



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 #: 25-2-CUP
Mtg. Date: 1/23/25 CAU
Fee Paid: \$ 375.00
12/11/24
Check #192
Phone: (304) 728-3228

Email: zoning@jeffersoncountywv.org

Application for a Conditional Use Permit

RECEIVED

DEC 11 2024

Project Name

QRF Solutions K9 Conditional Use Permit

Property Owner Information

Name: Nicholas Russo & Alice Davenport
Business Name: QRF Solutions K9 LLC
Mailing Address: 1899 Trough Rd Shepherdstown WV 25443
Phone Number: 631-335-9654 Email: qrfsolutionsk9@outlook.com

JEFFERSON COUNTY PLANNING
ZONING & ENGINEERING

Applicant Information

Name: Nicholas Russo and Alice Davenport
Business Name: QRF Solutions K9 LLC
Mailing Address: 1899 Trough Rd Shepherdstown WV 25443
Phone Number: 631-335-9654 Email: qrfsolutionsk9@outlook.com

Consultant Information

Name: N/A
Business Name: _____
Mailing Address: _____
Phone Number: _____ Email: _____

Physical Property Details

Physical Address: 1899 Trough Rd Shepherdstown WV 25443
Parcel ID: (Tax District / Map No. / Parcel No.) 19-09-0009-0007-0006
Parcel Size: 10 acre Project Size 1 acre Deed Book: 1301 Page No: 452

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).

112 - Active Farm

For properties in the Rural Zoning District:

Is property located on a primary or secondary road?

☐ Yes ☐ No

Name of Road/Route Number: Trough Rd

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.

For FFL related business we will have a by-appointment policy. See attached for site sketch.

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).

See Attached

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

12/11/2024
Date

Property Owner Signature

Date

1. How is the Proposed Use compatible with the goals of the adopted Comprehensive Plan?

The proposal is to provide support for an existing reputable business in Jefferson County known as QRF Solutions K9 LLC. This is a dog training facility located in Shepherdstown for pet owners and working dogs. It has supported and help train pet owners and municipality k9s in the surrounding areas as well as other states including Georgia, Missouri, Maryland, Pennsylvania and North Carolina. QRF Solutions K9 LLC holds an active FEL and the Principal of the business lives on the property. The subject parcel is 10 acres and is covered in trees and farmland with the exception for the area around one house and accessory structure. The house and accessory structure are both addressed from 1899 Trough Rd Shepherdstown and are well internal to the site. The owner is seeking a CUP on *1 acre of the 10 acres around the approximately 3,000 square foot house and accessory structure*. The property is served by one existing driveway that leads to 1899 address as well as 1895 Trough Rd that only has right of way.

In the future, this will allow us to enhance our already known working relationship with *local government municipalities by sourcing them certain products they would need*. We would also like to do by appointment only gunsmithing and firearm pickup for local civilians.

The Envision Jefferson County 2035 Comprehensive Plan supports commercial uses and businesses that the County deems compatible by Conditional Use. This proposed use has been deemed to be an acceptable Conditional Use by the Zoning Ordinance and all other similar operations in more residential areas have been approved by the Board. As such, it is a considered a permitted use as approved by the Board of Zoning Appeals with conditions if necessary.

The Comprehensive Plan addresses Rural Area Land Use both as it relates to Agricultural Land mostly West of the Shenandoah River and the Mountain area East of the Shenandoah River. Nearly all of the Rural Land Use Planning Recommendations in this section of the Plan pertain to Agriculture or Residential Uses and Farm Related Business expansion on Farms. In this section of the Plan, it does promote 'Artisan' businesses in the Rural Zone. Certainly, the custom work on firearms can fall under this category.

Recommendation 3 of the Rural Land Use Planning Recommendations on Page 39 of the Plan can be broadly applied for this use:

3. "Revise existing Jefferson County land use requirements and site plan standards to reduce regulatory barriers related to agricultural and/or **artisan operations**."

- a. **Revise local regulations to balance production and marketing of artisan or agricultural products on-site**, considering the individual use, size, and scale of the operation as appropriate to the property site”.

