



Jefferson County, West Virginia
 Department of Engineering, Planning and Zoning
Office of Planning and Zoning
 116 E. Washington Street, 2nd Floor, P.O. Box 716
 Charles Town, West Virginia 25414

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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.

Property Owner Information

Owner Name: _____
 Business Name: Federal Group Inc
 Mailing Address: 233 Lowe Drive, Shepherdstown, WV 25443
 Phone Number: c/o Paul 304/676-8256 Email: c/o pjraco.consulting@gmail.com

Applicant Contact Information

Applicant Name: _____ Same as owner:
 Business Name: Federal Group Inc
 Mailing Address: _____
 Phone Number: _____ Email: _____

Consultant Information

Name: Paul J Raco
 Business Name: P.J. Raco Consulting, LLC
 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: 233 Lowe Drive, Shepherdstown, WV 25443 Vacant Lot:
 Tax District: Shepherdstown Map No: 8 Parcel No: 10.9 24.3
 Parcel Size: 24.64 (23.67 +/- Acres + 1.02 +/- Acres) Deed Book: 1230 Page No: 490

Current Zoning District

Residential Growth District

RECEIVED

Proposed Zoning District

Residential/Light Industrial/Commercial District

FEB 09 2023

JEFFERSON COUNTY PLANNING
ZONING & ENGINEERING

Substantiation for the Request

For a Zoning Map Amendment (rezoning) 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/project and describe why this Zoning Map Amendment is necessary for the proposed use (and/or project) described.

See Attached

Describe how this 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

A plat or sketch 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, as shown on the appropriate U.S.G.S. Topographic Quadrangle Map or other data source approved by the Department, should be superimposed on the sketch plan. The source of all contour lines shall be noted on the plan. Natural features such as woods, watercourses, prominent rock outcroppings, sinkholes, and quarries shall be delineated.

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


Property Owner Signature*


Date

Property Owner Signature*

Date

*The **original** signature of the property owner is required. A copy of the signature will not be accepted.

A complete petition, and related fees, shall be submitted to the Office 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. A copy of the application shall be submitted to the County Commission Office for inclusion on the County Commission Agenda at least one week prior to the County Commission meeting date.

REQUEST FOR MAP AMENDMENT/Rezoning
Federal Group Inc
District 9, Map 8, Parcels 10.9 and 24.3
February 8, 2023

Property Owner and Applicant:

Federal Group, Inc.
233 Lowe Drive
Shepherdstown, WV 25443

Request:

Amend the Zoning Map for the 23.67 Acre Parcel and the 1.02 Acre Right of Way Parcel Based on its Consistency with the Envision Jefferson 2035 Comprehensive Plan, the Future Land Use Guide, and the Existing Uses. Currently, the property is Zoned for Residential Growth, and this Map Amendment is for the Residential/Light Industrial/Commercial District

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 extremely compatible with the 2015 Jefferson County Comprehensive Plan (Envision Jefferson 2035), the current uses and the current Zoning. This Plan was adopted by the County Commission after multiple meetings and hearings and places this property in the Preferred Growth Area and the Future Land Use Guide identifies this property as Commercial property. Currently, the zoning allows all forms of Residential Growth. So, between the existing zoning and the proposed zoning, it will cover all existing uses, as well as apartments. 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 on and around this property.
3. Existing Shepherdstown Public Water and Sewer services are currently available in this neighborhood and serve the existing facilities.
4. Since the Zoning Ordinance was adopted in 1988, there have been several significant changes in the neighborhood. The most significant change was the construction of this facility for the Clarion, the Federal Training Facility and Conference Center, two Restaurants and Lounge, Fitness Center and Government Offices, Other changes in the neighborhood include the development of the Maddex Commercial Area (Food Lion, etc.); the Hartzell Gardens Duplex Subdivision (adjacent); the Tollhouse Ridge Subdivision; the enhancement to the entrance to the western campus of Shepherd University; the rezoning of the Lowe property located on the Route 45 end of the connector road; the Rezoning of the Rankin Property on Route 480 and the Connector Road; Rezoning of the Sheetz Property on Route 45 and construction of the Sheetz Store, the WVU Medical Office Building and the ROCS Store on Route 45 and, the development of the Colonial Hills Subdivision (adjacent) 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 in the area. The most notable change was the construction of the Connector Road which functions as a bypass around Shepherdstown. This road is near the Applicant's property and the Applicant has an Easement to access the road if needed, which is in addition to the main access on Route 480. Road improvements to Route 45 and the West Campus Entrance to Shepherd were also constructed.
6. Current Zoning, Residential Growth, would allow for a dense apartment complex, along with the current existing uses that are approved as a Conditional Use Permit including the Government Office Facility, Conference Center, Public and Private Fitness Center, Rumsey Tavern and Restaurant with Ballroom. Furthermore, the Facility currently has 100 Hotel Rooms and Conference Facilities already on the premises. The plan is to simply replace the hotel rooms with apartments in light of the COVID driven closure of the hotel. Accordingly, there will be little if any discernable difference in the intensity of use after the rezoning

