



Jefferson County, West Virginia
Department of Engineering, Planning and Zoning
Office of Planning and Zoning
116 E. Washington Street, 2nd Floor
Charles Town, West Virginia 25414

File #: 25-1-2
Fees Paid: \$ 3,900

Email: planningdepartment@jeffersoncountywv.org

Phone: (304) 728-3228

Zoning Map Amendment (Rezoning)

A Zoning Map Amendment shall process in accordance with Article 12 of the Zoning Ordinance.*

A complete petition, and related fees, shall be submitted to the Office of Planning and Zoning for placement on the Planning Commission agenda at least two (2) weeks prior to the meeting date at which the petition will be presented. A copy of the application shall be submitted to the County Commission Office for inclusion on the County Commission Agenda at least one week prior to the County Commission meeting date.

Property Owner Information

Owner Name: IG TOTONJI HOLDING, LLC
Business Name: _____
Mailing Address: 505 HUNTMAR PARK DR STE 245, HERNDON, VA 20170
Phone Number: _____ Email: _____

Applicant Contact Information

Applicant Name: GOLDEN EAGLE GROUP, INC. Same as owner: ☐
Business Name: _____
Mailing Address: 505 HUNTMAR PARK DR STE 245, HERNDON, VA 20170
Phone Number: (703) 787-0426 Email: iktotonji@goldeneaglegroup.net

Consultant Information

Consultant Name: BROOKE PERRY
Business Name: INTEGRITY FEDERAL SERVICES, INC.
Mailing Address: 148 S. QUEEN STREET, SUITE 201, MARTINSBURG, WV 25401
Phone Number: (304) 725-8456 Email: bperry@ifs-ae.com

Physical Property Details

Physical Address: FLOWING SPRINGS RD (Rt. 17) Vacant Lot: ☒
Parcel ID: (Tax District / Map No. / Parcel No.) Charles Town District 2, Map 3, Parcel 9.4
Parcel Size: 31.48 acres Deed Book: 1192 Page No: 436

Current 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) |

Proposed Zoning District: Residential Growth (RG)

*Pursuant to Article 12, a Zoning Map Amendment is a procedure to amend the official Zoning Map of the County by changing the zoning designation of a property. In order for a proposed amendment to be approved, the County Commission, with the advice of the Planning Commission, must find that the amendment is consistent with the adopted Comprehensive Plan, or if it is inconsistent, must make findings in accordance with the requirements of 8A-7-8 et seq of the WV State Code.

Substantiation for the Request

For a Zoning Map Amendment (rezoning) request, the "burden of proof" is on the applicant to show why the proposed zoning is more appropriate than the existing zoning. Accordingly, please explain how the following factors support your proposal.

Describe your proposed use/project and describe why this Zoning Map Amendment is necessary for the proposed use (and/or project) described.

SEE ATTACHED

Describe how this Zoning Map Amendment will be consistent with the objectives and policies of the Comprehensive Plan.

SEE ATTACHED

Discuss any change(s) of transportation characteristics (i.e. type and frequency of traffic, adequacy of existing transportation routes), and neighborhood characteristics from when the original Ordinance was adopted.

SEE ATTACHED

A plat or sketch shall include the entire original parcel as it appeared on the date the Zoning Ordinance took effect. The property proposed for development shall be drawn to a reasonable scale (eg. 1" = 50', 1" = 100', or 1" = 200'). The sketch plan shall show, in simple form, the proposed layout of lots, parking areas, recreational areas, streets, building areas, and other features in relation to each other and to the tract boundaries. Contour lines, as shown on the appropriate U.S.G.S. Topographic Quadrangle Map or other data source approved by the Department, should be superimposed on the sketch plan. The source of all contour lines shall be noted on the plan. Natural features such as woods, watercourses, prominent rock outcroppings, sinkholes, and quarries shall be delineated.

The information given is correct to the best of my knowledge. Property Owner Signature Required.

IG Totonji, LLC

Property Owner Signature _____ Date 5/1/25
Igor K Totonji
Member

Property Owner Signature _____ Date

REQUEST FOR ZONING MAP AMMENDMENT

GHAZWA'S FOREST

RURAL DISTRICT (R) TO RESIDENTIAL GROWTH (RG) DISTRICT



Jefferson County, West Virginia
Charles Town District (02)
Tax Map 3, Parcel 9.4
Deed Book 1192, Deed Page 436
± 31.48 acres

May 6, 2025

Property Owner:	IG Totonji Holding, LLC
Developer:	Golden Eagle Group, Inc.
Consultant:	Integrity Federal Services, Inc. Brooke Perry, Planning Manager bperry@ifs-ae.com

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Table of Contents

Part I Introduction

Part II Executive Summary

Part III Substantiation for the Request

SUPPLEMENTAL INFORMATION

Exhibit 1 – 1988 vs Present Day Aerial

Exhibit 2 – Existing Conditions

Exhibit 3 – Ghazwa's Forest Concept Plan, 2025

Exhibit 4 – Daniel's Forest Preliminary Plat, 2007 (*expired*)

Exhibit 5 – Existing vs Proposed Land Use & Zoning

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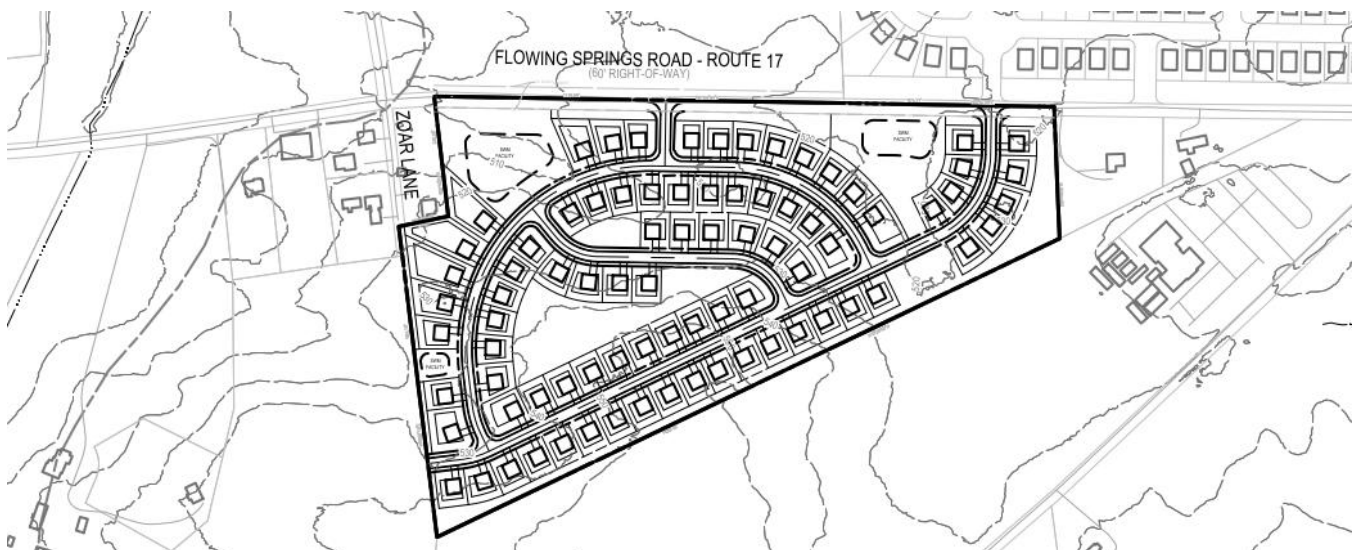
I. INTRODUCTION

This report has been prepared on behalf of Golden Eagle Group, Inc. for the formal request for a Zoning Map Amendment (rezoning) regarding the subject parcel owned by IG Totonji Holding, LLC and identified as District 2, Tax Map 3, Parcel 9.4. The subject parcel is located along Flowing Springs Road (Rt. 17) and contains approximately ± 31.48 acres. This property is known as Daniel's Forest Lot 1B. The future development of this parcel will here forth be referred to as Ghazwa's Forest.

Pursuant to Article 12, a Zoning Map Amendment is a procedure to amend the official Zoning Map of the County by changing the zoning designation of a property. In order for a proposed amendment to be approved, the County Commission, with the advice of the Planning Commission, must find that the amendment is consistent with the adopted Comprehensive Plan, or if it is inconsistent, must make findings in accordance with the requirements of 8A-7-8 et seq of the WV State Code.

The requested rezoning from Rural (R) to Residential Growth (RG) is based upon consistency with the newly adopted Jefferson County 2045 Comprehensive Plan (adopted February 25, 2025) and the property's location within the Shenandoah Junction Preferred Growth Area (PGA). Currently, the subject parcel is located in the Rural (R) zoning district. The Property Owner proposes to rezone the entire $31.48 \pm$ acres to the Residential Growth (RG) zoning district to allow for the highest and best use of the parcel as transportation patterns have changed and the availability of public utilities has expanded. The applicant proposes single family residential use of the site utilizing existing public water and sewer infrastructure.

The following analysis follows the format of the Zoning Map Amendment Application, and the respective questions have been included for context. The following sections of this report are formatted as follows: (II) Executive Summary, and (III) Substantiation for the Request. Supplemental documentation, including but not limited to, an updated 2025 concept plan and the 2007 preliminary plat are also included to provide the Commission with full and complete information for their consideration.



II. EXECUTIVE SUMMARY

The parcel that is subject to this Zoning Map Amendment request is identified as District 2, Tax Map 3, Parcel 9.4. The subject parcel is located along Flowing Springs Road (Rt. 17) and contains approximately \pm 31.48 acres. This property is historically known as Daniel's Forest Lot 1B. The proposed community on Daniel's Forest Lot 1B will here forth be known as Ghazwa's Forest. It is currently under the ownership of IG Totonji Holding, LLC and is proposed for a Zoning Map Amendment by Golden Eagle Group, Inc.

The property is currently zoned Rural (R), and the Applicant is seeking a map amendment to the Residential Growth (RG) District. This map change is consistent and compatible with the 2045 Comprehensive Plan due to its location within the Shenandoah Junction Preferred Growth Area (PGA), adjacency to the Residential Preferred Growth Area, and adjacency to property zoned Residential Growth. It is also positioned just outside the Ranson Urban Growth Boundary (UGB), which is designated as a Future Urban Area by the Future Land Use Map.

There have been significant changes in this area since the Jefferson County Zoning Ordinance was adopted in 1988, but this parcel has retained its original zoning designation from that date. The changes include the availability of public water and sanitary sewer service, and the development of the Route 17 (Flowing Springs Road) corridor, which includes the Shenandoah Junction Preferred Growth Area.

A previous Development Plan was approved for the development of Daniel's Forest (Lots 1B & 1A) in 2007. This plan has since expired due to unfavorable market conditions during the housing crash circ. 2008. The aforementioned Daniels Forest Preliminary Plat (Exhibit 4, attached) included the subject parcel of this rezoning (Lot 1B – 31.48 acres) as well as a larger parcel (Lot 1A – 70.47 acres) that is located on the opposing side of the Rt. 17 right of way. The community was identical in nature and density on the two separate parcels (1A & 1B). Future development plans for Ghazwa's Forest will be similar in nature to the 2007 plan and will provide single family detached lots in conformance with current Jefferson County regulations.

This application is consistent with the 2045 Comprehensive Plan given the parcel's location within a Preferred Growth Area (PGA). The parcel has been located within a PGA dating back to the initial adoption of PGAs by the County Commission in 2015.