There are however several recommendations that deal with the expansion of County Businesses and the Rural Economy in Jefferson County:

Recommendations:

Economic Development Recommendations, Page 70:

5. Create a business friendly environment in Jefferson County.

- a. Streamline the State licensing of various business enterprises by providing regional or satellite offices in Jefferson County (page 70 Economic Development Recommendation)

Rural Economy Recommendations, Page 77, 78 and 79:

5. Amend the Zoning and Land Development Ordinance to permit additional nonresidential rurally compatible uses.

- b. Amend local land use regulations to permit non-agriculturally related commercial uses by the Conditional Use Permit (CUP) process in the Rural zone if the use is agriculturally and rurally compatible in scale and intensity, poses no threat to public health, safety, and welfare, and if the use helps to preserve farmland and open space and continue agricultural operations.

8. Coordinate with key agricultural and rural stakeholders to identify ways to **expand marketing and value added production activities for farmers and artisans on their properties in rural areas of Jefferson County.**

- a. Amend existing regulations in order to identify and **facilitate ways to allow the sale of items** grown, processed, **crafted, or manufactured in Jefferson County** on farms other than the farm where the product originated.
- b. Develop a streamlined process for such uses when there are minimal impacts to surrounding neighbors.

9. Collaborate with the local artisan community and Jefferson Arts Council to review and amend the local land use regulations **to promote and enhance the viability and livelihood of artisans in the rural areas of Jefferson County.**

- a. Encourage local non-profit organizations and local and regional economic development agencies to create a regular forum where all County artisans, businesses, and members of the non-profit and arts communities can meet to network and collaborate.
- b. **Work to improve connections between County businesses and artisans that may have products and services that can be sold in local stores or other businesses.**

There is also narrative in the Rural Economy section that also supports this type of business in the rural area including the following statement on page 72:

“The County’s citizens benefit from the proximity of rural based activities and services and the rural enterprises benefit from nearby markets for goods and services. With this potential, the rural areas of Jefferson County should be seen as ripe for investment and reinvestment.”

Accordingly, the use of the existing house and land would allow an important Jefferson County Business to expand, as well as to allow it to source its commodities from a location in the county. *The expansion of this business on this property is compatible with the Envision Jefferson 2035 Comprehensive Plan.* This aspect of the business is very much a rural based business that is the primary type of business that is promoted by the Plan in the Rural District. The existing house and accessory buildings are internal to the 10 acre property and will be the center of the 1 acre portion included in the application. Any additional buildings that may need to be constructed in the future will follow the existing rules for site planning if applicable, but this application for Zoning Conditional Use Permit wanted to address (and be permitted for) all of the uses listed on the form and included in the ATF Application as presented to the Office.

2. How is the proposed use compatible in intensity and scale with the existing and potential land uses on surrounding properties, and poses no threat to public health, safety and welfare?

This CUP Application is a request to use the existing house/building for an ATF Regulated Use, which requires permits and inspections, on an over 10 acre property that will be limited to 1 acre. The building and area is located in a rural area that is served by an existing long driveway. The immediate intended use is for gunsmithing and custom manufacturing and storage operation and sourcing materials for k9 scent detection that is intended to serve the existing QRF Solutions K9. Again, all operations will be under the ATF

purview. Similar uses have been approved by the Board for Conditional Use Permits as required. This application just wants to be transparent so that further zoning processing is not needed with further expansion.

Many of the customers of the intended use and QRF Solutions K9 LLC are from this area of the county. While this will allow local sourcing and storage of some of the products that feed into the existing K9 operation, even if the use is expanded to retail, much of the users *are anticipated to be served from the area. The location of the building and 1 acre around the building* is farm land with not many neighbors. The use is minimal and is supported by the plan and there will be little to no clearing or earthwork associated with the existing site. If additional buildings are later added, they will meet the site planning regulations as appropriate or otherwise receive. If additional buildings are later added, they will meet the site planning regulations as appropriate or otherwise receive Planning Commission Approval. It is in an area that is already screened. There will not need to be additional parking, as there is an area for parking for the anticipated several employees. Any new parking that may be needed if there is an expansion will be addressed by the Planning Department and Planning Commission. No additional site improvements are anticipated at this time other than maintenance of the existing drives as appropriate.

Generally, there will not be a large volume of business or traffic associated with the use initially, but may expand later and be addressed. Gunsmithing and Custom Assembly/Manufacturing our ATF associated terminology, but most of the businesses approved included those in the ATF licenses for the previously approved CUPs. This area is rural, and the use is very rural in nature. Again, even if a retail component is added later, it is anticipated that the business will be generated from local area residents.