Tax Parcel Information:

Shepherdstown Tax District, Map 8, Parcels 10.9 and 24.3

Deed Book Reference:

Deed Book 1230 at Page 490
Deed Book 967 at Page 723

Sketch Plat:

Attached. The two subject parcels are shaded in yellow.

Tract Size:

Approximately 23.67 Acres and 1.02 Acres for a Total of 24.69+- 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 current Plan is more specific in that it shows this property within the Preferred Growth Area and specifically identifies the original property (1988 parcel) for Commercial and/or Residential Development and Urban Level Growth.

The property is now zoned for Residential Growth including apartments and the Applicant would like to expand the capabilities of the property primarily to allow the

existing commercial uses and the conversion of hotel rooms to Apartments. This change is consistent with both the existing uses on the property, the uses that were permitted since 1996 by Conditional Use and mixed use nature of the existing neighborhood. 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 in this area. Hopefully, the employees in the government offices existing on site will be able to live in the proposed apartments in the hotel conversion. This property will become a true mixed use community with Office Space, commercial uses including the existing restaurants, lounge, and Fitness Center, along with some retail space (currently the temporary relocation of Christian Caine Jewelry). These uses will not only complement the hotel conversion to apartments but will keep some commercial and retail facilities in the area for the growing residential development around this property.

The Comprehensive Plan's maps and guides continue to show that this property is ready to continue the existing uses and is prime 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 and in the Plan.

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. The Comprehensive Plan compatibility is combined with the fact that the property has been a Hotel, Conference Center, Fitness Center, two Restaurants, Ballroom and Government Offices and Training Facility for over two and a half decades. Furthermore, it is close to other 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 this area as primary properties which are slated for Urban Level Growth. Furthermore, it cannot be overdeveloped since the property is already improved with buildings that are used for commercial, office and hotel uses, along with proposed residential around it. It is ideal for professional offices, commercial/retail center that will serve the immediate residential uses in the area, as well as, the conversion of the hotel into apartments. This type of project will provide for services, while keeping traffic to a minimum, compared to the previous and current uses during their heyday. This property was very active after it was improved in 1996 and 1997. It was a primary site for the Middle East Peace Talks in 2000 and hosted many other high level Federal Government gatherings in the past.

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), the existing uses, and the proposed uses of the existing buildings, this map amendment is consistent and compatible with the Plan. The Consistency and Compatibility with the existing Comprehensive Plan and the Future Land Use Guide are the two most important criteria to be used for a Map Amendment. Also important is the fact that the Plan supports redevelopment of property for the overall economic good of the County. The redevelopment of the property is probably the key reason that the Comprehensive Plan supports the rezoning.

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. The property, as it existed in 1988 (Adoption of Zoning) is also shown on the Future Land Use Guide as Commercial and/or Residential on and around this property. As there is 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.

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 well as demonstrated by the issued Conditional Use Permit in 1996/97. As stated above, these maps and guides that are a Part of the

Comprehensive Plan are primary resources to be utilized by the Commission to approve a Map Amendment. However, as noted, more importantly, the Plan specifically allows the County Commission to recognize the economic benefits of a rezoning. In this case, because of COVID and the Government pulling in their resources, the hotel has been sitting vacant for multiple years. The most viable redevelopment of the hotel portion is into apartments since they are both residential type uses. However, as it is zoned for residential and the commercial and office uses are only currently permitted by the existing Conditional Use, the conversion of the hotel to residential has been determined to invalidate the CUP. Thus, without the rezoning, the commercial and office uses would be forced to close.

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. This property is specifically served by both Shepherdstown Water and Sewer. 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 recently undergone a quantity expansion and quality renovation. However, this property along with the existing uses are already served.

