zone and the opportunities found in the General Commercial zone that would support the future success of SPARC.

GENERAL COMMERCIAL USES

The requested zoning amendment would allow small commercial uses that would support the training/motorsports/recreational uses on site. These small opportunities will allow the facility to compete with similar venues across the United States who do not face the same restrictions on commercial use.

A possible example of a proposed use would be the development of custom garages storage of car collections and owner amenities during motorsports events. These units could be offered as long-term leases or sales to individuals or clubs to attract more motorsports participants and spectators.

Specialty automotive parts vendors would be able to sell their merchandise from small storefronts and a greater level of services would be provided at the site. These types of spaces would increase tourism dollars spend in the County and have major secondary benefits to hotels restaurants and other business in Jefferson County.

The following is a list of commercial uses that would be permitted by right:

- Art galleries
 - Automobile repair, sales and services
 - Automobile parts stores
 - Restaurants
 - Brewpub
 - Convenience store
 - Gas Station
 - Non-Profit Commercial Uses
 - Professional Office
 - Retail Sales
-
- Commercial storage
 - Electric Vehicle charging station
-

- Convention facility
- Special event facility

RURAL USES

Outdoor firing ranges will no longer be a permitted use on any lands rezoned under this map amendment.

Part 4 Supporting Information

HOW IS THE ZONING MAP AMENDMENT CONSISTENT WITH THE OBJECTIVES AND POLICIES OF THE COMPREHENSIVE PLAN

The Comprehensive Plan is a tool to be used in the evaluation of zoning map amendments. The following citation provides specific direction as it relates to State Code.

According to Chapter 8A of the West Virginia State Code, as amended, the County Commission can approve any zoning ordinance map or text amendment by finding that the request is consistent with the Comprehensive Plan.

For zoning map amendments in areas outside of growth areas shown on the Future Land Use Guide, this Plan recommends that the County Commission can further determine that a requested zoning map amendment is consistent with the balance of the Plan by receiving evidence and making a finding that the zoning map amendment is:

- *by finding that there is an error or under scrutinized property on the Future Land Use Guide*
- *for the economic well-being of Jefferson County*
- *a change in the neighborhood; or any other circumstance that may have been missed when considering the Future Land Use Guide*
- *that environmental impacts have been considered.*

Future Land Use Guide - Under Scrutinized/Error

The Jefferson County Comprehensive Plan is not consistent as it relates to the subject property. The Existing Land Use Map (Exhibit 4) shows the majority of the site as general commercial. This designation in the Comprehensive Plan would have supported its inclusion in the future Preferred Growth Boundaries.

The Future Land Use Map shows the property as agricultural. Given the existence of the racetrack and government training facility during the preparation of the Comprehensive Plan and the support of the facility by Jefferson County it appears that this area was not mapped correctly.

For the subject property the Comprehensive Plan fails to address the existing uses or future potential of the site. The proposed amendment consists entirely of areas shown as general commercial and lands immediately adjacent to these areas.

Economic Well Being

The continued growth and expansion of SPARC is an important consideration as it relates to the economic well being of Jefferson County. The facility has injected millions of dollars into the local economy and has helped establish Jefferson County as a tourism destination and a preferred location for government training. The rezoning of the property to General Commercial will benefit the economic wellbeing of Jefferson County.

Goals and Objectives

The following Goals and Objectives found in the comprehensive plan strongly support the proposed zoning map amendment.

Goal #1 - Objective #1: Recognize the existing vested rights, development entitlements, and permitted density levels on properties in Jefferson County.

The Comprehensive Plan recognizes the importance of existing vested rights. The map amendment will not significantly change the character, density level or nature of the property. It will strongly support the vested rights and the evolution of business enterprises.

It will also correctly reflect the information shown on the Existing Land Use Map which designates the property as a general commercial use.

Goal #1 - Objective #8: Encourage the adaptive reuse of existing buildings and previously used sites within Jefferson County, paying particular attention to brownfield and grey field sites.

The map amendment will support the adaptive reuse of the existing buildings on the property. This is a site that is historic and the current zoning restriction make it difficult for existing structures to contribute to their maximum capability.

