



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

File #: 24-1-cup
 Mtg. Date: 02/22/24
 Fee Paid: \$ 300

Email: zoning@jeffersoncountywv.org Phone: (304) 728-3228

Application for a Conditional Use Permit

Project Name

Double Tap Arms LLC

Property Owner Information

Name: William & Kristen McClain
 Business Name: Double Tap Arms LLC
 Mailing Address: 374 Lookout Mountain Ct. Harpers Ferry, WV 25425
 Phone Number: 540-333-5660 Email: w.mcclain@doubletaparmwv.com

Applicant Information

Name: William McClain
 Business Name: Double Tap Arms LLC
 Mailing Address: 374 Lookout Mountain Ct. Harpers Ferry, WV 25425
 Phone Number: 540-333-5660 Email: billjohn303@yahoo.com

Consultant Information

Name: _____
 Business Name: _____
 Mailing Address: _____
 Phone Number: _____ Email: _____

Physical Property Details

Physical Address: 374 Lookout Mountain Ct. Harpers Ferry, WV 25425 / Lot 135 Sheridan
 Parcel ID: (Tax District / Map No. / Parcel No.) 04009D01350000
 Parcel Size: .42 ac Project Size .42 ac Deed Book: 1200 Page No: 216

Zoning District (please check one)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Residential Growth (RG) | <input type="checkbox"/> General Commercial (GC) |
| <input type="checkbox"/> Industrial Commercial (I-C) | <input type="checkbox"/> Highway Commercial (HC) |
| <input type="checkbox"/> Rural (R)* | <input type="checkbox"/> Light Industrial (LI) |
| <input type="checkbox"/> Residential-Light Industrial-Commercial (R-LI-C) | <input type="checkbox"/> Major Industrial (MI) |
| <input type="checkbox"/> Village (V) | <input type="checkbox"/> Planned Neighborhood Development (PND) |
| <input type="checkbox"/> Neighborhood Commercial (NC) | <input type="checkbox"/> Office/Commercial Mixed-Use (OC) |

Provide the Land Use Designation (see Appendix C of the Zoning Ordinance).

Retail Sales and Service, General

For properties in the Rural Zoning District:

Is property located on a primary or secondary road? N/A

Yes No

Name of Road/Route Number: _____

RECEIVED

JAN 03 2024 *gjt*

JEFFERSON COUNTY PLANNING
 ZONING & ENGINEERING

Provide a detailed description of the proposed business (include information such as hours of operation, anticipated employee and/or customer visits, etc. A site sketch is required to be included with the application, delineating existing and proposed structures and parking areas, proposed signs, proposed landscaping, etc.

Double Tap Arms LLC would be a startup firearms business operated out my home garage. Hours of operation would be from 6:00 P.M. to 8:00 P.M. Monday through Saturday, excluding holidays. I would be the only employee. I anticipate 10 to 20 customers a month. Parking would be in my personal driveway and, if needed, on the sholder of the cul-de-sac. No signs woould be placed on the property. No landscaping is intended at this time.

Provide a detailed response to the following questions to show how the proposed business complies with the criteria in Section 6.3 of the Zoning Ordinance. Feel free to attach a separate sheet with responses.

1. How is the proposed use compatible with the goals of the adopted Comprehensive Plan (Section 6.3A.1)?

See Attached

2. How is the proposed use compatible in intensity and scale with the existing and potential land uses on surrounding properties? How will the proposed project mitigate potential threat to public health, safety, and welfare (Section 6.3A.2)?

See Attached

3. Describe how the proposed site development will be designed such that the use will not hinder nor discourage the appropriate development and use of adjacent land and buildings (Section 6.3A.3).

No further site development is needed. Business will be conducted inside of the attached garage and should not hinder nor discourage development and use of adjacent land and buildings. The limited hours of operation and adequate parking available in the driveway and shoulder of the cul-de-sac should limit the traffic impact.

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 seek a variance to modify them.

5. Commercial and Industrial Uses shall be in conformance with Section 8.9 of the Zoning Ordinance.

I am aware of the standards outlined in Section 8.9 of the Zoning Ordinance and will be in compliance.

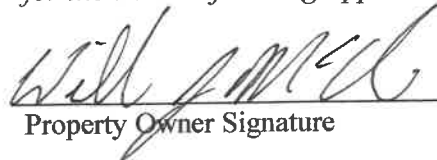
6. For properties in the Rural zoning district, roadway adequacy shall be assessed by the Comprehensive Plan's Highway Road Classification Map. If a rural parcel is not shown as commercial on the Future Land Use Guide or does not front on a primary or secondary road (as identified in the Comprehensive 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).

Trip Generation Data Attached

Not Applicable

The information given is correct to the best of my knowledge. Property Owner Signature Required.

By signing this application, I grant permission for County staff to walk onto the subject property to take photos for the Board of Zoning Appeals staff reports.

 01/02/24
Property Owner Signature Date

Property Owner Signature Date

Q: Provide a detailed response to the following questions to show how the proposed business complies with the criteria in Section 6.3 of the Zoning Ordinance.

- 1) How is the proposed use compatible with the goals of the adopted comprehensive plan (Section 6.3A.1)?**

At 136 pages, section 6.3A.1 is a lengthy and voluminous section of the Zoning Ordinance that is difficult to address point-by-point. Allowing this request would not have a negative impact on the health, safety and general welfare of the population of Jefferson Co. because no chemical or manufacturing processes are planned. Selling firearms and ammunition out of my personal home is a short-term plan until such time Double Tap can become a brick-and-mortar business that would aide in the growth and development of the County.

- 2) How is the proposed use compatible in intensity and scale with the existing and potential land use on surrounding properties? How will the proposed project mitigate potential threat to public health, safety and welfare (Section 6.3A.2)?**

Due to the limited hours of operation, no real impact on the existing and potential land use on surrounding properties will occur. The scale and intensity of operating the business outside of my home will be minimal and will be easily supported with the existing infrastructure.