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 (1988). Another huge change in the neighborhood is that the Route 45 Connector Road (Potomac Farms Drive) was constructed in 2000/2001. The subject properties have access to the Connector Road, along with primary existing access to Route 480. This change will be further discussed in the Change of Transportation Characteristics part of the application. Finally, the neighborhood has added a 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. If the rezoning does not add Commercial to the zoning classification, once the hotel officially closes, the office space, restaurants and fitness center would not be a permitted use. This rezoning is the only way that the existing commercial

uses, along with the conversion of the hotel to apartments, can happen. The long time owners/applicants did not have any control over the fact that the Government no longer needed to use the facility once the other Training Facility was built on Terrapin's Neck. However, once COVID hit, it was the straw that broke the proverbial camel's back that closed the hotel for all practical purposes. This rezoning is the only way to allow the redevelopment of an existing large facility for the economic future of the property.

Of course, the main change of neighborhood was that this facility was built in the late 90s and included the Clarion Hotel, Conference Center, Ballroom, Restaurants, Lounge, Fitness Center and Government Training Offices. This was approved as a Conditional Use and has coexisted in the neighborhood for the last two and half decades. Much of the growth around it most likely were a result of the existence of this facility.

The following are changes in the neighborhood that would specifically support the requested change from Residential Growth to the Residential/Light Industrial/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, the construction of the water and sewer services into this area was accomplished with the help of the current owners/applicant. There would be no unreasonable costs to the community, since Shepherdstown already

serves the site, and the continued use of the site will keep service rates stable.

2. Growth in the Area:

Several large residential projects have been completely developed in this area that would benefit from the continued commercial use and potential expansion of use 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 and Tollhouse are continuing to develop units and expect substantial growth in the next couple of years. While the Maddex development has a small number of commercial services available to the residents in the Maddex Subdivision area, Colonial Hills, Tollhouse Woods and the previously approved Kensington Townhouses are approved mostly as residential developments and will benefit from continued and future commercial uses on the subject property. 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 and shops that service college students that are already in town.

Again, the most significant development in the area that was built after the zoning ordinance was adopted is the Clarion Conference Hotel and National Training Center, Fitness Center, Restaurants that were constructed on these parcels. This facility already exists and cannot function as a hotel anymore because of circumstances that were far out of the owners' control. The continued use of the office space and the adaptive reuse of an otherwise currently vacant facility is vital to the County and is supported by the Plan.

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 add some commercially zoned properties on the south and west side of Shepherdstown. 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 exclusively 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.

Finally, the owner of this property also has opened the facility to Christian Caine, a local Jewelry Designer in Jefferson County for the past 25 years. They are currently relocated from the Maddex Square Shopping Center due to a fire and are strongly considering a move to this property if the map amendment is approved. The County Staff has allowed the business to operate while processing for this rezoning. Thus far, the Staff is supportive of the rezoning since the property has been utilized for commercial and been zoned for residential for many years. If the business does not stay, similar types of retail, office and commercial uses are contemplated for the first floor of the former hotel facility.

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 Residential/Light Industrial/Commercial. As a matter of fact, it should provide for less traffic if this property is allowed to keep its office and commercial uses and change the hotel area into a permitted apartment complex. Additionally, a small-scale commercial and existing 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. 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:

Under the current zoning, the property can currently be converted into a residential apartment complex by virtue of its Residential Growth designation. However, this

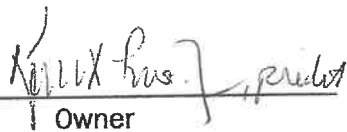
would actually invalidate the existing commercial uses since it was determined that the conversion of the hotel into apartments would invalidate the CUP. No one seems to debate this odd occurrence, so all involved in the request seemingly support the rezoning. The already approved subdivisions in the neighborhood should be better served by some continued commercial and office uses as opposed to just housing. This map amendment would also allow the commercial and office uses to continue to be taxed at a higher rate. The simple existence and size of the facility itself will limit the size and scope of a potential commercial or office building. This property is not capable of supporting huge commercial or industrial uses due to the existing building and potential setbacks. The Applicant is requesting the change because the existing commercial aspect would be lost without the rezoning. Furthermore, it appears that the County Commission has been very supportive of enhanced business opportunities, as well as, proper and needed redevelopment in Jefferson County that this map amendment would allow. This rezoning would allow a true mixed use development to exist on the property. There will be Office Space (existing), retail and service space (existing), and apartments above the existing commercial space. This type of development is completely supported by Staff and Comprehensive Plan.