The parcel is located in one of the nine (9) primary growth areas of Jefferson County (7 PGAs and 2 UGBs) - and is intended for Urban Scale Growth instead of Rural. The property is also located on a major collector road (Rt. 17). A Major Collector Road is one of the higher rated roads in the county, classified just under Principal and Minor Arterial Roadway classifications. The area is served by public water and wastewater treatment facilities.

i. PROPERTY INFORMATION

DISTRICT: 2
MAP: 3
PARCEL: 9.4
DEED BOOK: 1192
PAGE: 436
SIZE: + 31.48 acres

ii. PROPOSED USE

Low-Medium intensity Residential Use

Large lot residential uses including but not limited to Single Family Detached (SFD) and Duplex lots, served by existing public water and sewer infrastructure.

III. SUBSTANTIATION FOR THE REQUEST

- i. Describe your proposed use/project and describe why this Zoning Map Amendment is necessary for the proposed use (and/or project) described.

The requested rezoning from Rural (R) to Residential Growth (RG) is based upon consistency with the newly adopted Jefferson County 2045 Comprehensive Plan (adopted February 25, 2025) and the property's location within the Shenandoah Junction Preferred Growth Area (PGA). Currently, the subject parcel is located in the Rural (R) zoning district. The Property Owner proposes to rezone the entire 31.48 ± acres to the Residential Growth (RG) zoning district to allow for the highest and best use of the parcel as a single family detached residential community, as intended by the Future Land Use Guide. This request is based upon changes to transportation patterns and the expanded availability of public utilities.

The subject parcel has retained its original zoning district of Rural (R) since the 1988 Jefferson County Zoning Ordinance adoption. There have been significant changes to the area since that time. The changes include the availability of Public Water and Sewer infrastructure and the development of the Route 17 Corridor (Flowing Springs Road), as well as the adoption of Preferred Growth Areas (PGA) and Urban Growth Boundaries (UGB) by the County Commission. This includes the Shenandoah Junction Preferred Growth Area/School Based Growth Area that the parcel is located in.

The preferred method of residential development in the Rural (R) district is cluster development, which supports utilities provided by private well and septic systems. *"Rural properties outside the UGB, PGA, or GMB can subdivide as a cluster development following the 1 lot per 5 acres requirement and preserving 50% or more of the land as green space."* – pg. 18, 2045 Plan

"As part of the County's long range planning, Urban Growth Boundaries (UGB) and Preferred Growth Areas (PGA) were identified as sections of Jefferson County where urban scale development is appropriate." – pg. 26, 2045 Plan

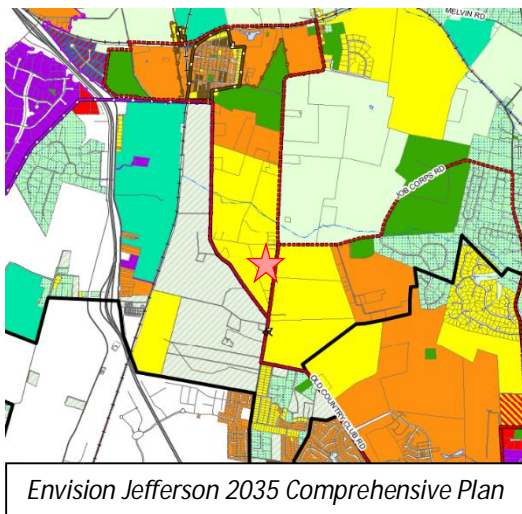
A rezoning of this property is required to achieve residential development as anticipated by the Comprehensive Plan and Future Land Use Guide, as this property is within a PGA. Rural (R) zoning and development standards are not appropriate for land within PGAs that anticipate urban scale development, as quoted above.

- ii. Describe how this Zoning Map Amendment will be consistent with the objectives and policies of the Comprehensive Plan.

There are four broad types of land use patterns for development which are identified and discussed in the 2045 Plan (pg. 11-16):

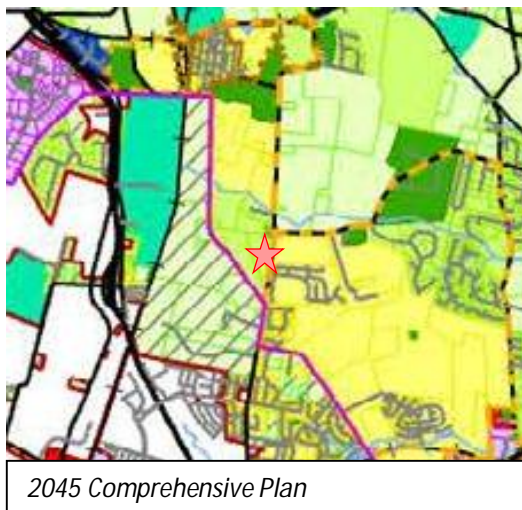
- Municipalities
- Villages
- Urban Growth Boundaries (UGBs)
- Preferred Growth Areas (PGAs)

The subject parcel is located along Flowing Springs Road (Rt. 17), within the Shenandoah Junction PGA, adjacent to the Residential PGA, and just outside the City of Ranson UGB. See Images below and reference documents at the end of this report. The property is identified by the red "star" on the images below.



Generally, the 2045 Plan expects that urban level residential and non-residential development will focus in the UGBs and PGAs over the 20-year planning period. However, the 2045 Plan also clearly discusses the retention of existing zoning map classifications and clearly states that no zoning map amendments (rezoning requests) or reductions in existing zoning rights were proposed by the County during the development of the 2045 Plan and the Future Land Use Guide. *"Both the Envision Jefferson 2035 Comprehensive Plan and the 2045 Comprehensive Plan do not initiate any zoning map amendments."* – pg. 10, 2045 Comprehensive Plan

Thus, the parcel has retained its original zoning district of Rural (R) since the 1988 zoning ordinance adoption.



The 2035 Envision Jefferson Comprehensive Plan included a Future Land Use Guide, which designated this area as "Low Density Residential". See top left image.

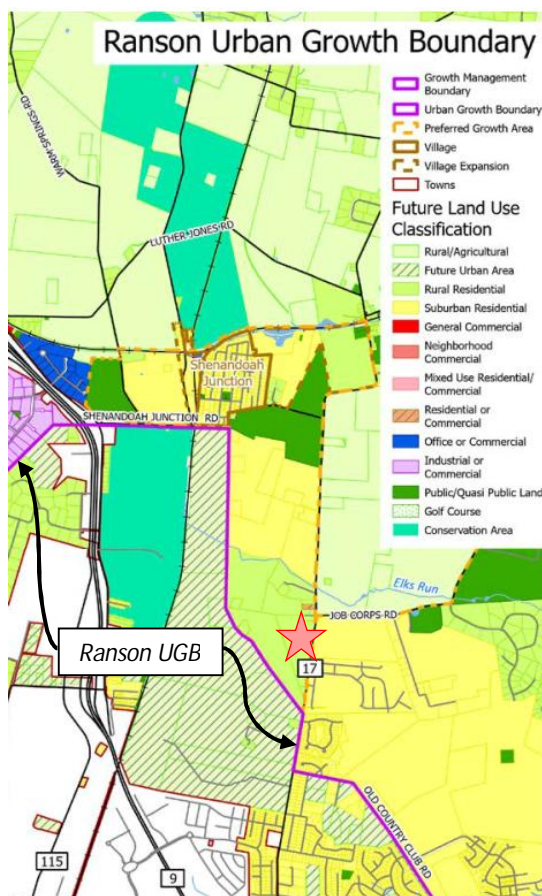
The 2045 Plan includes an updated Future Land Use Guide, which designates the parcel as "Rural Residential". See bottom left image.

Both designations support the development of single family detached lots on the parcel, as proposed by the applicant. In both iterations of the Future land Use Guide, the subject parcel is located within the Shenandoah Junction Preferred Growth Area. Further discussion on the Future Land Use Guide and Classifications continue on pages 11 & 12 of this report.

Urban Growth Boundary - (Pages 12-13, 2045 Comprehensive Plan)

During the development of the 2008 Zoning Ordinance (which subsequently was not approved), the County and Cities worked jointly to develop a land use planning tool referred to as the County Townscape Boundaries which were reflected on the draft Zoning Map at that time. When the state law was amended in 2009 to allow the creation of Urban Growth Boundaries (UGBs), the City of Ranson formally requested that the County Commission approve this draft boundary as their Urban Growth Boundary and reflect it on the County Zoning Map.

At present, only three of the five municipalities in Jefferson County have planning boundaries that meet the UGB definition of §8-6-4a of the West Virginia Code.



According to §8-6-4a of the West Virginia Code, Urban Growth Boundaries (UGBs) are, *"an area around and outside the corporate limits of a municipality within which there is a sufficient supply of developable land within the boundary for at least a prospective twenty-year period of municipal growth based on demographic forecasts and the time reasonably required to effectively provide municipal services to the identified area."*

The subject parcel is located immediately East of the Ranson Urban Growth Boundary, separated from the UGB by a singular parcel owned by Fellowship Bible Church located along Daniel Road (Rt. 18), at the intersection with Flowing Springs Road (Rt. 17). The Ranson UGB extends West to Wiltshire Road (Rt. 8) and South to the railroad tracks, then crosses Rt. 9 and runs along US Rt. 340 until Country Club Road (Rt. 24), where it extends North to Daniel Road (Rt. 18).

Section 1 – Quality Land Use and Growth Management of the 2045 Plan states the following regarding the Ranson UGB:

"In 2009, Ranson formally requested that the County Commission approve a prior Townscape Boundary as their Urban Growth Boundary. This boundary was approved in 2010 and is reflected on the County Zoning Map."

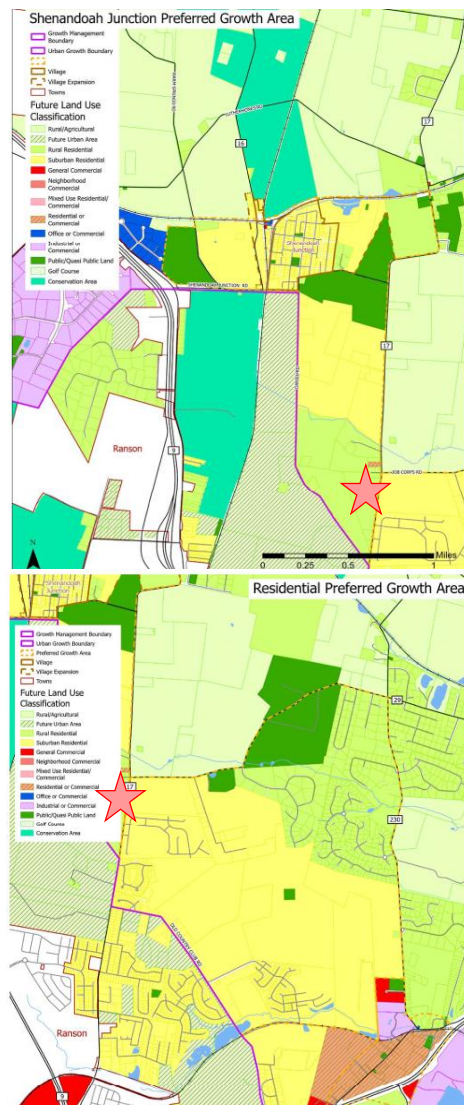
The Ranson Urban Growth Boundary Map is attached to this document for ease of reference. See image above for immediate reference of Ranson UGB in relation to the subject property.

