



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

File #: 24-5-CUP  
Mtg. Date: 07 / 25 / 24  
Fee Paid: \$ 550.00

Email: [zoning@jeffersoncountywv.org](mailto:zoning@jeffersoncountywv.org)

Phone: (304) 728-3228

**Application for a Conditional Use Permit**

**Project Name** Global Environmental building

**Property Owner Information**

Name: Global Environmental & Remediation, LLC  
Business Name: Same as above  
Mailing Address: 2632 S. Childs Road Kearneysville, WV 25430  
Phone Number: 304-279-5335 Email: Rjohnson@generalger.com

**Applicant Information**

Name: Raymond L. Johnson  
Business Name: Global Environmental & Remediation, LLC  
Mailing Address: 2632 S. Childs Road Kearneysville, WV 25430  
Phone Number: 304-279-5335 Email: Rjohnson@generalger.com

**Consultant Information**

Name: Andy DiManno Engineers & Consultants  
Business Name: Same as above  
Mailing Address: 61 Eagle School Road Martinsburg, WV 25404  
Phone Number: 304-263-0157 Email: Vreid@pc.dimaglo.com

**Physical Property Details**

Physical Address: 7367 Middleway Pike Kearneysville, WV 25430  
Parcel ID: (Tax District / Map No. / Parcel No.) 100' x 100' building Parcel ID: 07002000090001  
Parcel Size: 6.03 acres Project Size: 6.03 acres Deed Book: 1256 Page No: 678

**Zoning District (please check one)**

- |   |   |
|---|---|
| <input 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 checked="" 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).**

Contractor with Outdoor Storage

**For properties in the Rural Zoning District:**

Is property located on a primary or secondary road?

☒ Yes ☐ No

Name of Road/Route Number: Route 51

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.

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 attachment 1

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 attachment 1

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).

See attachment 1

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.

Raymond L. Johnson  
Property Owner Signature

6/21/2024  
Date

Property Owner Signature

Date





## Global Environmental & Remediation, LLC

2632 South Childs Road; Kearneysville, WV 25430

Phone: (304-279-5335) ♦ Rjohnson@generalger.com

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### Attachment 1

#### Section 6.3 Conditional Use Permit<sup>32</sup>

The Board of Zoning Appeals shall have the authority over the issuance or denial of a conditional use permit for uses listed as “Conditional Uses (CU)” in each zoning district. The Board shall have the authority to impose such reasonable conditions and restrictions as are directly related to and incidental to the proposed conditional use permit:<sup>2, 32</sup>

A. The Board shall consider each Conditional Use Permit request that is filed in accordance with this Ordinance and the procedural requirements of the Board of Zoning Appeals. The Board may require reasonable conditions or special requirements which allows for the proper integration of the proposed uses into the community and are directly related to and incidental to the proposed conditional use permit. The following General Standards shall be considered in approving or denying the CUP:

1. The proposed use is compatible with the goals of the adopted Comprehensive Plan.
  - There is an existing commercial building that presently exists on the property.
    1. The proposed use is a like commercial build, but larger in size. Many similarities already exist.
2. The proposed use is compatible in intensity and scale with the existing and potential land uses on the adjoining and confronting properties, and poses no threat to public health, safety and welfare.
  - The adjacent property on the west side is full of junk motor vehicles.
    1. This proposed use will be a huge improvement.
    2. There are residential adjacent properties.
      1. They are buffered on all sides by existing trees and foliage.
3. The proposed site development shall be such that the use will not hinder nor discourage the appropriate development and use of adjacent land and buildings.
  - Some development has already taken place on adjacent properties.
  - This property with an existing building already in place preceded the development of those properties.
    1. There appears to have been zero hindrances or discouragements when these properties were developed with residential dwellings.
  - In the event protests or such arise, Global will adequately address the concerns to a satisfactory level.

*Raymond L. Johnson*

Raymond L. Johnson



## Global Environmental & Remediation, LLC

2632 South Childs Road; Kearneysville, WV 25430

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### Narrative for 7367 Middleway Pike

To follow is a narrative for the proposed land use for the above-named property:

1. The property consists of 6.03 acres in a rural area.
  - a. There is an existing water well on the property.
  - b. A small septic system is proposed to be installed for the office restroom facilities.
    - i. There will be no shower or bath tub.
  - c. The proposed use of the land will be a 100' x 100' commercial building used to warehouse construction materials with a small office space.
  - d. There will be parking area for construction vehicles, equipment, and employee vehicles.
    - i. The smaller vehicles will be kept on the interior of the building.
    - ii. The number of employees is not expected to exceed five.
  - e. Hours of operation will be between 07:00 – 5:00 pm.
    - i. There is no constant flow of traffic in and out.
    - ii. The main movement activities are expected to be prior to 07:00 and shortly after 4:30 pm.
    - iii. There will be no frequent customers.
2. The property is bordered by the following properties with owners listed:
  - a. A north side adjacent property (20-10) is owned by Wesley and Kathleen Windle.
  - b. A north side adjacent property (20-10.3) is owned by Russel Davenport Estate.
  - c. An east side adjacent property (20.9.2) is owned by James and Karyn Hannum.
  - d. The south side is bordered by Middleway Pike (State Route 51).
  - e. A west side adjacent property (20-8.5) is owned by Bryan and Julie Montgomery.
  - f. A west side adjacent property (20-8.6) is owned by Gary and Beverly Boice.

*Raymond L. Johnson*

Raymond L. Johnson





# Jefferson County WV My Government Online Map

Jefferson County GIS/Addressing Office

Help

Parcel: 07002000090001

TD: 7 / Map: 20 / Pcl: 9.1

Deeded Owner: GLOBAL ENVIRONMENTAL &  
REMEDiation LLC

Owner Address: 2632 SOUTH CHILDS RD

City: KEARNEYSVILLE

State: WV

Zip: 25430

Deed Book/Page: [1256/678](#)

Description: 6.03 AC-CLARKE

Lot Size: 6.03

Tax Class: 3

Living Unit: 0

Year Built: 1990

Stories: 1

First Floor Area: 0

Rooms: 0

Bedrooms: 0

Full Baths: 0

Half Baths: 0

Attic:

Heat Type: Mods: ; ; ;

Fuel Type:

Heat System:

Last Sale Date: 30-Jan-12

Last Sale Amount: 40000

Tax Year: 2024

Bldg Appraisal: 3300

Land Appraisal: 117400

Total Appraisal: 120700

Bldg Assessed: 2000