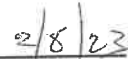
G. General Policy of the Comprehensive Plan:

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 and economic benefit to the County 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. Finally, most of the existing uses will remain, they just need this approval since the original Conditional Use Permit was based on the Federal Conference and Training facility. Additionally, the hotel use cannot exist without the government using the facility for conferences. That lack of use by the Federal Government, combined with the complete shutdown of the hotel as a result of COVID has placed the property in a catastrophic position of nearly closing. The long time owner/applicant is attempting to redevelop the existing hotel into apartments which will allow the property to continue to survive with a mix of commercial and residential development. As such, this request should respectfully be approved.

H. Conclusion:

The Applicant is requesting this map amendment for these two parcels for the benefit of economic redevelopment 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. The request and proposed uses are entirely consistent with the current existing uses, 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 currently zoned for residential 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 and redevelopment in Jefferson County; and the changes in the neighborhood from when the original zoning ordinance was adopted all support the requested map amendment. Finally, the Comprehensive Plan allows the County Commission to grant rezonings and map amendments based on the economic good of the County. The requested rezoning will change this property's zoning designation from the Residential Growth District to the Residential/Light Industrial/Commercial District. Thank you for the Commission's consideration of the request.


Owner

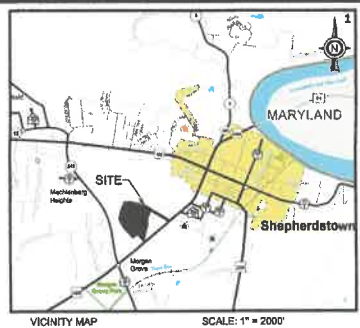
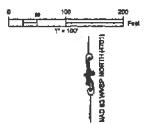
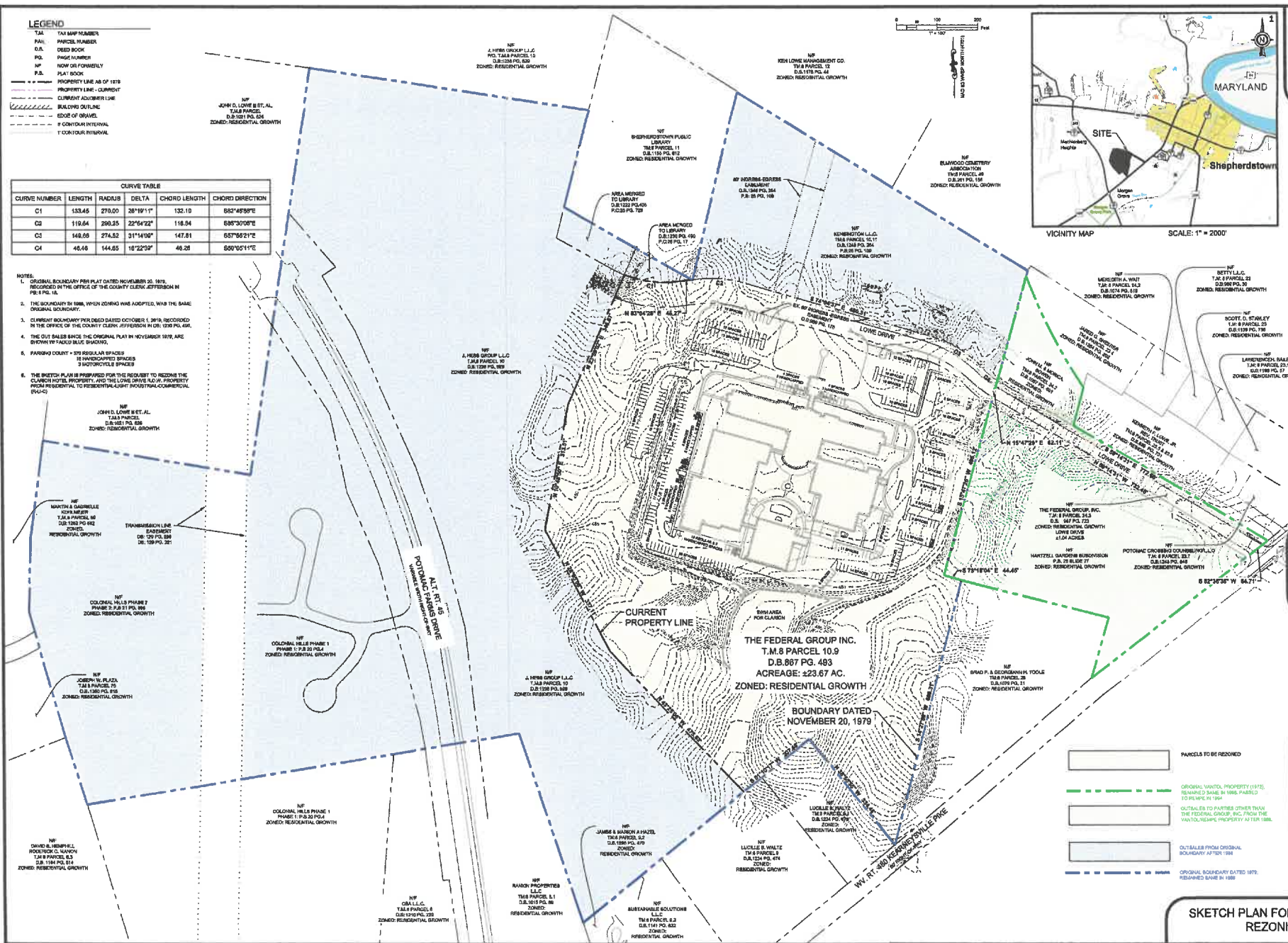