In terms of public health, safety and welfare, this area of the county, as well as all of the rural areas of the County, are used heavily for hunting and discharging of weapons as the Constitution allows under the Second Amendment. Providing a location for gunsmithing and customizing (and even sales) by an already proven and successful local business and owner, would allow a closer and safer source for such supply. The existing QRF has the proper permits and has been operational in Jefferson County for some time under the regulation of ATF. The expansion of the business and services to this site will not only allow economic growth for the County, but it allows for the expansion to remain in Jefferson County. The Plan supports the expansion of existing businesses in the County.

Furthermore, as already indicated, the use will be limited to an internal 1 acre of a 10 acre site and all of the uses will be permitted and monitored by the ATF, among other agencies (Local, State, and Federal).

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?

Neither the proposed immediate use, nor the listed potential uses of the site under this CUP will have any impact on the potential for development or use of the adjacent land or buildings.

4. Highway Problem Area Map and Anticipated Trip Generation:

The Highway Problem Area Map from the Envision Jefferson 2035 Comprehensive Plan is attached since the property is not on a Primary Road. There are no scheduled daily shipments and currently there are no employees. Per the West Virginia Annual Average Daily Traffic (AADT) Map there is no data about traffic or daily trips on the segment of Trough Rd where QRF Solutions K9 LLC is located.

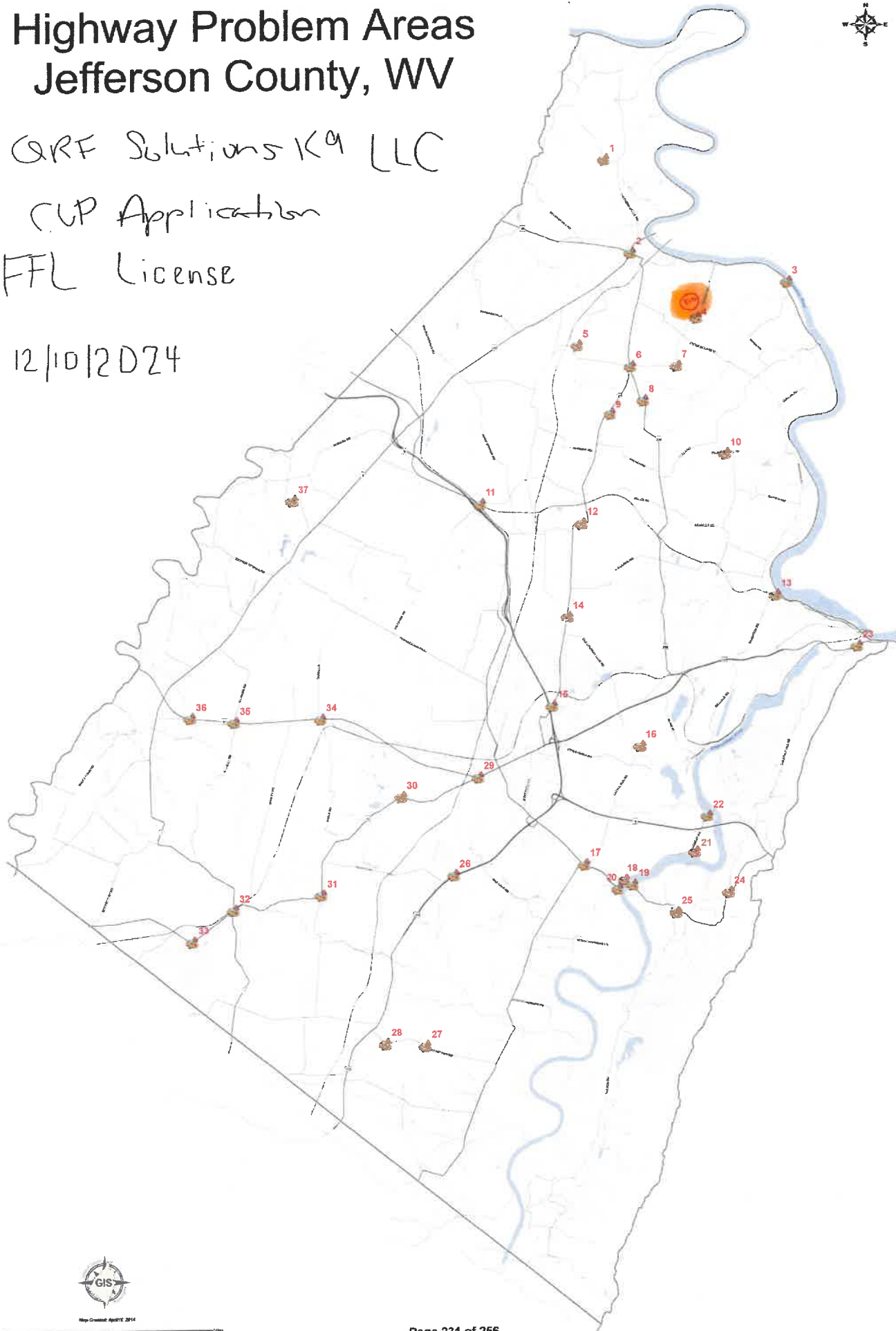
Highway Problem Areas Jefferson County, WV