Preferred Growth Areas - (Pages 14-16, 2045 Comprehensive Plan)

In addition to the defined UGBs, a series of additional Preferred Growth Areas (PGAs) were identified in the Envision Jefferson 2035 plan and have been incorporated into the 2045 Comprehensive Plan.

The 2045 Plan defines Preferred Growth Areas (PGAs) as, *"areas... outside the UGBs where water and sewer services are either currently available or could be made available, and are generally intended to develop using the County's development standards. Individual PGAs may also have other community services and facilities that are currently available or could be made available in the next two decades. The PGAs are not intended to be promoted in favor of the UGB for the municipalities. Both areas are expected to be viable areas for development and no policy decision is being made to favor one area over another."*

The subject parcel lies within the Shenandoah Junction PGA/School Based Growth Area and adjoins the Residential Growth PGA along Rt. 17. This has contributed to the broad availability of public utility infrastructure.



Section 1 – Quality Land Use and Growth Management of the 2045 Plan states the following regarding the Shenandoah Junction PGA/School Based Growth Area:

"This area abuts the Ranson UGB and includes the village of Shenandoah Junction, TA Lowery Elementary School, Wildwood Middle School, Jefferson High School, and the existing Duffields train stop. This PGA allows the development of walkable neighborhoods around these schools. Planning growth around existing schools decreases bus and vehicular traffic and allows for connectivity including walking and biking trails."

Section 1 – Quality Land Use and Growth Management of the 2045 Plan states the following regarding the Residential PGA:

"The Envision Jefferson 2035 Plan determined that some areas where a concentration of existing or approved residential development exist and are outside of the Urban Growth Boundary (UGB) should be identified as a Residential PGA. This includes properties currently zoned for Residential Growth (RG) or have a vested development right to develop. This core residential area is bounded by Old Country Club Road, Flowing Springs Road, Job Corps Road, and Shepherdstown Pike to the railroad tracks."

The subject parcel's location within the Shenandoah Junction PGA and adjacency to the Residential PGA directly supports and encourages the residential development of this property.

The subject parcel adjoins the Residential PGA at the Flowing Springs Road (Rt. 17) right of way. A previous Development Plan was approved for the development of Daniel's Forest (Lots 1B & 1A) in 2007. This plan has since expired due to unfavorable market conditions during the housing crash circ. 2008. The Daniels Forest Preliminary Plat included the subject parcel of this rezoning (Lot 1B – 31.48 acres) as well as a larger parcel (Lot 1A – 70.47 acres) that is located on the opposing side of the Rt. 17 right of way. The larger Lot 1A parcel is located within the Residential PGA. The proposed community was identical in nature and density on the two separate parcels (1A & 1B). Please see Exhibit 4 for the expired Preliminary Plat. Future development plans for Daniel's Forest Lot 1B (now Ghazwa's Forest) will be similar in nature to the previous plan and will provide single family detached lots. Please see Exhibit 3 for the proposed Ghazwa's Forest Concept Plan.

Future Land Use Guide - (Pages 10-16, 2045 Comprehensive Plan)

The 2035 Comprehensive Plan

The *2035 Plan* was the first Jefferson County Comprehensive Plan to include a Future Land Use Guide, which is intended to be a tool to provide a visual definition of future growth and define areas where potential owner initiated zoning map amendments (rezoning requests) might occur within the timeframe of the Plan.

The 2035 Plan states that *"by creating a Future Land Use Map/Guide, a community provides clarification for property owners related to their potential development on their site. The review of all zoning map amendment requests shall include consideration of all of the recommendations created as part of this Plan. All zoning map amendments shall be in conformance with the Future Land Use Guide and the recommendations of this Plan."*

The 2045 Comprehensive Plan

The 2045 Comprehensive Plan has updated the Future Land Use Guide and included several changes to the Land Use Classifications.

The 2045 Plan states, *"The Land Use Classifications were restructured to align them with the zoning districts used in the county. The Future Land Use Guide does not contain any Land Use Classifications that align to the Residential-Light Industrial-Commercial zoning district and instead has proposed three new zoning districts to avoid using the Residential-Light Industrial-Commercial district. The preferred choices of zoning districts for Zoning Map amendments are the proposed districts in this Plan or the existing zoning districts with the exceptions of Residential-Light Industrial-Commercial, Major Industrial, and Planned Neighborhood Development."* – Pg 10, 2045 Plan

"The land use classifications on the Future Land Use Guide were developed throughout the planning process and may not relate precisely to a single zoning classification. These land use classifications are intended to provide guidance to the County and Planning Commissions when considering owner initiated zoning map amendments (rezoning requests). According to West Virginia State Code Chapter 8A, as amended, the County Commission can approve any zoning ordinance map or text amendment by finding that the request is consistent with the Comprehensive Plan." – Pg 16, 2045 Plan.

Relevant Land Use Guide Classifications from the 2045 Comprehensive Plan

The following land use classifications, utilized on the Existing Land Use Map and Future Land Use Guide of the 2045 Comprehensive Plan, are intended to provide guidance to the Planning and County Commission when considering owner-initiated zoning map amendments (rezoning requests).

Rural Residential

Primary Uses: The Rural Residential classification is for larger lot residential developments and can include single family residences, duplexes, accessory dwelling units, and residences east of the Shenandoah River.

Intensity: Residences may be served by on-site well and septic systems or public water and/or sewer system.

Mobility: Agricultural equipment and auto orientated access are prioritized with pedestrian mobility provided within residential subdivisions.

Suburban Residential

Primary Uses: The Suburban Residential classification identifies higher intensity residential developments. This can include single family residences on small lots, townhomes, apartment complexes, and assisted living communities.

Intensity: Residences are served by public water and sewer system.

Mobility: Pedestrian, bicycle, and auto orientated access are prioritized along with interconnectivity to adjacent neighborhoods and commercial developments.

The subject parcel is identified as Rural Residential on the 2045 Future Land Use Map. This supports the proposed use of low-medium intensity large lot residences including but not limited to Single Family Detached (SFD) and Duplex lots, served by existing public water and sewer infrastructure. Higher intensity residential uses such as townhomes, apartments, and small lot single family residences, as aligned with the Suburban Residential classification, are not proposed in the Ghazwa's Forest community.

The following two (2) pages describe how the requested map amendment supports the specific goals and objectives of the comprehensive plan, furthering the applications consistency with the 2045 Plan.

Goal 1

Ensure that future land use regulations and policies support and balance the land rights of all land owners of all property types.

"To ensure that any growth that occurs in Jefferson County is positive, the County must support land use regulations and policies that manage the types and locations of that growth. However, this should not infringe on the right of property owners to use and develop their land. Jefferson County must work to find a balance between these factors that encourages quality land use where it is needed most." – Pg. 18, GOAL 1

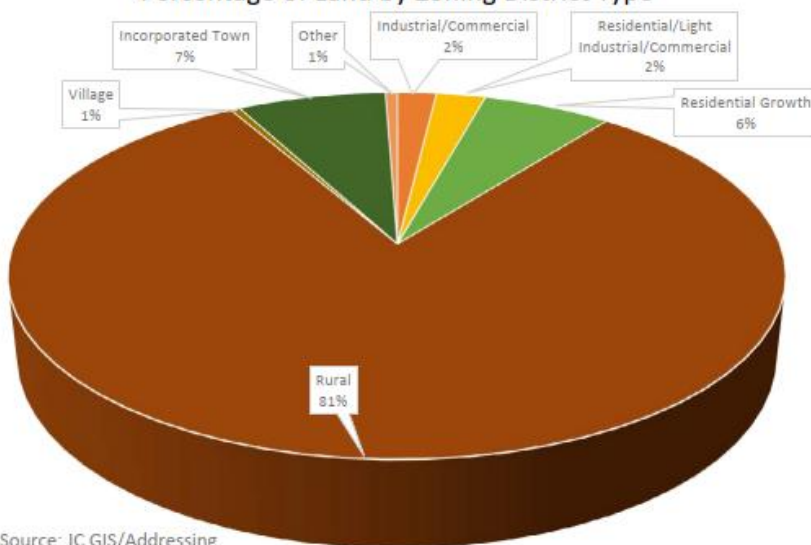
Development in Jefferson County must follow the existing land use regulations. These regulations explain standards for acceptable

types of development for land within the County based on many factors including location, size, and available utility and transportation infrastructure. By planning and coordinating with partner agencies (Water, sewer, gas, communication providers, etc.), regarding where services are to be located, the efficiency of infrastructure systems and growth can be raised.

"There are still gaps in the existing zoning districts, which is why this Plan recommends the adoption of additional residential zoning districts. It is important for Jefferson County to take a proactive role in defining where development will occur and what that development will look like." – pg. 19, 2045 Plan.

Despite the growth that has taken place in recent years, 81% of the County's land is located within the rural zoning district. This disproportion can partly be attributed to a lack of residential zoning options as discussed above.

Percentage of Land by Zoning District Type



Objective 1.1

Establish a simplified variety of commercial, residential, and mixed-use zoning categories and Land Use Classification appropriate to the County's needs.

The proposed rezoning aligns with GOAL 1 to focus residential growth within a Preferred Growth Area served by public utility infrastructure, utilizing existing preferred zoning districts discussed on pg. 11 of this report.

By focusing residential growth in the defined PGAs and UGBs a reduction in urban sprawl and increased ability to conserve farmland is achieved.

Goal 2

Concentrate high density development in the County's Preferred Growth Areas (PGA), Villages, and municipal Growth Boundaries (UGB&GMB) where infrastructure exists or is made available.

As part of the County's long range planning, Urban Growth Boundaries (UGB) and Preferred Growth Areas (PGA) were identified as sections of Jefferson County where urban scale development is appropriate.

By concentrating development into these areas, a more efficient delivery of services and use of infrastructure can be provided.

Urban level development (which requires the provision of water and sewer systems), is defined by the 2045 Plan as, *"where more intense levels of residential, commercial, and industrial development activity occur."*

Objective 2.4

Reevaluate the Preferred Growth Areas to reflect infrastructure expansions and land use changes.

1. Direct new urban level residential developments to locate in preferred areas within the municipalities, UGBs, PGAs, or Villages where water and sewer services are available.

P&Z • PC | Ongoing

2. Support the annexations of parcels located in UGBs and the GMB, focusing on parcels that are primarily surrounded by parcels already incorporated into the municipality.

CC | Ongoing

3. Direct new development to be contained in municipalities, UGBs, PGAs, Villages, and areas zoned for Residential Growth (RG), where public water and sewer will be available.

P&Z • PC | Ongoing

Coordination of future growth areas with water and sewer expansions allows local residential and business development to be located in areas where water and sewer services, as well as other infrastructure and services are readily available. Local utility and service providers will have a reasonable expectation of where growth will occur and what the potential maintenance and operating costs of expanding services would be.

In West Virginia, by law, water and sewer providers are required to provide water and/or sewer service anywhere in a community so long as a developer pays to provide the initial infrastructure that would support the service. As a result, land use planning in West Virginia has to take a pro-active role in defining where urban level amenities and development will occur.

By focusing growth in the defined PGAs and UGBs, as promoted by Goal 2 of the Comprehensive Plan, a reduction in urban sprawl is achieved. Coordinating utility expansions in these areas provides adequate and quality infrastructure in Jefferson County which is beneficial to residents, businesses, and the County's economy.

The proposed rezoning to Residential Growth (RG) aligns with GOAL 2 to concentrate growth within a Preferred Growth Area, where existing utility and transportation infrastructure exists to support the proposed development. Water will be provided by West Virginia American Water (WVAW), and sewer will be provided by Charlestown Utility Board (CTUB). Both are located along the Flowing Springs Road (Rt. 17) right of way.

