



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 #: 24-7-CUP
 Mtg. Date: 10/24/24
 Fee Paid: \$ 450.00

Email: zoning@jeffersoncountywv.org

Phone: (304) 728-3228

Application for a Conditional Use Permit

Project Name EXECUTIVE EMERGENCY LIGHTING

Property Owner Information

Name: RAY MUTH
 Business Name: EXECUTIVE EMERGENCY LIGHTING
 Mailing Address: 21 Southawn Lane, SHEPHERDSTOWN WV 25443
 Phone Number: 304-870-4420 Email: RAYMUTH.EEL@GMAIL.COM

Applicant Information

Name: RAY MUTH
 Business Name: EXECUTIVE EMERGENCY LIGHTING
 Mailing Address: 21 Southawn Lane, SHEPHERDSTOWN, WV 25443
 Phone Number: 304-510-795-1099 Email: RAYMUTH.EEL@GMAIL.COM

Consultant Information

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

Physical Property Details

Physical Address: 21 Southawn Lane, SHEPHERDSTOWN, WV 25443
 Parcel ID: (Tax District / Map No. / Parcel No.) 09014 BWAT10000
 Parcel Size: 2.40 AC Project Size 1200 SQ. FT Deed Book: 1211 Page No: 453

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's Office w/ 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: Rt 480 Access off Southawn Lane

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.

The proposed Building will be 1200 sq. feet expansion. This will allow usable Bay Area's to better meet the needs of our customers. No increase in employees, just more usable work space. This also allows for the vehicles to mostly always be inside structure. We will continue to have adequate parking as the area for expansion is where the vehicles to be worked on is sitting currently

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 proposed expansion will not change the use of the area around the property. The expansion will blend into the existing building. While adding this expansion a re-make of the outside of the building to make look newer proposed

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 additional indoor space will allow locked indoor area for emergency vehicles while being worked on.

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 addition will be in an area already used for storage and parking and will just allow the vehicles to be inside & secure

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.

 9/25/24
Property Owner Signature Date

Property Owner Signature Date

FLY LINE BARRIER

Current 30x50

Apron

Current Apron 1
30x40

Proposed 30x40

Dumpster

Proposed
Entrance
for
Dumpster

DITCHLINE

Southpaw Lane

Current office

Current Shop

Parking Area

Entrance