Part 4 Supporting Information

Goal #6: Encourage the Growth of Jefferson County's Economy and Enable the Creation of High Quality Jobs within the County.

The zoning map amendment will both protect existing jobs in Jefferson County and enable the creation of new jobs.

Goal #6 - Objective #1: In coordination with the Jefferson County Development Authority (JCDA) and other agencies, work to build and expand existing local businesses and to enable the start-up of new businesses within Jefferson County.

The facility has always been supported by the Jefferson County Development Authority. The JCDA recognizes the importance of this facility and its ability play a role in a diverse economy.

Goal #6 - Objective #5: Provide opportunities to engage local employers with the existing local workforce to enable county residents to work locally.

The map amendment will allow a significant local employer to expand their workforce which is largely comprised of Jefferson County residents.

Goal #6 - Objective #8: Work with the state's congressional delegation, federal agencies, and state elected officials to identify opportunities for relocation or expansion of federal or state facilities within Jefferson County.

The facility has always been supported by the state's congressional delegation, federal agencies and state elected officials. These entities strongly lobbied for the project to be the location of the permanent home for the Foreign Affairs Security Training Center. This facility would have resulted in a major expansion of the uses on the property. These entities continue to support the operations at SPARC.

Goal #8: Retain, Strengthen, and Enable the Growth of Jefferson County's Rural, Cultural and Artisan Economies.

Commercial uses on the site will strengthen and grow Jefferson County's Rural economy.

Goal #14 - Objective #6: Encourage the adaptive reuse of existing historic buildings within Jefferson County for a variety of purposes.

Established in 1969 the facility has passed the threshold of 50 years of existence and can be recognized by Jefferson County as a historically significant site. The above Objective recognizes the importance of our historic areas and supports an adaptive reuse of this campus.

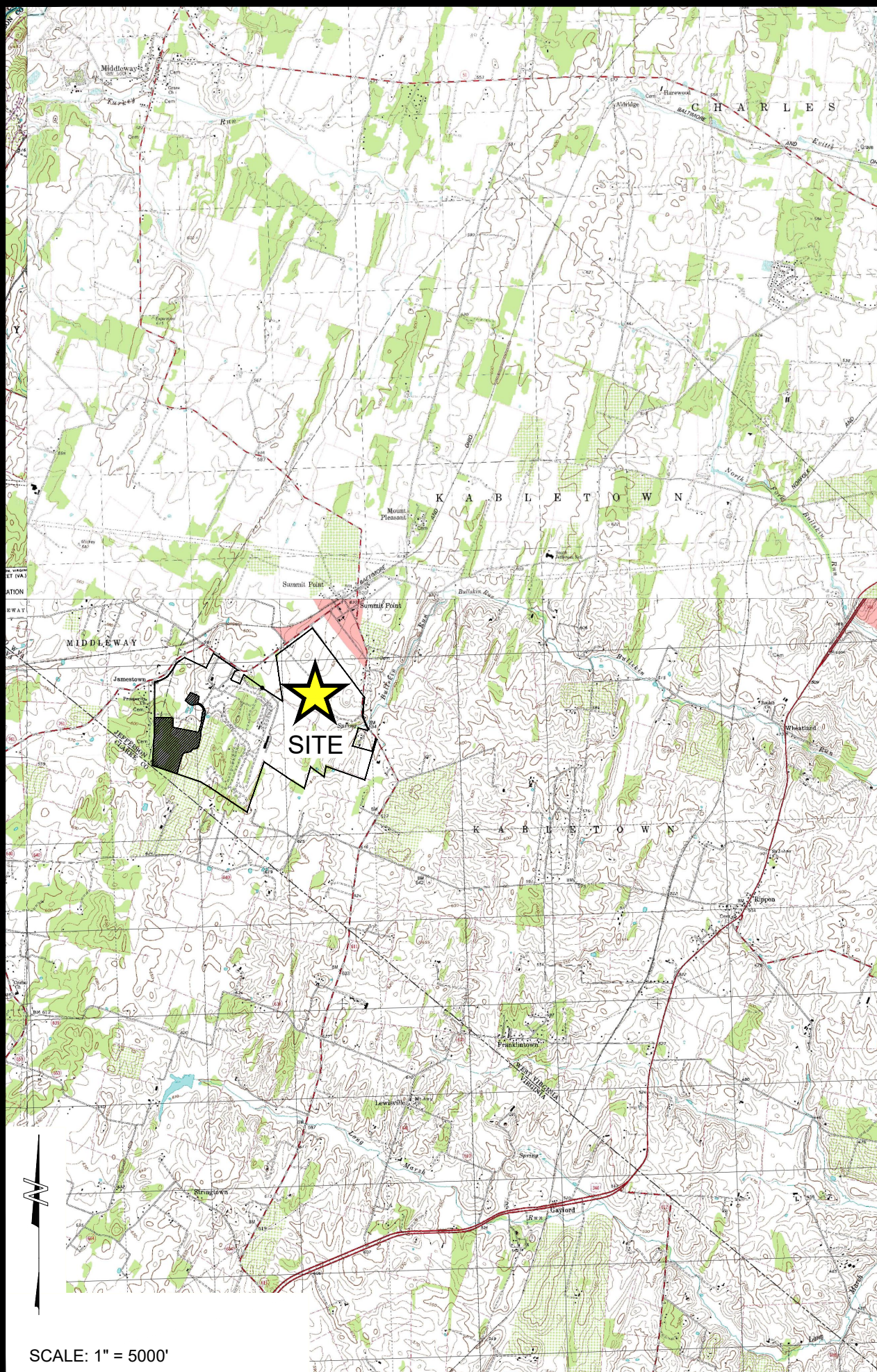
DISCUSS ANY CHANGES OF THE TRANSPORTATION CHARACTERISTICS AND NEIGHBORHOOD CHARACTERISTICS FROM WHEN THE ORIGINAL ORDINANCE WAS ADOPTED.