QRF Solutions K9 LLC

CUP Application

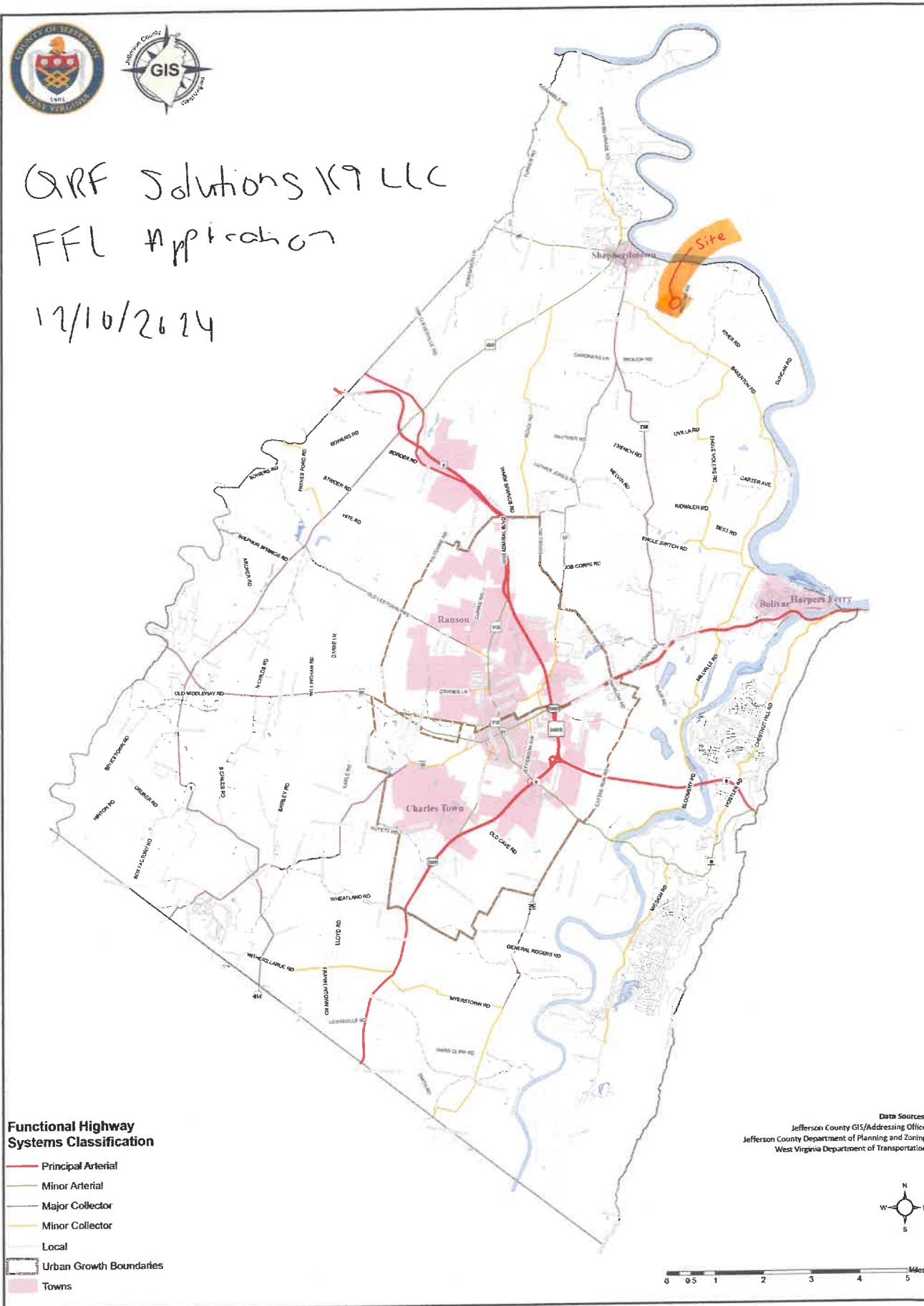
FFL License

12/10/2024





GRF Solutions K9 LLC
FFL Application
12/10/2024



Roadway Classification Map Envision Jefferson 2035

List of Neighboring Properties

Gregory Mason

1895 Trough Rd.

Shepherdstown WV 25443