- iii. Discuss any change(s) of transportation characteristics (i.e. type and frequency of traffic, adequacy of existing transportation routes), and neighborhood characteristics from when the original Ordinance was adopted.

The Original Zoning Ordinance was adopted on July 7, 1988. Changes in the immediate area of the subject properties include the following:

1. Urban Growth Boundaries were proposed for Charles Town and Ranson in 2009 and subsequently adopted by the Jefferson County Commission. As such, the Utility Providers have concentrated their expansion efforts in these areas.
2. New growth has been focused in the PGAs and UGBs due to the availability of public utilities. This has led to a considerable change of neighborhood since the adoption of the 1988 zoning ordinance. Several residential developments have been built in this area including three (3) recent subdivisions across Flowing Springs Road.
3. The entire commercial development of Potomac Town Center/ Potomac Marketplace to the southwest of this property was developed after 1988. Most of this land was annexed into the City of Ranson prior to development. This includes both the commercial and residential developments across Rt. 9, which were all annexed and developed after the adoption of the 1988 Zoning Ordinance.
4. At least three new schools have been built in the area. These include Wildwood Middle School and Driswood Elementary School, both built in the 21st century based on the growth in the area that came after the Zoning Ordinance was adopted. The new Ranson Elementary School opened for enrollment in January 2025, responding to further growth within the city limits. The Ranson Elementary School site is proposed to be expanded to a full K-12 campus.
5. The four-lane US Route 340 improvements and road widening are being completed to Virginia, which increases demand for residential development by providing an additional direct commuter link to Rt. 7 and Northern Virginia.
6. The COVID 19 Pandemic led to changes in transportation patterns in the area due to a greater ability to work from home in lieu of the commute to the DC Metro Area and its surrounding counties. This affected many of Jefferson County's commuters, which total 45% of the employed population according to 2020 census data. The data states that 36% of Jefferson County residents commute to the DC Metro Area. COVID created a never before seen opportunity for remote work in the federal and corporate sectors, that has created an increased demand for residential growth outside the metro area.
7. The Capacity of Wastewater Treatment facilities and Water Services has been greatly expanded, in anticipation of the development in the Ranson UGB, and the Shenandoah Junction and Residential PGAs based on the current and previous Comprehensive Plans.

8. Jefferson Utilities (JUI) was acquired by West Virginian American Water (WVAW) in 2023 and is proactively expanding their service area in the County.
9. WVU Hospital purchased Jefferson Medical Center in Ranson and has since expanded its capabilities, as well as purchased sixty-four (64) acres along Route 340 and Route 9 for a potential expansion.
10. Valley health opened a new Urgent Care facility in Ranson at Potomac Town Center.
11. Since the Zoning Ordinance was adopted Route 9 was expanded to a 4-lane divided highway, providing a high-capacity road corridor between Jefferson County and Interstate 81. This expansion allowed easier access to Martinsburg and Hagerstown to this area. This property has exceptional access to Primary Arterial Roadways north to I-81, south to Rt. 7 and east both via Route 340 and 'New' Route 9 over the mountain. The property is supported by an excellent vehicular transportation network.
12. The new Route 9 was added to provide a new four lane access east over the Shenandoah Mountains.

These changes and improvements to the transportation system and neighborhood have taken place since 1988, when the Zoning Ordinance was adopted. Since the Comprehensive Plan was adopted in 2025, most of these road improvements have already been taken into consideration in the *2045 Comprehensive Plan*.

These changes strongly support the rezoning of the subject property.

Conclusion

Consistency and compatibility with the 2045 Comprehensive Plan and the Future Land Use Guide are the two most important criteria to be considered for a Zoning Map Amendment. The 2045 Plan encourages growth and development in the Preferred Growth Areas (PGAs), Urban Growth Boundaries (UGBs), and areas where infrastructure and public facilities exist or is made available.

In this case, the property has access to both public water and wastewater treatment facilities that were expanded into the area of the subject parcel due in part to the Comprehensive Plan's designation for urban level development. These qualities make the property an ideal candidate for a zoning map amendment from the Rural (R) district to the Residential Growth (RG) district.

Golden Eagle Group, Inc.'s application for a zoning map amendment to the RG District meets all standards required for approval. The property is suitable for residential use, is supported by existing infrastructure, and does not negatively impact low-income communities. The proposed map amendment is overwhelmingly consistent and compatible with the *2045 Comprehensive Plan*.

Taking these factors into account, Golden Eagle Group, Inc. respectfully requests the zoning map amendment be approved by Jefferson County.

iv. The following must be attached to this application:

"A plat or sketch shall include the entire original parcel as it appeared on the date this Ordinance took effect. The property proposed for development shall be drawn to a reasonable scale (eg. 1" = 50', 1" = 100', or 1" = 200'). The sketch plan shall show, in simple form, the proposed layout of lots, parking areas, recreational areas, streets, building areas, and other features in relation to each other and to the tract boundaries. Contour lines, as shown on the appropriate U.S.G.S. Topographic Quadrangle Map or other data source approved by the Department, should be superimposed on the sketch plan. The source of all contour lines shall be noted on the plan. Natural features such as woods, watercourses, prominent rock outcroppings, sinkholes, and quarries shall be delineated."

The required sketch is attached for reference: *Daniel's Forest Concept Plan, 2025*

Please see the comprehensive list of attachments below.

SUPPLEMENTAL INFORMATION

Exhibit 1 – 1988 vs Present Day Aerial

Exhibit 2 – Existing Conditions

Exhibit 3 – Ghazwa's Forest Concept Plan, 2025

Exhibit 4 – Daniel's Forest Preliminary Plat, 2007 (*expired*)

REFERENCES

- 2045 Comprehensive Plan, Appendix - 2023 Zoning Map
- 2035 Comprehensive Plan, Future Land Use Guide (Map)
- 2045 Comprehensive Plan, Appendix - Future Land Use Guide (Map)
- 2045 Comprehensive Plan, Appendix - City of Ranson UGB
- 2045 Comprehensive Plan, Appendix - Shenandoah Junction PGA
- 2045 Comprehensive Plan, Appendix - Residential PGA
- 2045 Comprehensive Plan, Appendix – Water and Sewer Service Areas