Transportation Characteristics

There have been no major changes in the transportation characteristics of the area. The designation of Summit Point Road as a Major Collector by the Comprehensive Plan recognizes this road as regional route. Summit Point Motorsports Park regularly holds successful events ranging from hundreds to thousands of patrons, which access the facility by Summit Point Road. The number of trips which will be generated by the subject property with a map amendment will be limited.

Neighborhood Characteristics –

The surrounding area has evolved to provide a unique destination within the County. Both the Summit Point Training Center campus and the expansion of training facilities within Summit Point Motorsports Park provide services for numerous federal, local and international agencies. The proposed Zoning Map Amendment will not have a significant impact on the neighborhood characteristics

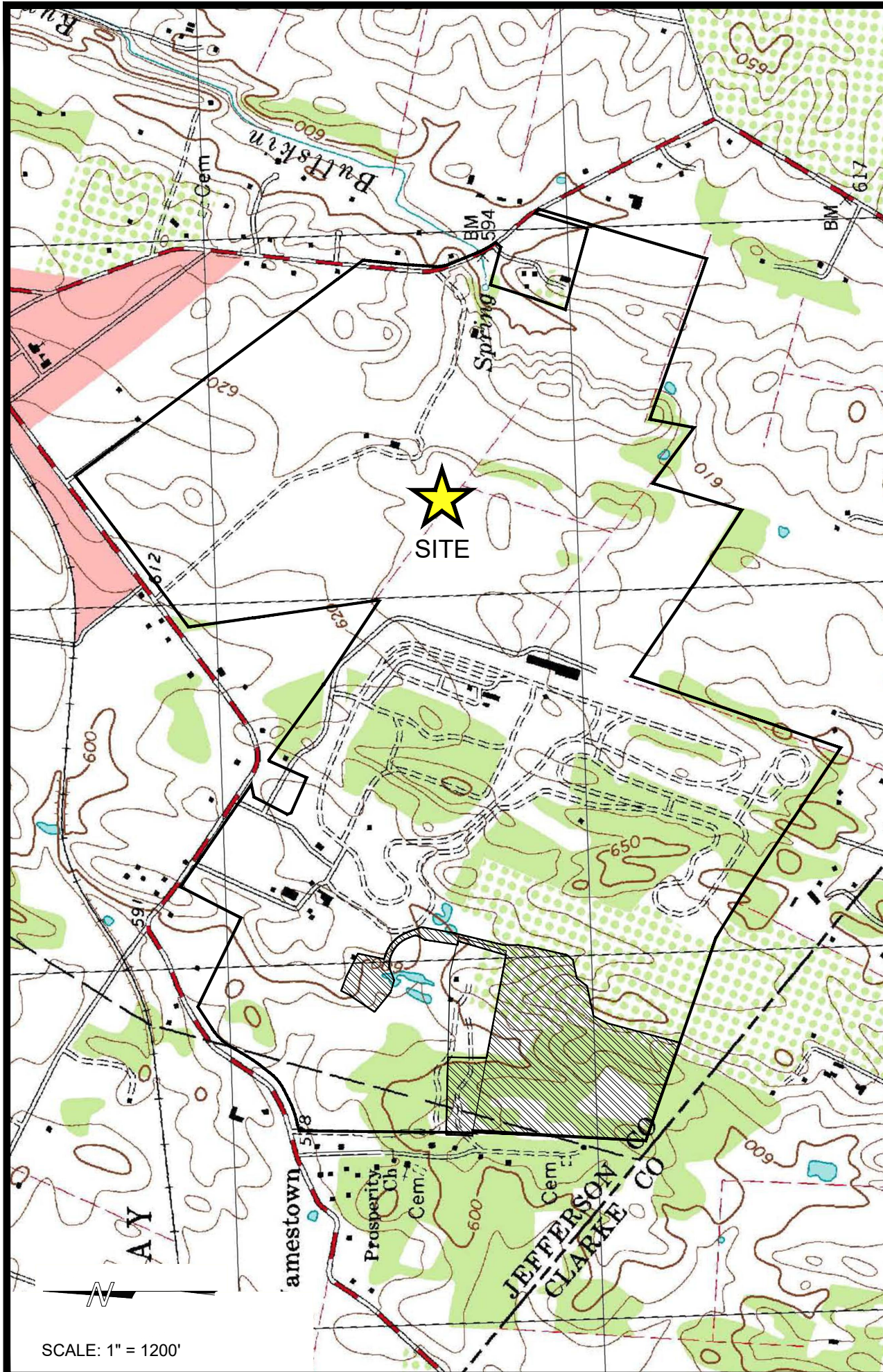


SCALE: 1" = 5000'

