



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 #: 24-6-CUP
Mtg. Date: 07/25/24
Fee Paid: \$ 300.00

Email: zoning@jeffersoncountywv.org

Phone: (304) 728-3228

Application for a Conditional Use Permit

Project Name

Bakerton Market Event Space

Property Owner Information

Name: Kevin Cuellar

Business Name: Bakerton Central LLC (DBA Bakerton Market)

Mailing Address: 834 Carter Ave, Harpers Ferry, WV 25425

Phone Number: 3048766280 Email: info@bakerton.market

Applicant Information

Name: Kevin Cuellar

Business Name: Bakerton Central LLC (DBA Bakerton Market)

Mailing Address: 834 Carter Ave, Harpers Ferry, WV 25425

Phone Number: 3048766280 Email: info@bakerton.market

Consultant Information

Name: None

Business Name:

Mailing Address:

Phone Number: Email:

Physical Property Details

Physical Address: 834 Carter Ave, Harpers Ferry, WV 25425

Parcel ID: (Tax District / Map No. / Parcel No.) 4 - Harpers Ferry District 003A 0023

Parcel Size: 0.653 Acres Project Size .3 Acres Deed Book: 984 Page No: 102

Zoning District (please check one)

☐ Residential Growth (RG)

☐ Industrial Commercial (I-C)

☐ Rural (R)*

☐ Residential-Light Industrial-Commercial (R-LI-C)

☒ Village (V)

☐ Neighborhood Commercial (NC)

☐ General Commercial (GC)

☐ Highway Commercial (HC)

☐ Light Industrial (LI)

☐ Major Industrial (MI)

☐ Planned Neighborhood Development (PND)

☐ Office/Commercial Mixed-Use (OC)

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

Special Event Facility

For properties in the Rural Zoning District:

Is property located on a primary or secondary road?

☐ Yes ☐ No

Name of Road/Route Number: _____

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.

Please review attached PDF for detailed description and sketches with proposed fencing and parking areas.

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*)?

The comprehensive plan establishes initiatives for revitalizing community oriented areas within Villages. This proposal aims to give the Bakerton community a space to gather on a continuous basis to feel more engaged.

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*)?

The proposed use considers the intensity and scale by minimizing the designated areas and focusing on small gathering events or family & community oriented events.

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*).

The minor development will consist of fencing for designated areas.

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.

12. Cullen
Property Owner Signature

6/28/24
Date

Property Owner Signature

Date

Bakerton Market

- Parcel ID 04-3A0023 –
Commercial land lot .63 acres
- Parcel ID 04-3A0026 –
Commercial lot with retail store
.25 acres