1988 vs. PRESENT DAY AERIAL EXHIBIT 1

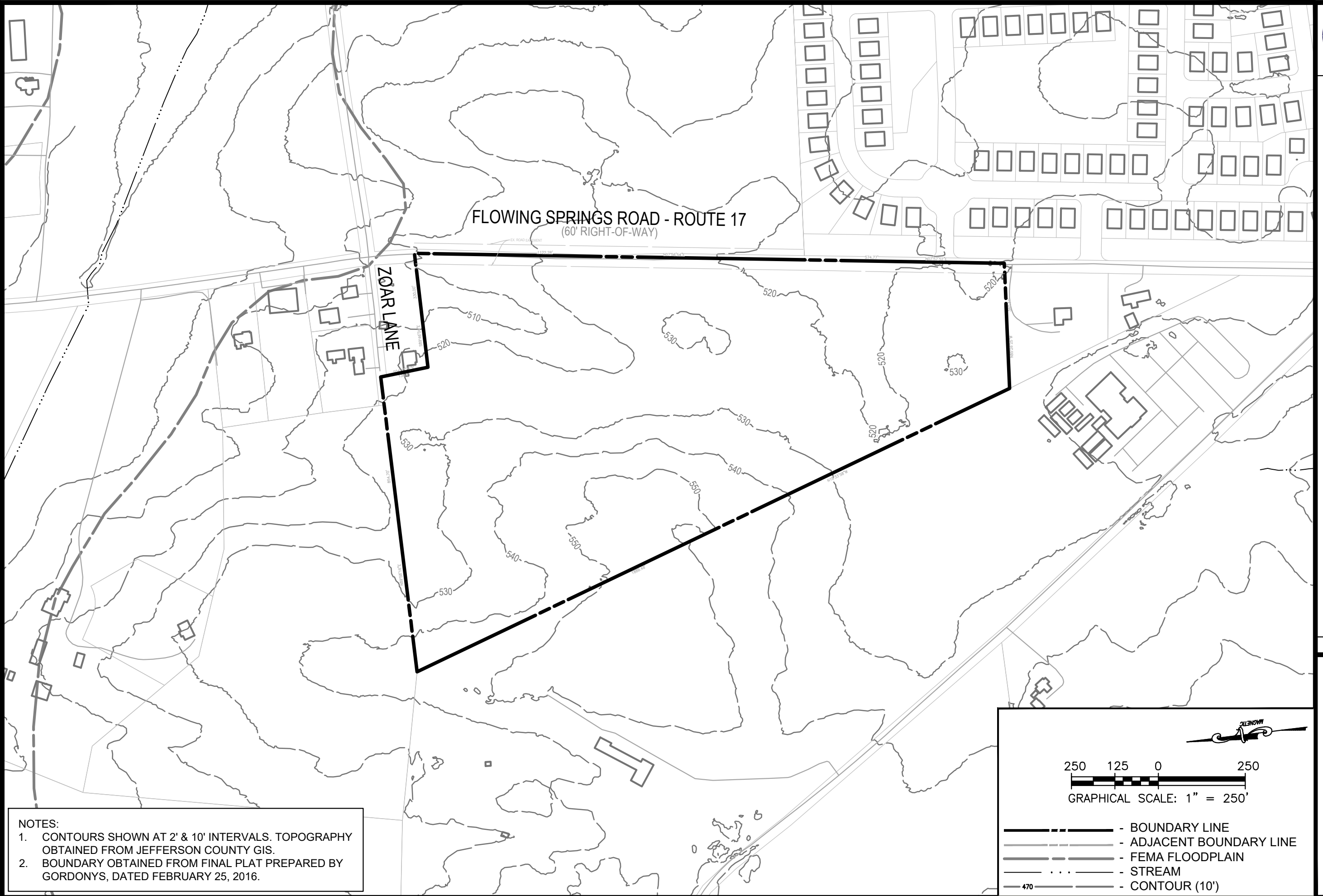
5-6-2025

ZONING MAP AMENDMENT
JEFFERSON COUNTY, WV

EXISTING CONDITIONS
EXHIBIT 2

5-6-2025

ZONING MAP AMENDMENT
JEFFERSON COUNTY, WV



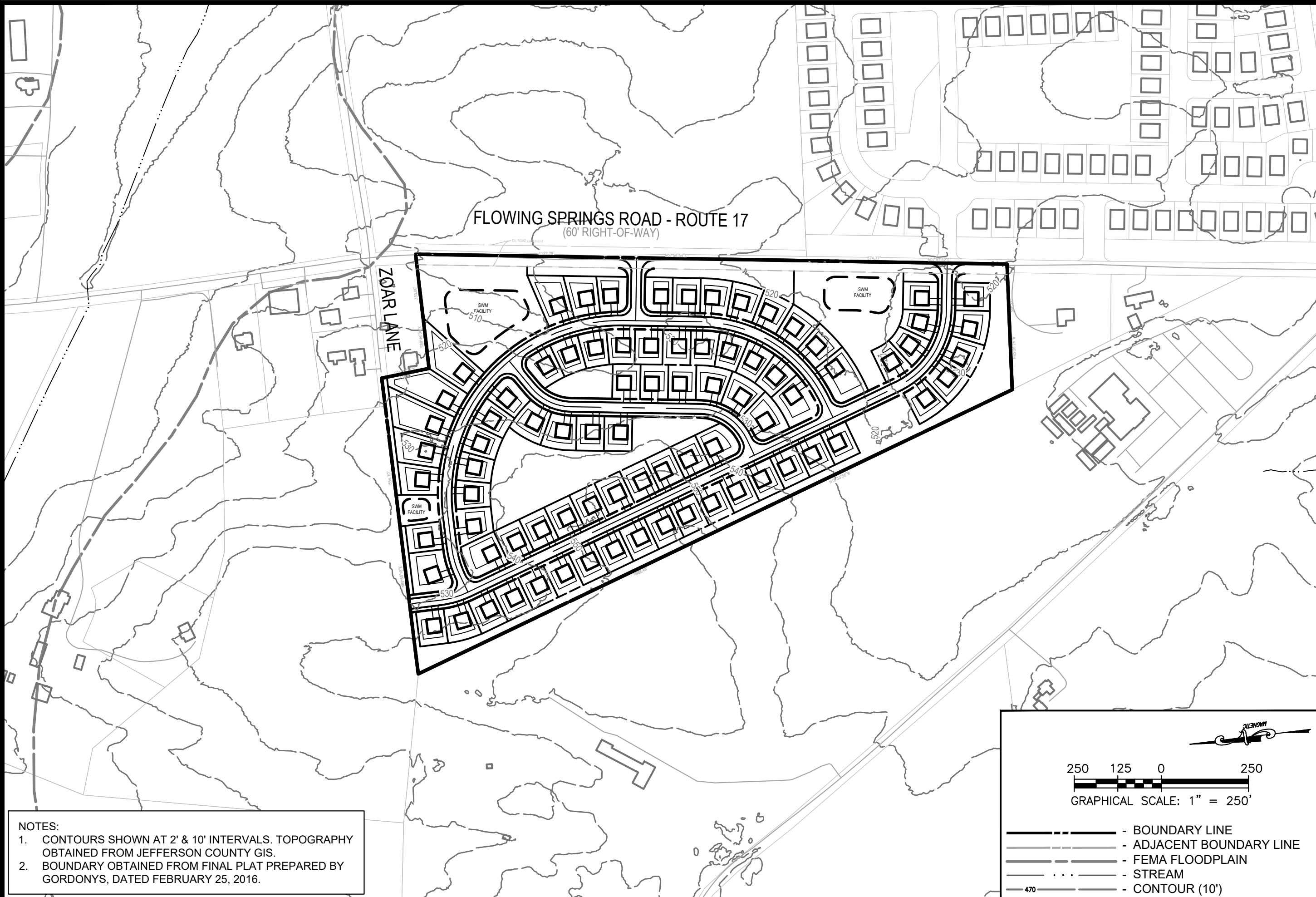
COPYRIGHT 2025. NO REPRODUCTION OR USE OF THIS DRAWING IS ALLOWED IN PART OR IN WHOLE BY ANY PROCESS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM INTEGRITY FEDERAL SERVICES, INC.



GHAZWA'S FOREST CONCEPT PLAN EXHIBIT 3

5-6-2025

ZONING MAP AMENDMENT
JEFFERSON COUNTY, WV



NOTES:

1. CONTOURS SHOWN AT 2' & 10' INTERVALS. TOPOGRAPHY OBTAINED FROM JEFFERSON COUNTY GIS.
2. BOUNDARY OBTAINED FROM FINAL PLAT PREPARED BY GORDONYS, DATED FEBRUARY 25, 2016.

250 125 0 250
GRAPHICAL SCALE: 1" = 250'

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- FEMA FLOODPLAIN
- STREAM
- CONTOUR (10')

PRELIMINARY PLAT
FOR
DANIELS FOREST

LOTS 1 - 192
LOT 1 OF MARVIN E. RODERICK SUBDIVISION

APRIL, 2007

PREPARED FOR:

DANIELS FOREST, LLLP
125 SOUTH CARROLL STREET, SUITE 150
FREDERICK, MARYLAND 21701
301-696-0900

PREPARED BY:

HARRIS, SMARIGA & ASSOCIATES, INC.

ENGINEERS/PLANNERS/SURVEYORS
125 SOUTH CARROLL STREET
FREDERICK, MD 21701
(301)662-4488

LEGEND

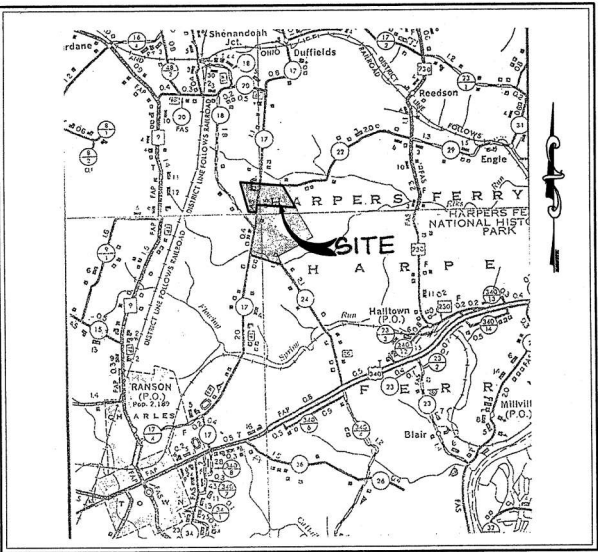
EXISTING	PROPOSED
INTERIOR LOT LINE	
R/W-PROPERTY LINE	
CENTERLINE	
EASEMENTS	
CURBING, CURB & GUTTER	
BUILDINGS	
SPOT ELEVATIONS	
BENCH MARK	
CONTOURS	
STORM DRAIN	
SANITARY SEWER	
WATER LINES	
U/G GAS, ELEC. OR TELEPHONE	
OVERHEAD ELEC. LINES	
DRAINAGE FLOW & DIRECTION	
MANHOLE	
INLETS	
PLUG OR CAP	
WATER VALVE	
FIRE HYDRANT	
UTILITY POLE	
LIGHT POLE	
SANITARY SEWER LATERALS	
WATER LATERALS	
REDUCER	
FENCE	
CONCRETE	
LIMIT OF CONSTRUCTION	
SILT FENCE	
EARTH DIKE	
STRAW BALE DIKE	
STABILIZED CONSTRUCTION ENTRANCE	
INLET PROTECTION	
ROCK OUTLET PROTECTION	

SHEET INDEX

- C-1 COVER SHEET
- C-2 PRELIMINARY PLAT
- C-3 TYPICAL SECTIONS, GENERAL NOTES & DETAILS
- C-4 OVERALL SEDIMENT AND EROSION CONTROL PLAN
- C-5 GRADING, STORM DRAIN AND SEC PLAN-1 DANIELS FOREST & NORFOLK COURT
- C-6 GRADING, STORM DRAIN AND SEC PLAN-2 SMOKE TREE LANE
- C-7 GRADING, STORM DRAIN AND SEC PLAN-3 BUCKEYE DRIVE, DANA COURT & WILLOW TREE COURT
- C-8 GRADING, STORM DRAIN AND SEC PLAN-4 BUCKEYE DRIVE & WILLOW TREE COURT
- C-9 GRADING, STORM DRAIN AND SEC PLAN-5 PAMELA LN, TYLER LN & ALEXANDER LN
- C-10 GRADING, STORM DRAIN AND SEC PLAN-6 PAMELA LN, BENJAMIN LN, & TYLER LN
- C-11 SWM POND GRADING, TEMP SEDIMENT BASIN SIZING, AND IMPERVIOUS LINER LOCATION AND SPECIFICATION PLAN
- C-12 DIMENSION, PAVING AND UTILITY PLAN-1 DANIELS FOREST & NORFOLK COURT
- C-13 DIMENSION, PAVING AND UTILITY PLAN-2 SMOKE TREE LANE
- C-14 DIMENSION, PAVING AND UTILITY PLAN-3 BUCKEYE DRIVE, DANA COURT & WILLOW TREE COURT
- C-15 DIMENSION, PAVING AND UTILITY PLAN-4 BUCKEYE DRIVE & WILLOW TREE COURT
- C-16 DIMENSION, PAVING AND UTILITY PLAN-5 PAMELA LN, BENJAMIN LN, TYLER LN & ALEXANDER LN
- C-17 STORM DRAIN PROFILES
- C-18 ROAD AND UTILITY PROFILES-1 PAMELA LANE & DANIELS FOREST LANE
- C-19 ROAD AND UTILITY PROFILES-2 NORFOLK COURT
- C-20 ROAD AND UTILITY PROFILES-3 SMOKE TREE LANE
- C-21 ROAD AND UTILITY PROFILES-4 BUCKEYE DRIVE & DANA LANE
- C-22 ROAD AND UTILITY PROFILES-5 WILLOW TREE LANE
- C-23 ROAD AND UTILITY PROFILES-6 ALEXANDRIA LN & BENJAMIN LN
- C-24 ROAD AND UTILITY PROFILES-7 TYLER LANE
- C-25 SWM POND #1 NOTES & DETAILS
- C-26 SWM POND #2 NOTES & DETAILS
- C-27 SWM POND #3 NOTES & DETAILS
- C-28 SWM POND #4 NOTES & DETAILS
- C-29 SWM POND #5 NOTES & DETAILS
- C-30 SEDIMENT CONTROL NOTES & DETAILS
- C-31 WVA SR17 GRADING AND PAVING PLAN
- C-32 WVA SR17 DIMENSION AND STRIPING PLAN
- C-33 WVA SR17 AND SR22 GRADING, PAVING, DIMENSION, AND STRIPING PLAN
- C-34 WVA SR22 GRADING AND PAVING PLAN
- C-35 WVA SR22 DIMENSION AND STRIPING PLAN. WDOH TYPICAL ROAD SECTIONS, NOTES, AND DETAILS
- C-36 STANDARD WATER LINE CONSTRUCTION DETAILS
- C-37 SANITARY SEWER-1 CONSTRUCTION DETAILS
- C-38 SANITARY SEWER-2 CONSTRUCTION DETAILS
- C-39 SANITARY SEWER-3 CONSTRUCTION DETAILS
- C-40 SANITARY SEWER PUMP STATION PLAN AND DETAILS
- C-41 OFF-SITE 4" SANITARY SEWER FORCE MAIN & 16" WATER LINE

REVISIONS		
NO.	REVISIONS	DATE
1	JEFF. CO. 1-29-07	3-22-2007

TABLE OF MILESTONE INSPECTIONS	DATE INSPECTED	INSPECTOR'S INITIALS
1. INSTALLATION OF SEDIMENT CONTROL DEVICES *		
2. COMPLETION OF UNDERGROUND UTILITY INSTALLATION		
3. COMPLETION OF GRADING FOR ROAD **		
4. COMPLETION OF GRADING FOR BUILDINGS		
5. COMPLETION OF BASE STONE INSTALLATION & COMPACTION **		
6. COMPLETION OF SIDEWALKS		
7. COMPLETION OF FINAL GRADING AND SEEDING		
8. COMPLETION OF FINAL PROJECT DETAILS		
9. COMPLETION OF STORMWATER MANAGEMENT ROUGH GRADING		
10. COMPLETION OF STORMWATER MANAGEMENT DETAILS		
* MUST BE INSPECTED PRIOR TO ANY OTHER WORK		
** MUST BE INSPECTED PRIOR TO BEING COVERED		



VICINITY MAP

SCALE: 1" = 1 MILE
TAX DISTRICT: CHARLES TOWN
COUNTY: JEFFERSON
TAX MAP: 3
PARCEL: 9.2
DEED BOOK: 725
PAGE: 214

DEVELOPER'S STATEMENT OF ACCEPTANCE
THE DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS, TERMS, AND SPECIFICATIONS PROVIDED HEREON.