ZONING MAP AMENDMENT EXHIBIT 1 - VICINITY MAP

02-22-2022

SPARC
JEFFERSON COUNTY, WV



ZONING MAP AMENDMENT

EXHIBIT 2 - EXISTING CONDITIONS

02-22-2022

SPARC
JEFFERSON COUNTY, WV

ZONING MAP AMENDMENT EXHIBIT 3 - SKETCH MAP

02-22-2022

SPARC
JEFFERSON COUNTY, WV















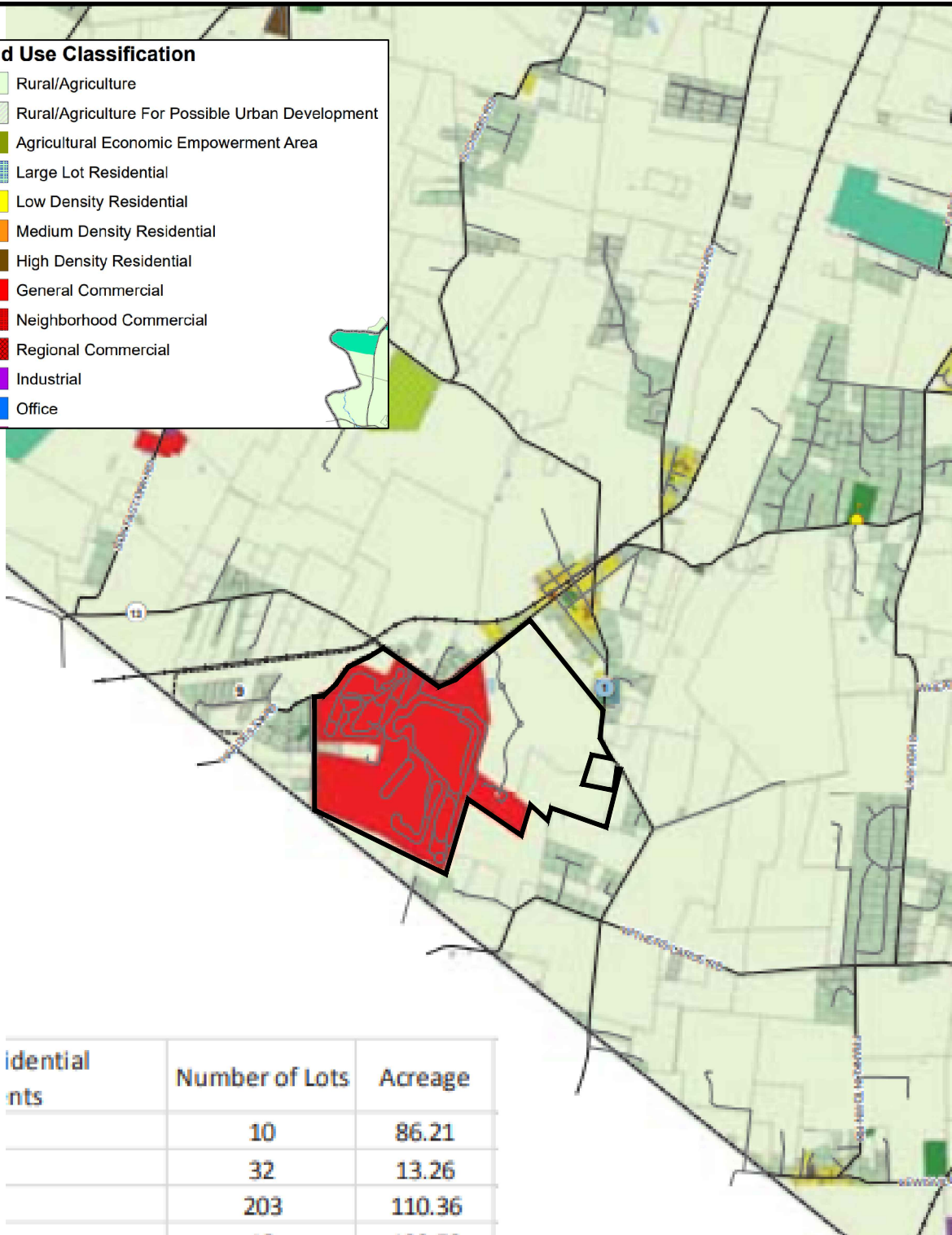
ZONING MAP AMENDMENT EXHIBIT 4 - EXISTING LAND USE MAP

01-24-2018

SUMMIT POINT VENTURES
JEFFERSON COUNTY, WV

Land Use Classification

	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



THE IMAGE ABOVE HAS BEEN TAKEN FROM THE EXISTING LAND USE MAP IN THE JEFFERSON COUNTY COMPREHENSIVE PLAN. IT SHOWS THE MAJORITY OF THE SITE BEING CLASSIFIED AS COMMERCIAL.