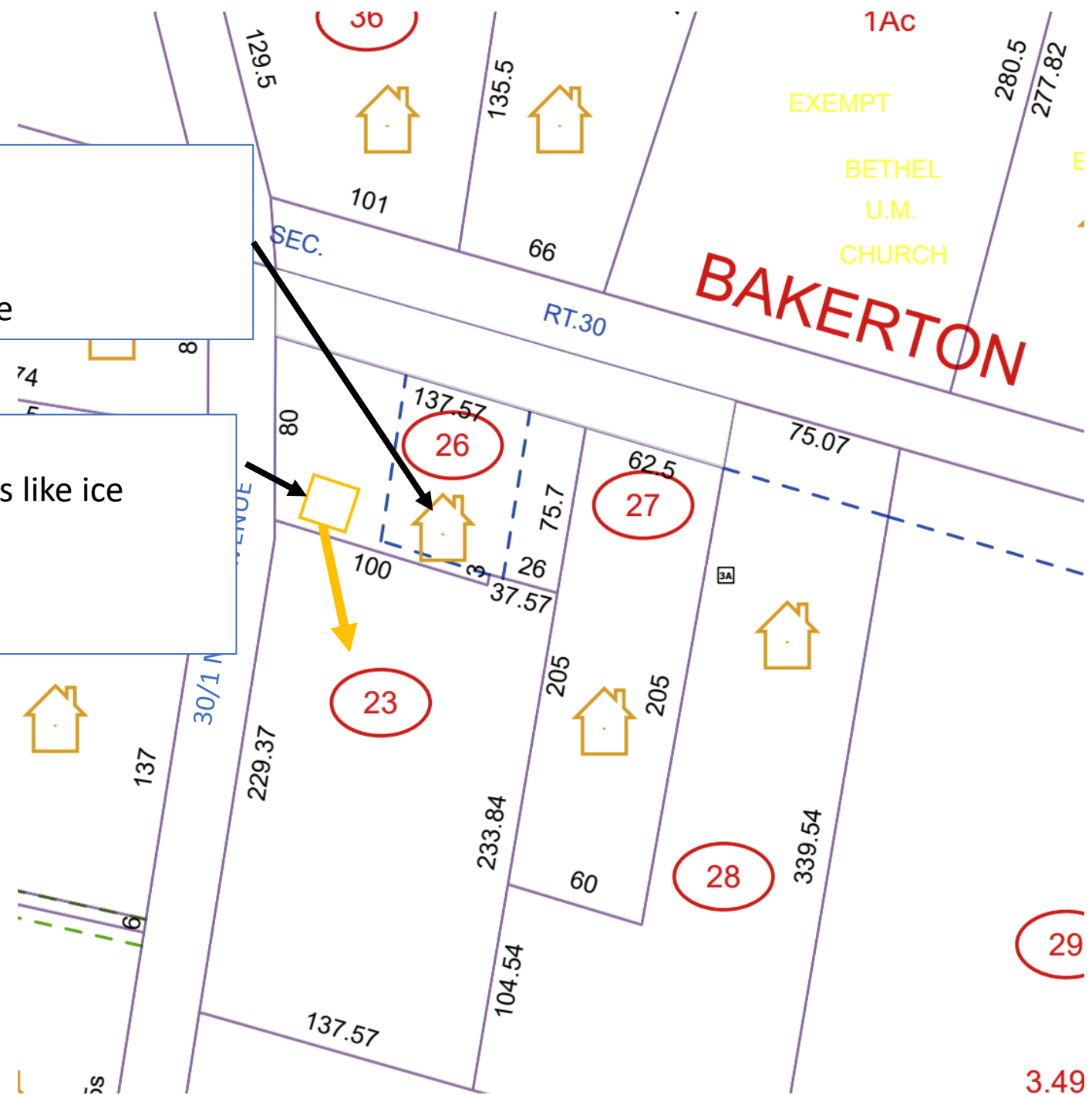
Current Use of Property

Main Building

- Bakerton Market
- Grocery Store
- Off-Prem License to sell beer & wine

Secondary building

- Used to serve concession food items like ice cream and cold drinks today.