ED SMARIGA
BUCKEYE DEVELOPMENT
125 SOUTH CARROLL STREET, SUITE 150
FREDERICK, MD 21701
301-696-0900

OWNER STATEMENT OF ACCEPTANCE
THE OWNER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS, TERMS, AND SPECIFICATIONS PROVIDED HEREON.

MANAGING MEMBER
DANIELS FOREST LLLP
125 SOUTH CARROLL STREET, SUITE 150
FREDERICK, MD 21701
301-696-0900

APPROVED

COUNTY ENGINEER DATE

APPROVED

JEFFERSON CO. PUBLIC SERVICE SEWER DISTRICT

APPROVED

DATE

JEFFERSON COUNTY
DEPARTMENT OF PLANNING, ZONING & ENGINEERING
CONDITIONAL USE PERMIT
DANIELS FOREST SUBDIVISION #Z01-03

This is to certify that effective December 11, 2001, the property described as:

Owner: Elmer Lee Roderick, owner
21113 Stonecrop Place
Ashburn, Virginia 22011
Telephone Number: Ed Smariga, developer
Developer: Buckeye Development
125 South Carroll Street, Suite 150
Frederick, Maryland 21701
(301)-696-0900
Telephone Number: Charles Town District, Map 3, Parcels 9.2
Tax Map Reference: Deed Book 725, Page 214
Deed Book Reference: Daniels Forest Subdivision
Subdivision Name: Rural
Zoning District: Rural

has been granted permission to use said property in the following way: 192 single family lots. The Board of Zoning Appeals' granting of this Conditional Use Permit was litigated and was the subject of an appeal in the West Virginia Supreme Court. As a result of that appeal, the West Virginia Supreme Court ruled in *Jefferson Utilities, Inc. v. Jefferson County Board of Zoning Appeals*, 218 W.Va. 436, 624 S.E.2d 873, that the time parameters for the Daniel's Forest Subdivision to proceed through the various stages of the review and subdivision procedures be restored as though the Petitions for Writ of Certiorari and an appeal had not been filed. In accordance with this ruling, the Jefferson County Circuit Court in its "Order Upon Remand Granting Conditional Use Permits" in Case No. 02-C-217, ordered that "each and every time requirement within which some action needed to be taken by Buckeye Development, LLC, be tolled." Accordingly, the Circuit Court tolled all time requirements from December 14, 2001, until the entry of its order on March 1, 2006, for a total of 1538 days.

CONDITIONAL UPON:

- Meet with Mr. John Grove about mitigating the impact of the development with respect to the Zoar property;
- Conduct a pre-blasting and post-blasting survey with respect to the Zoar House property;
- Any further change in use or expansion processing through the Jefferson County Department of Planning, Zoning and Engineering to update this certificate; and, all other applicable County regulations being followed.

JEFFERSON COUNTY DEPARTMENT OF PLANNING,
ZONING & ENGINEERING
CONDITIONAL USE PERMIT
DANIELS FOREST SUBDIVISION #Z01-03
PAGE TWO

In the event the construction or use has not commenced by **AUGUST 27, 2007**, said permission will expire unless an extension is granted. Extensions must be formally requested of the Jefferson County Board of Zoning Appeals prior to the expiration date.

This certificate in no way relieves the owner, applicant or user from any requirements of the Jefferson County Ordinances unless appropriate variances are granted by the appropriate County authority.

County authority: *[Signature]* 1/29/07
Zoning Administrator Date

Department of Planning, Zoning & Engineering Seal



SURVEYOR'S CERTIFICATION

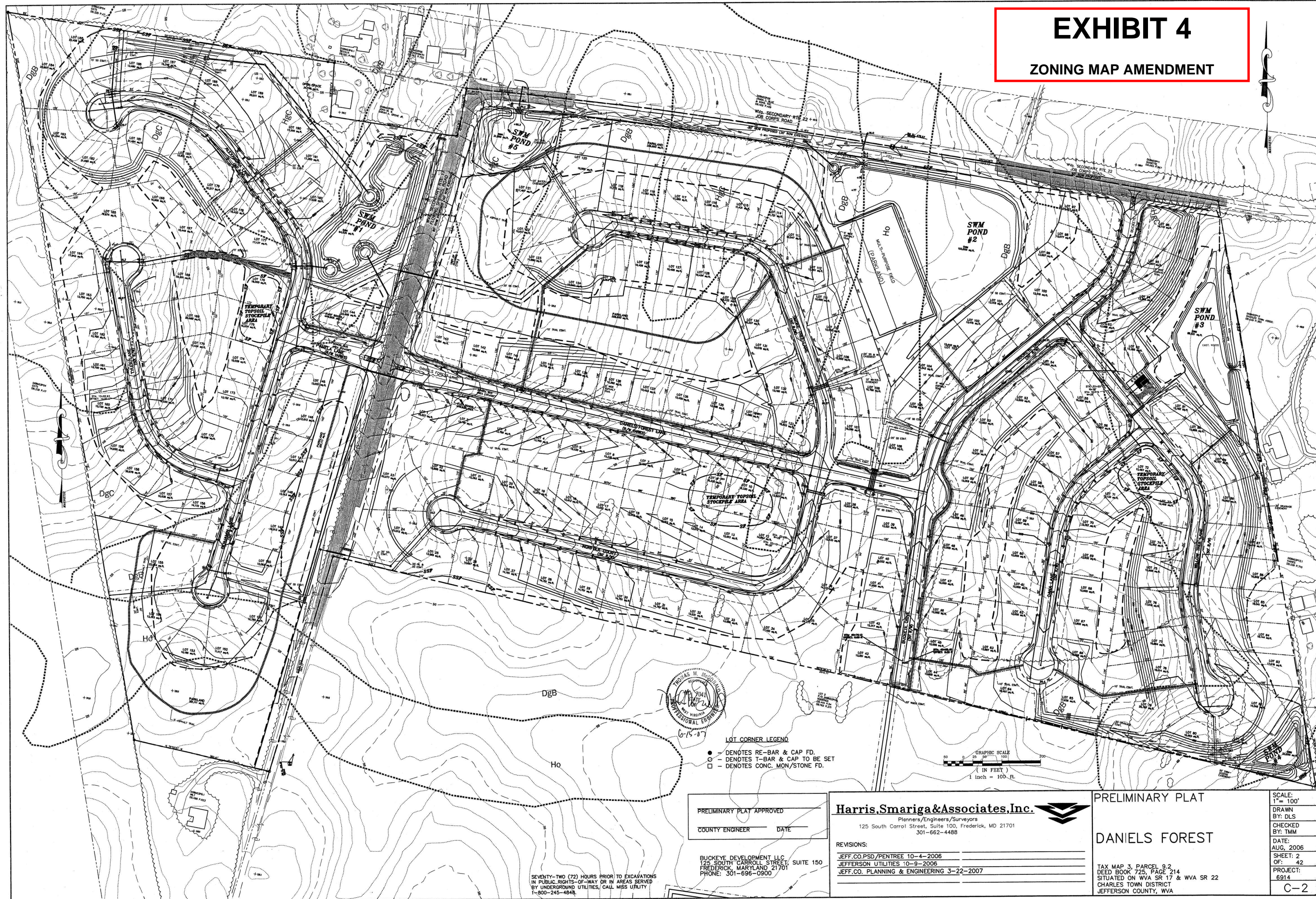
THE PERIMETER AND ALL LOT BOUNDARIES SHOWN HEREON HAVE BEEN ESTABLISHED BY A NETWORK OF TRAVERSE CONTROL HAVING A RELATIVE ERROR OF CLOSURE OF 1:41000 OR BETTER.

[Signature]
MERCHANT T. McDONALD #310
HARRIS, SMARIGA & ASSOC.



DANIELS FOREST
JEFFERSON COUNTY, WV.

ZONING MAP AMENDMENT



PRELIMINARY PLAT APPROVED _____
COUNTY ENGINEER _____ DA

BUCKEYE DEVELOPMENT LLC
125 SOUTH CARROLL STREET, SUITE 150
FREDERICK, MARYLAND 21701
PHONE: 301-696-0900

Harris, Smariga & Associates, Inc.
Planners/Engineers/Surveyors
125 South Carol Street, Suite 100, Frederick, MD 21701
301-662-4488

REVISIONS:

JEFF.CO.PSD/PENTREE	10-4-2006
JEFFERSON UTILITIES	10-9-2006
JEFF.CO. PLANNING & ENGINEERING	3-22-2007

PRELIMINARY PLAT

DANIELS FOREST

TAX MAP 3, PARCEL 9.2
DEED BOOK 725, PAGE 214
SITUATED ON WVA SR 17 & WVA SR 22
CHARLES TOWN DISTRICT
JEFFERSON COUNTY, WVA

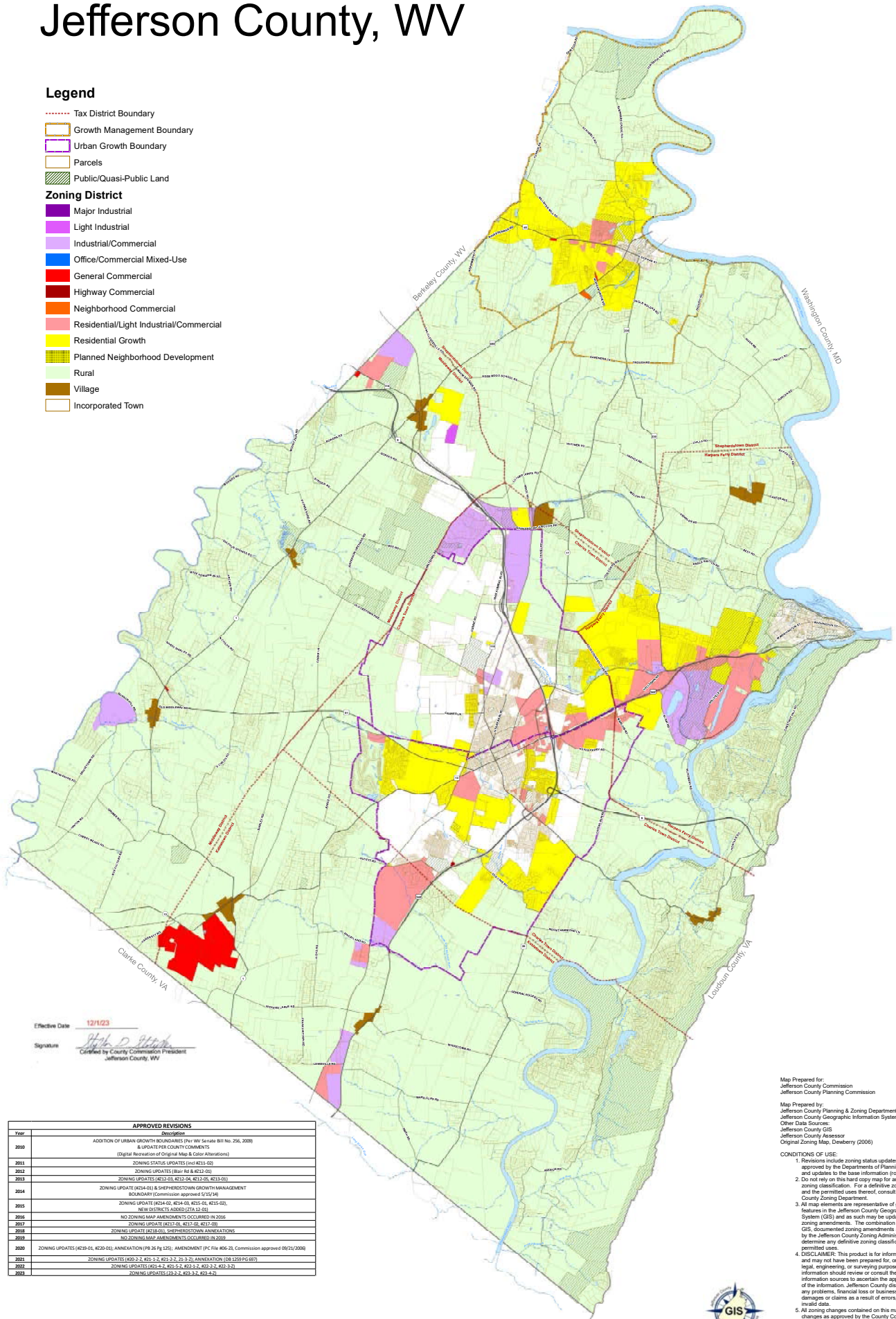
SCALE:	1" = 100'
DRAWN BY:	DLS
CHECKED BY:	TMM
DATE:	AUG, 2006
SHEET: 2 OF:	42
PROJECT:	6914
	C-2