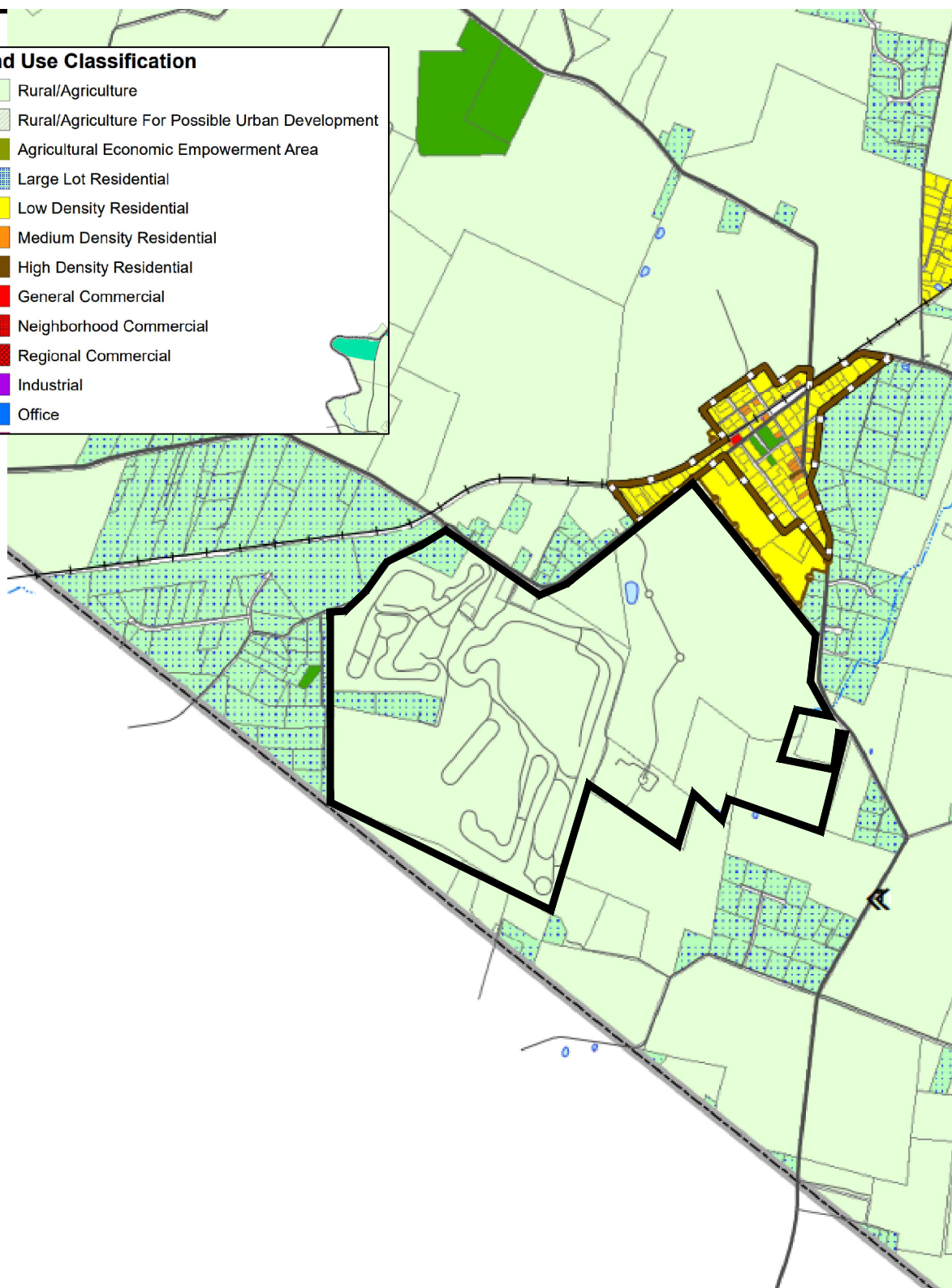
ZONING MAP AMENDMENT EXHIBIT 5 - FUTURE LAND USE MAP

01-24-2018

SUMMIT POINT VENTURES
JEFFERSON COUNTY, WV

Land Use Classification

- 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



THE IMAGE ABOVE HAS BEEN TAKEN FROM THE EXISTING LAND USE MAP IN THE JEFFERSON COUNTY COMPREHENSIVE PLAN. IT SHOWS THE MAJORITY OF THE SITE BEING CLASSIFIED AS COMMERCIAL.



TRANSPORTATION

1. THE PROPERTY IS ACCESSED FROM SUMMIT POINT ROAD.
2. NO IMPACT TO PEAK VOLUME TRAFFIC IS ANTICIPATED.
3. SOME INCREASE TO AVERAGE VOLUMEN MAY BE EXPERIENCED.