View of back lot from Secondary building



View of front of Secondary building



View of back of Secondary building

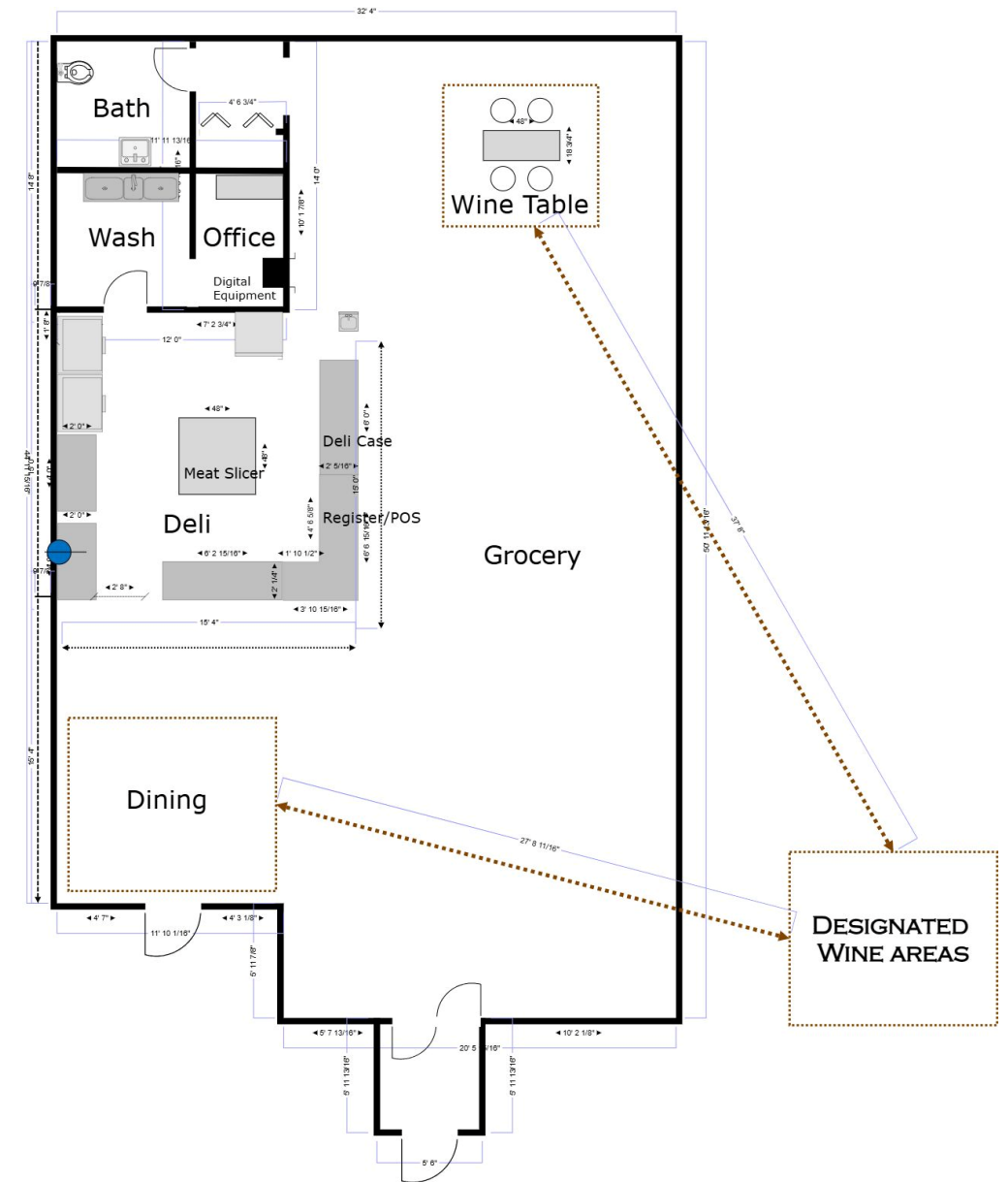


Main Building On-Prem Designated Area

- As a wine specialty shop, the request is to allow guests to purchase wine in the store and self-serve in the designated dining areas with the purchase of food.
- The CUP will also be used to host wine related events, such as food pairings, wine & paint classes

Main Building On-Prem Designated Area

- Designated areas for self-serve will be in the dining area and the wine table that also is utilized for wine tastings



Secondary Building + Backlot Structures

The plan is to setup fencing for the designated outdoor spaces. Within the fencing will be:

- Picnic tables
- umbrellas
- Portable tents
- Portable movie screens
- Outdoor games (cornhole boards)

Secondary Building + Backlot - Events

We will establish an Event calendar to host

- Annual/Quarterly events - Flea Markets, car shows, community events (e.g., dances)
- Weekly events - Movie nights, yard game nights