2023 Zoning Map Jefferson County, WV



Legend

- Tax District Boundary
- Growth Management Boundary
- Urban Growth Boundary
- Parcels
- Public/Quasi-Public Land
- Zoning District**
 - Major Industrial
 - Light Industrial
 - Industrial/Commercial
 - Office/Commercial Mixed-Use
 - General Commercial
 - Highway Commercial
 - Neighborhood Commercial
 - Residential/Light Industrial/Commercial
 - Residential Growth
 - Planned Neighborhood Development
 - Rural
 - Village
 - Incorporated Town



Effective Date 12/1/23

Signature *[Signature]*
Certified by County Commission President
Jefferson County, WV

APPROVED REVISIONS	
Year	Description
2000	ADOPTION OF URBAN GROWTH BOUNDARIES (Per WV Senate Bill No. 256, 2000) & UPDATE FOR COUNTY COMMISSIONS (Digital Recreation of Original Map & Color Alterations)
2001	ZONING STATUS UPDATES (Inv'd #211-02)
2002	ZONING UPDATES (Bar #6 & #212-01)
2003	ZONING UPDATES (K232-01, K232-02, K232-03, K232-04)
2004	ZONING UPDATE (K234-01) & SHEPHERDSTOWN GROWTH MANAGEMENT BOUNDARY (Commission approved 5/15/04)
2005	ZONING UPDATE (K234-02, K234-03, K235-01, K235-02, NEW DISTRICTS ADDED) (7/8/05)
2006	NO ZONING MAP AMENDMENTS OCCURRED IN 2006
2007	ZONING UPDATE (K237-01, K237-02, K237-03)
2008	ZONING UPDATES (K238-01, SHEPHERDSTOWN ANNEXATIONS)
2009	NO ZONING MAP AMENDMENTS OCCURRED IN 2009
2020	ZONING UPDATES (K239-01, K239-02, ANNEXATION (P.C. #16-23), Commission approved 08/21/2008)
2021	ZONING UPDATES (K20-2, K21-2, K21-3, K21-4, K21-5, K21-6, K21-7, K21-8, K21-9, K21-10, K21-11, K21-12, K21-13, K21-14, K21-15, K21-16, K21-17, K21-18, K21-19, K21-20, K21-21, K21-22, K21-23, K21-24, K21-25, K21-26, K21-27, K21-28, K21-29, K21-30, K21-31, K21-32, K21-33, K21-34, K21-35, K21-36, K21-37, K21-38, K21-39, K21-40, K21-41, K21-42, K21-43, K21-44, K21-45, K21-46, K21-47, K21-48, K21-49, K21-50, K21-51, K21-52, K21-53, K21-54, K21-55, K21-56, K21-57, K21-58, K21-59, K21-60, K21-61, K21-62, K21-63, K21-64, K21-65, K21-66, K21-67, K21-68, K21-69, K21-70, K21-71, K21-72, K21-73, K21-74, K21-75, K21-76, K21-77, K21-78, K21-79, K21-80, K21-81, K21-82, K21-83, K21-84, K21-85, K21-86, K21-87, K21-88, K21-89, K21-90, K21-91, K21-92, K21-93, K21-94, K21-95, K21-96, K21-97, K21-98, K21-99, K21-100)
2022	ZONING UPDATES (K21-1, K21-2, K21-3, K21-4, K21-5, K21-6, K21-7, K21-8, K21-9, K21-10, K21-11, K21-12, K21-13, K21-14, K21-15, K21-16, K21-17, K21-18, K21-19, K21-20, K21-21, K21-22, K21-23, K21-24, K21-25, K21-26, K21-27, K21-28, K21-29, K21-30, K21-31, K21-32, K21-33, K21-34, K21-35, K21-36, K21-37, K21-38, K21-39, K21-40, K21-41, K21-42, K21-43, K21-44, K21-45, K21-46, K21-47, K21-48, K21-49, K21-50, K21-51, K21-52, K21-53, K21-54, K21-55, K21-56, K21-57, K21-58, K21-59, K21-60, K21-61, K21-62, K21-63, K21-64, K21-65, K21-66, K21-67, K21-68, K21-69, K21-70, K21-71, K21-72, K21-73, K21-74, K21-75, K21-76, K21-77, K21-78, K21-79, K21-80, K21-81, K21-82, K21-83, K21-84, K21-85, K21-86, K21-87, K21-88, K21-89, K21-90, K21-91, K21-92, K21-93, K21-94, K21-95, K21-96, K21-97, K21-98, K21-99, K21-100)
2023	ZONING UPDATES (K23-1, K23-2, K23-3, K23-4, K23-5, K23-6, K23-7, K23-8, K23-9, K23-10, K23-11, K23-12, K23-13, K23-14, K23-15, K23-16, K23-17, K23-18, K23-19, K23-20, K23-21, K23-22, K23-23, K23-24, K23-25, K23-26, K23-27, K23-28, K23-29, K23-30, K23-31, K23-32, K23-33, K23-34, K23-35, K23-36, K23-37, K23-38, K23-39, K23-40, K23-41, K23-42, K23-43, K23-44, K23-45, K23-46, K23-47, K23-48, K23-49, K23-50, K23-51, K23-52, K23-53, K23-54, K23-55, K23-56, K23-57, K23-58, K23-59, K23-60, K23-61, K23-62, K23-63, K23-64, K23-65, K23-66, K23-67, K23-68, K23-69, K23-70, K23-71, K23-72, K23-73, K23-74, K23-75, K23-76, K23-77, K23-78, K23-79, K23-80, K23-81, K23-82, K23-83, K23-84, K23-85, K23-86, K23-87, K23-88, K23-89, K23-90, K23-91, K23-92, K23-93, K23-94, K23-95, K23-96, K23-97, K23-98, K23-99, K23-100)

Map Prepared for:
Jefferson County Commission
Jefferson County Planning Commission

Map Prepared by:
Jefferson County Planning & Zoning Department
Jefferson County Geographic Information System
Other Data Sources:
Jefferson County GIS
Jefferson County Assessor
Original Zoning Map, December (2008)

- CONDITIONS OF USE:**
1. Revisions include zoning status updates as approved by the Departments of Planning & Zoning and updates to the base information (roads, parcels, etc).
 2. Do not rely on this hard copy map for any definitive zoning classification. For a definitive zoning classification and the permitted uses thereof, consult the Jefferson County Zoning Department.
 3. All map elements are representative of geographic features in the Jefferson County Geographic Information System (GIS) and as such may be updated per authorized zoning amendments. The combination of this map, the GIS, documented zoning amendments and interpretation by the Jefferson County Zoning Administration shall determine any definitive zoning classification and permitted uses.
 4. **DISCLAIMER:** This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the appropriate usability of the information. Jefferson County disclaims all liability for any problems, financial loss or business, consequential damages or claims as a result of errors, inaccuracies or invalid data.
 5. All zoning changes contained on this map are official changes as approved by the County Commission. The map itself is on an annual recording schedule and will be signed and recorded in January of subsequent year. Any mid-year updates, (not recorded, but available online) will reflect the most current zoning information available.



0 1 2 4 Miles

Future Land Use Guide Jefferson County, WV

Envision Jefferson 2035 Comprehensive Plan

4

- Special Design Area
- Preferred Growth Area
- Quarry Redevelopment Area
- Growth Management Boundary
- Urban Growth Boundary
- Urban Growth Boundary Expansion
- Village
- Village Expansion
- 2004 Growth Area

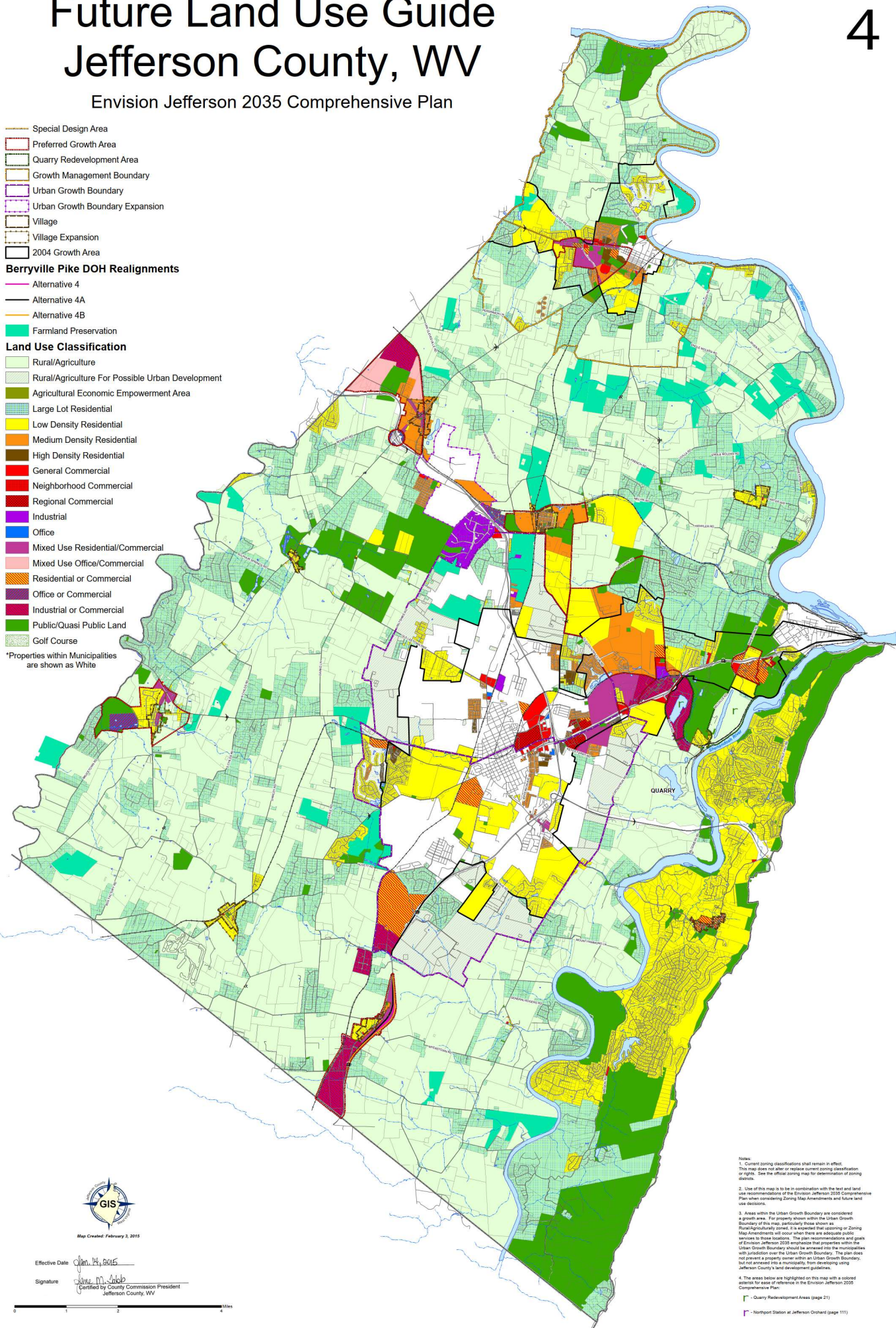
Berryville Pike DOH Realignments

- Alternative 4
- Alternative 4A
- Alternative 4B
- Farmland Preservation

Land Use Classification

- Rural/Agriculture
- Rural/Agriculture For Possible Urban Development
- Agricultural Economic Empowerment Area
- Large Lot Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Neighborhood Commercial
- Regional Commercial
- Industrial
- Office
- Mixed Use Residential/Commercial
- Mixed Use Office/Commercial
- Residential or Commercial
- Office or Commercial
- Industrial or Commercial
- Public/Quasi Public Land
- Golf Course