Casey Warriner Brassfield

1869 Trough Rd.

Shepherdstown WV 25443

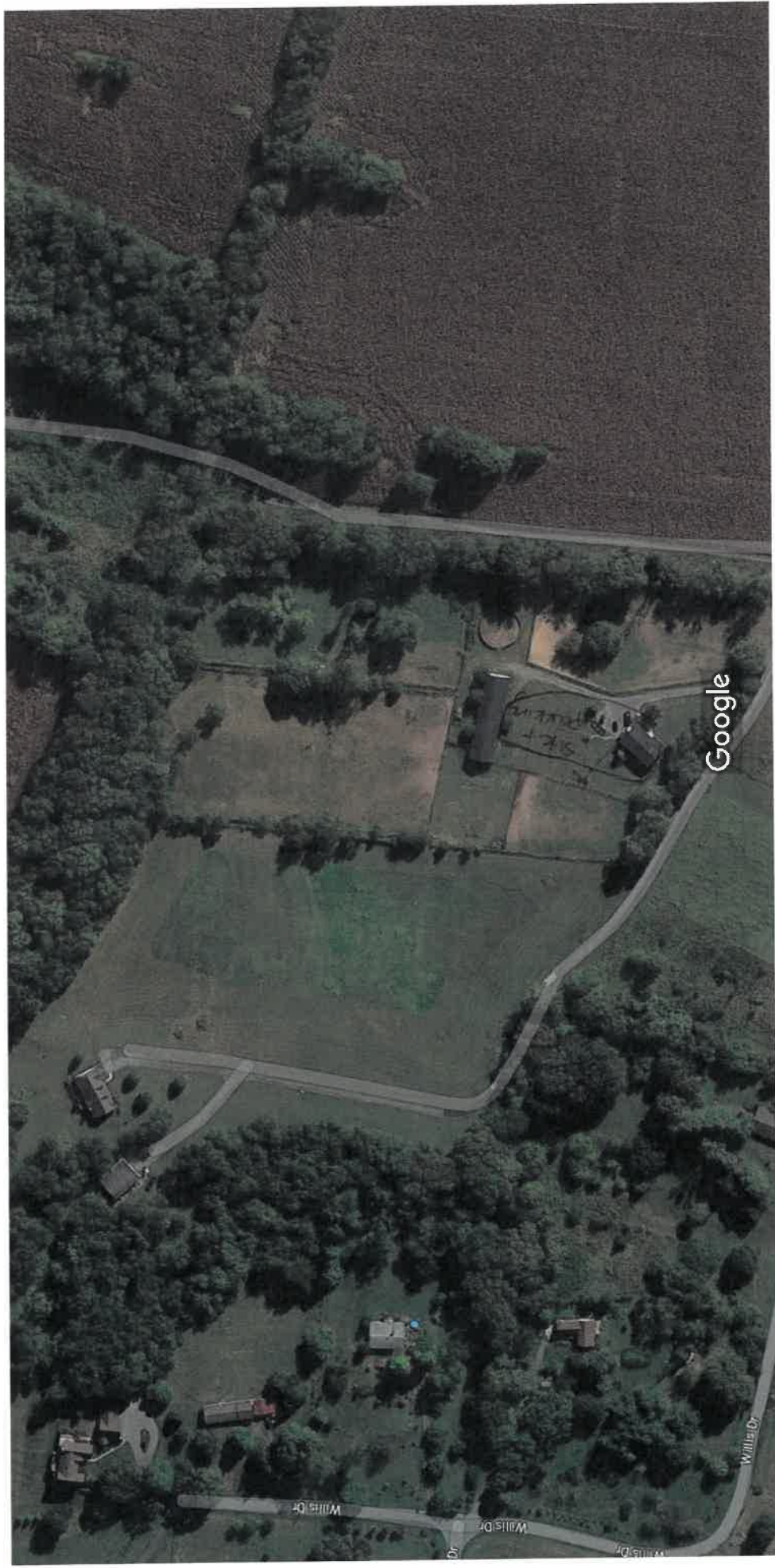
Julie (Kentle)

Jefferson HLC (owner)

1901 Trough Rd.

Shepherdstown WV 25443

Google Maps 1899 and 1895 Trough Rd



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