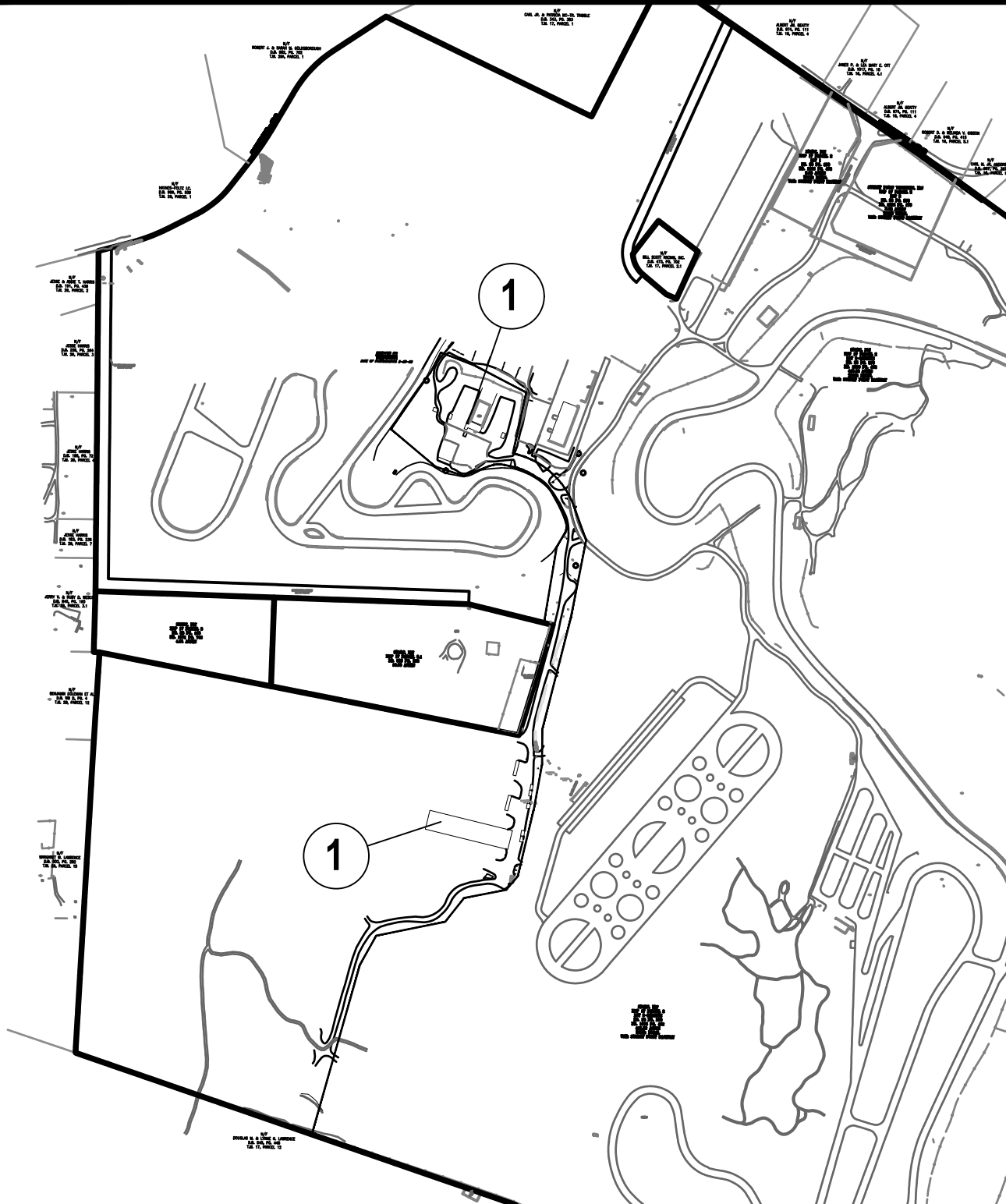
UTILITIES

1. THE REZONING WILL NOT REQUIRE THE EXTENSION OF PUBLIC UTILITIES.

ZONING MAP AMENDMENT EXHIBIT 6 - TRANSPORTATION AND UTILITIES

01-24-2018

**SPARC
JEFFERSON COUNTY, WV**



ZONING MAP AMENDMENT

EXHIBIT 7 - BLA SURVEY

01-24-2018

BOUNDARY LINE ADJUSTMENT

1. A PROPOSED BOUNDARY LINE ADJUSTMENT (MERGER) IS PROPOSED SO THAT EXISTING SHOOTING RANGES REMAIN WITHIN THE RURAL ZONING DISTRICT.

1 EXISTING SHOOTING RANGE LOCATION

SPARC
JEFFERSON COUNTY, WV