



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 #: 25-1-CUP
Mtg. Date: 1 / 23 / 25
Fee Paid: \$ 375 CAU

Email: zoning@jeffersoncountywv.org

Phone: (304) 728-3228

Application for a Conditional Use Permit

Project Name

Rc Auto Service

Property Owner Information

Name: Corey Ramey

Business Name: The Country Store

Mailing Address: 4360 Sulphur Springs Rd Kearneysville Wv 25430

Phone Number: 6812420036 Email: crameysr08@gmail.com

Applicant Information

Name: Corey Ramey

Business Name: Rc Auto Service

Mailing Address: 4360 Sulphur Springs Rd Kearneysville Wv 25430

Phone Number: 6812420036 Email: crameysr08@gmail.com

Consultant Information

Name:

Business Name:

Mailing Address:

Phone Number: Email:

Physical Property Details

Physical Address: 4360 Sulphur Springs Rd Kearneysville Wv 25430

Parcel ID: (Tax District / Map No. / Parcel No.) Middleway/// 19-07-0012-0002-0002

Parcel Size: 1.0 acre Project Size Deed Book: 1282 Page No: 458

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).

Rural

For properties in the Rural Zoning District:

Is property located on a primary or secondary road?

☒ Yes ☐ No

Name of Road/Route Number: Sulphur Springs Rd

RECEIVED

DEC 10 2024

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.

The Country Store has three employee's business hours are 6am-9pm Monday thru Saturday, Sunday 8am-8pm

Rc Auto Service the hours would be Monday thru Saturday 8am-5pm, Auto repair would be contained and conducted inside of the existing metal framed garage. Parking would use existing gravel driveway area, would like to put in a pole sign to include store and auto repair at the front right corner of property. There will be three employees for Rc Auto as well.

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*)?

Proposed use of the property will not affect surrounding properties value

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*)?

I feel as if it compatible for use being all repair work will take place inside of a steel building with a concrete floor. There will be no threat to public safety, health or welfare.

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 proposed use will be conducted inside of my property lines and would not affect any of the surrounding neighbors. With the current property use and proposed use I feel as if it will help the community grow and support my family.

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.

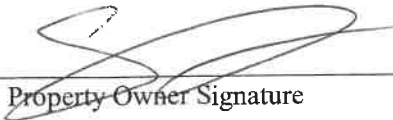
6. For properties in the Rural zoning district, roadway adequacy shall be assessed by the Comprehensive Plan's Highway Road Classification Map. If a rural parcel is not shown as commercial on the Future Land Use Guide or does not front on a primary or secondary road (as identified in the Comprehensive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


Property Owner Signature

12-10-24
Date

Property Owner Signature

Date

FARM FIELD

TREES

Sulphur Springs rd

Sign for Store:
AUTO REPAIR

4360 Sulphur Springs rd

4378 Sulphur Springs rd



Drive way

Drive way
4378

Mobile Home PARKING

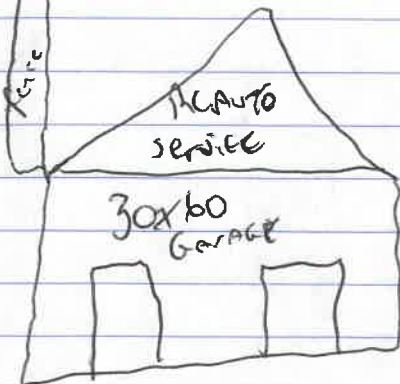
Mobile Home 4378

NEW
GATE
EVALUANCE

Clear
PAX

Proposed request to
USE for Commercial
AUTO REPAIR

4378 would like
to ADJOIN TO 4360 for
Commercial USE



PARKING
AREA
CURRENTLY
GRASS

FENCE

EXISTING FENCE

Proposed NEW FENCE LINE

4360 : 4378 Sulphur Springs rd Adjoining neighbors

4340 Sulphur Springs rd KEARNEYVILLE MO 25430
Corey Ramey / OWNER

SETH P. SHZMAN

1287 Archer rd KEARNEYVILLE MO 25430
Borders 4378 Sulphur Springs rd

STEPHEN R. : STEPHANIE E. WALDRON

1255 ARCHER RD KEARNEYVILLE MO 25430
Rear Border of 4360 : 4378 Sulphur Springs rd

4183 Sulphur Springs rd KEARNEYVILLE MO 25430
153.52 Acres Across the roadway OWNED BY
DONALD D. FREMSTAD : JOSEPHINE M. FREMSTAD

No other Adjoining neighbors do these properties.