Date

- LEGEND**
- T.B. TAX MAP NUMBER
 - P.N. PARCEL NUMBER
 - O.A. OMB BOOK
 - P.O. PAGE NUMBER
 - N.F. NOW OR FORMERLY
 - P.B. PLAT BOOK
 - PROPERTY LINE AS OF 1979
 - PROPERTY LINE CURRENT
 - CURRENT ADJACENT LINE
 - BUILDING OUTLINE
 - EDGE OF GRAVEL
 - 9' CONTIGUOUS INTERVAL
 - 1' CONTIGUOUS INTERVAL

CURVE TABLE

CURVE NUMBER	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	133.45	279.00	28°19'11"	132.10	S62°48'08"E
C2	119.64	290.25	22°54'22"	116.04	S85°30'08"E
C3	148.05	274.52	31°14'08"	147.81	S57°56'21"E
C4	48.48	144.65	18°22'20"	46.28	S69°05'11"E

- NOTES:**
1. ORIGINAL BOUNDARY PER PLAT DATED NOVEMBER 20, 1979, RECORDED IN THE OFFICE OF THE COUNTY CLERK, JEFFERSON IN PG. 10, PL. 12.
 2. THE BOUNDARY IN 1988, WHICH ZONING WAS ADOPTED, WAS THE SAME ORIGINAL BOUNDARY.
 3. CURRENT BOUNDARY POLYLINE DATED OCTOBER 1, 2019, RECORDED IN THE OFFICE OF THE COUNTY CLERK, JEFFERSON IN PG. 100 PG. 406.
 4. THE OUT BATES BOUNDARY ORIGINAL PLAT IN NOVEMBER 1979, ARE SHOWN BY FACED BLUE SHADING.
 5. PARKING COUNT - 93 REGULAR SPACES
18 HANDICAPPED SPACES
3 MOTORCYCLE SPACES
 6. THE BENCH PLAN IS PROVIDED FOR THE RECORD TO REZONE THE CLARENCE HOTEL PROPERTY, AND THE LOWE DRIVE ADJ. PROPERTY FROM RESIDENTIAL TO RESIDENTIAL-LIGHT INDUSTRIAL-COMMERCIAL (R/LC).



SKETCH PLAN FOR PROPOSED REZONING
THE FEDERAL GROUP, INC.
SHEPHERDSTOWN DISTRICT
T.M. 8 PARCEL 10.9 D.B. 807 PG. 489
JEFFERSON COUNTY, WEST VIRGINIA

ALPHA ASSOCIATES, INC.
ADDRESS: 535 W. RAND DRIVE
MARTINSBURG, WV 25401
PHONE: 304-264-0051
FAX: 304-264-0031
ATTN: ANDREW F. LOVE, JR.

REVISIONS

NO.	ITEM	DATE

PROJECT NO.: 2061003.00
DATE: 6/20/2023
SHEET NO.:
1 OF 1

SKETCH PLAN FOR PROPOSED REZONING

- PARCELS TO BE REZONED
- ORIGINAL VANTOL PROPERTY (1975) REMOVED BASE IN 1988 PARCELS TO REMAIN IN 1984
- OUTLINES TO PARCELS OTHER THAN THE FEDERAL GROUP, INC. FROM THE VANTOL/NEAPS PROPERTY AFTER 1988.
- OUTLINES FROM ORIGINAL BOUNDARY AFTER 1988
- ORIGINAL BOUNDARY DATED 1979; REMOVED BASE IN 1988

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