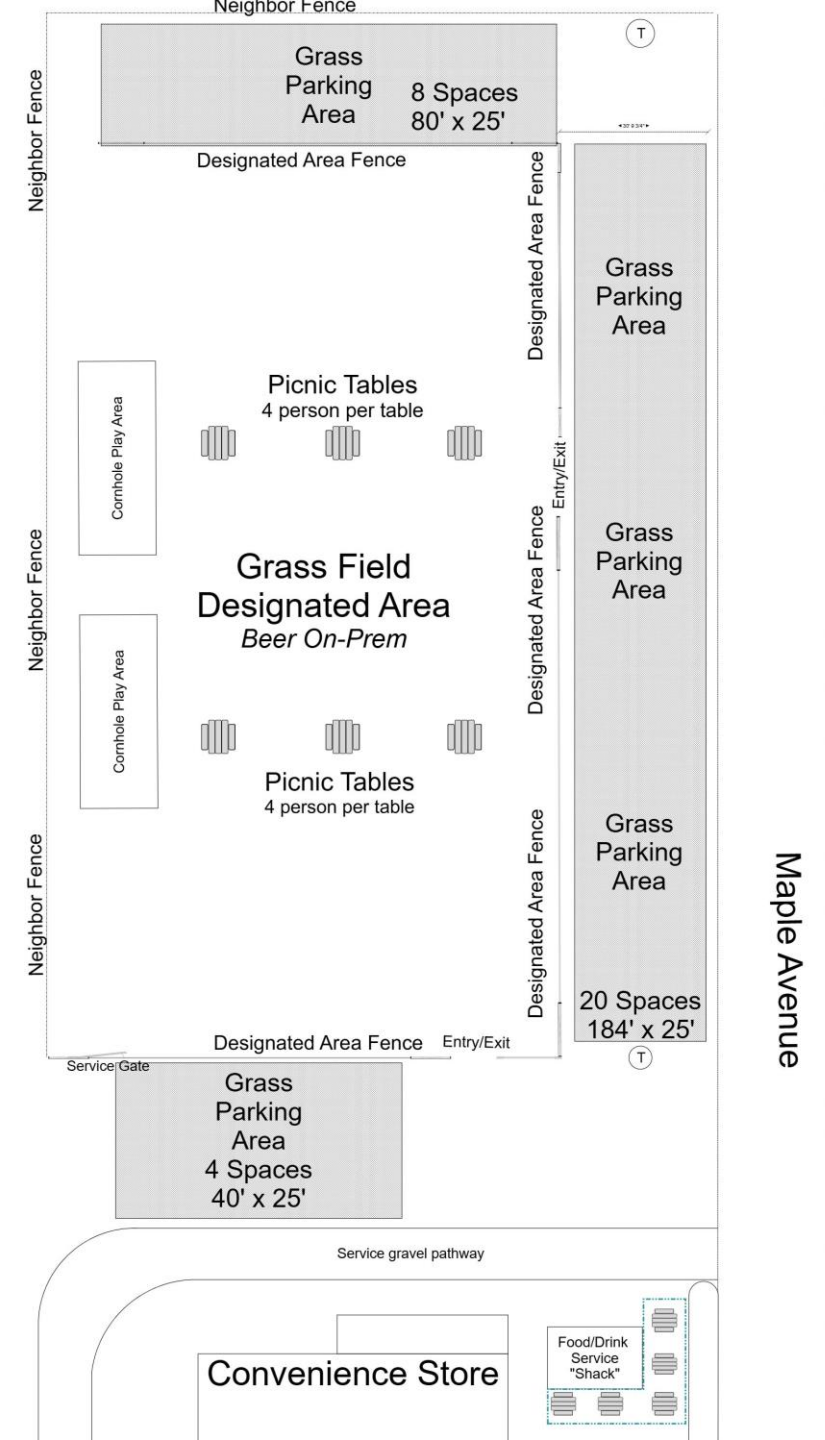
Maximum number of events per week: 3

Example: Cornhole weekly Thursday night league play, Friday Movie Nights, Saturday annual Bakerton Days festival)

Maximum anticipated number of guests: 50

Secondary Building + Backlot - Events

- Designated area for beer consumption is located in Grass Field + fenced in area around the “Shack”



Signage

- Existing Bakerton Market signage attached to the front of the main building will be used.
- There are no plans to create new signage for the event space