*Properties within Municipalities are shown as White



Map Created: February 3, 2015

Effective Date: June 14, 2015

Signature: [Signature]
Certified by County Commission President
Jefferson County, WV

- Notes:
1. Current zoning classifications shall remain in effect. This map does not alter or replace current zoning classification or rights. See the official zoning map for determination of zoning districts.
 2. Use of this map is to be in combination with the text and land use recommendations of the Envision Jefferson 2035 Comprehensive Plan when considering Zoning Map Amendments and future land use decisions.
 3. Areas within the Urban Growth Boundary are considered a growth area. For property shown within the Urban Growth Boundary of this map, particularly those shown as Rural/Agriculturally zoned, it is expected that upcoming or Zoning Map Amendments will occur when there are adequate public services to those locations. The plan recommendations and goals of Envision Jefferson 2035 emphasize that properties within the Urban Growth Boundary should be annexed into the municipalities with jurisdiction over the Urban Growth Boundary. The plan does not prevent a property owner within an Urban Growth Boundary, but not annexed into a municipality, from developing using Jefferson County's land development guidelines.
 4. The areas below are highlighted on this map with a colored border for ease of reference in the Envision Jefferson 2035 Comprehensive Plan.
 - Quarry Redevelopment Areas (page 21)
 - Northport Station at Jefferson Orchard (page 111)

Future Land Use Map - Jefferson County, West Virginia

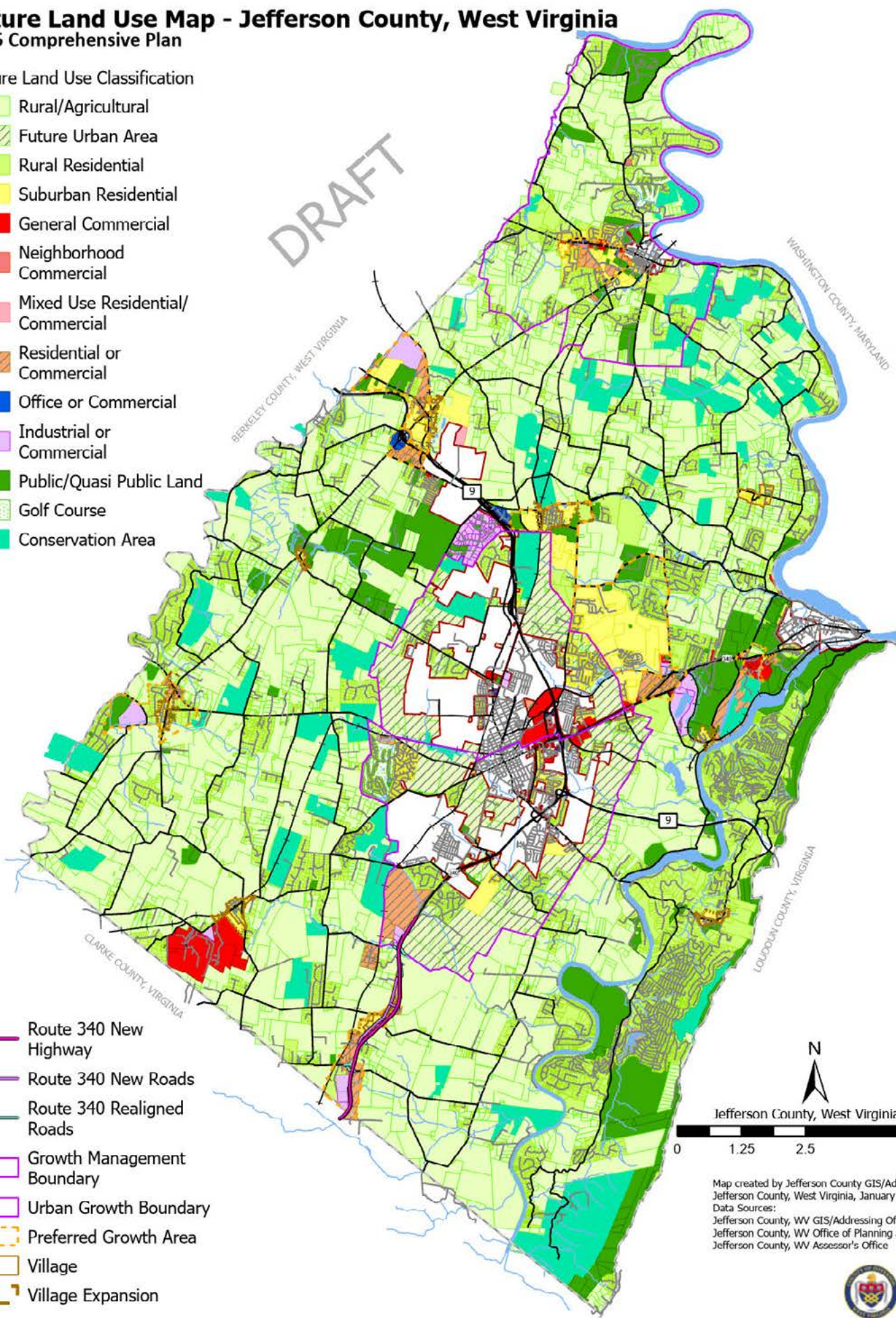
2045 Comprehensive Plan

Future Land Use Classification

- Rural/Agricultural
- Future Urban Area
- Rural Residential
- Suburban Residential
- General Commercial
- Neighborhood Commercial
- Mixed Use Residential/Commercial
- Residential or Commercial
- Office or Commercial
- Industrial or Commercial
- Public/Quasi Public Land
- Golf Course
- Conservation Area

DRAFT

- Route 340 New Highway
- Route 340 New Roads
- Route 340 Realigned Roads
- Growth Management Boundary
- Urban Growth Boundary
- Preferred Growth Area
- Village
- Village Expansion



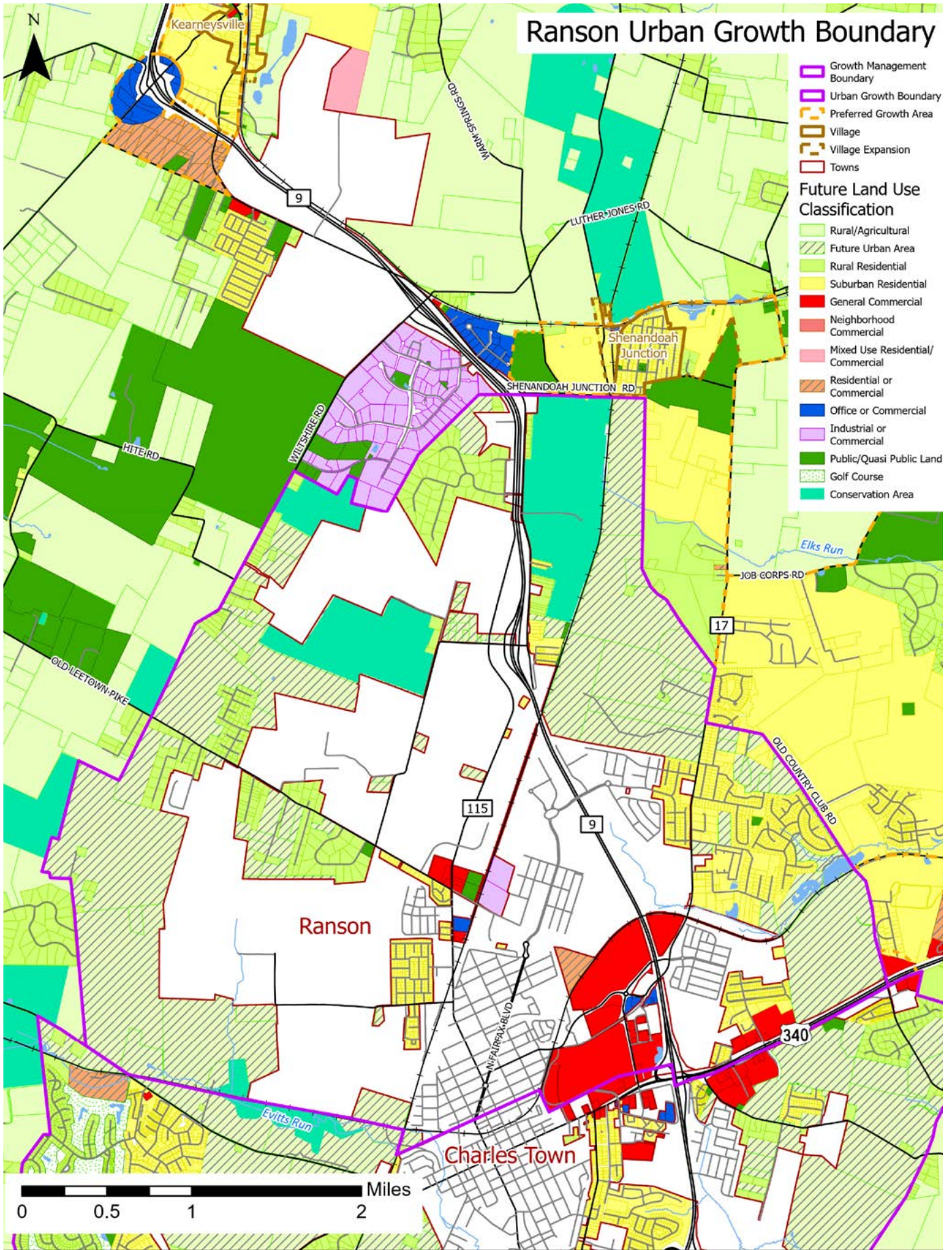
Jefferson County, West Virginia

0 1.25 2.5 5 Miles

Map created by Jefferson County GIS/Addressing Office
 Jefferson County, West Virginia, January 23, 2025

Data Sources:
 Jefferson County, WV GIS/Addressing Office
 Jefferson County, WV Office of Planning and Zoning
 Jefferson County, WV Assessor's Office





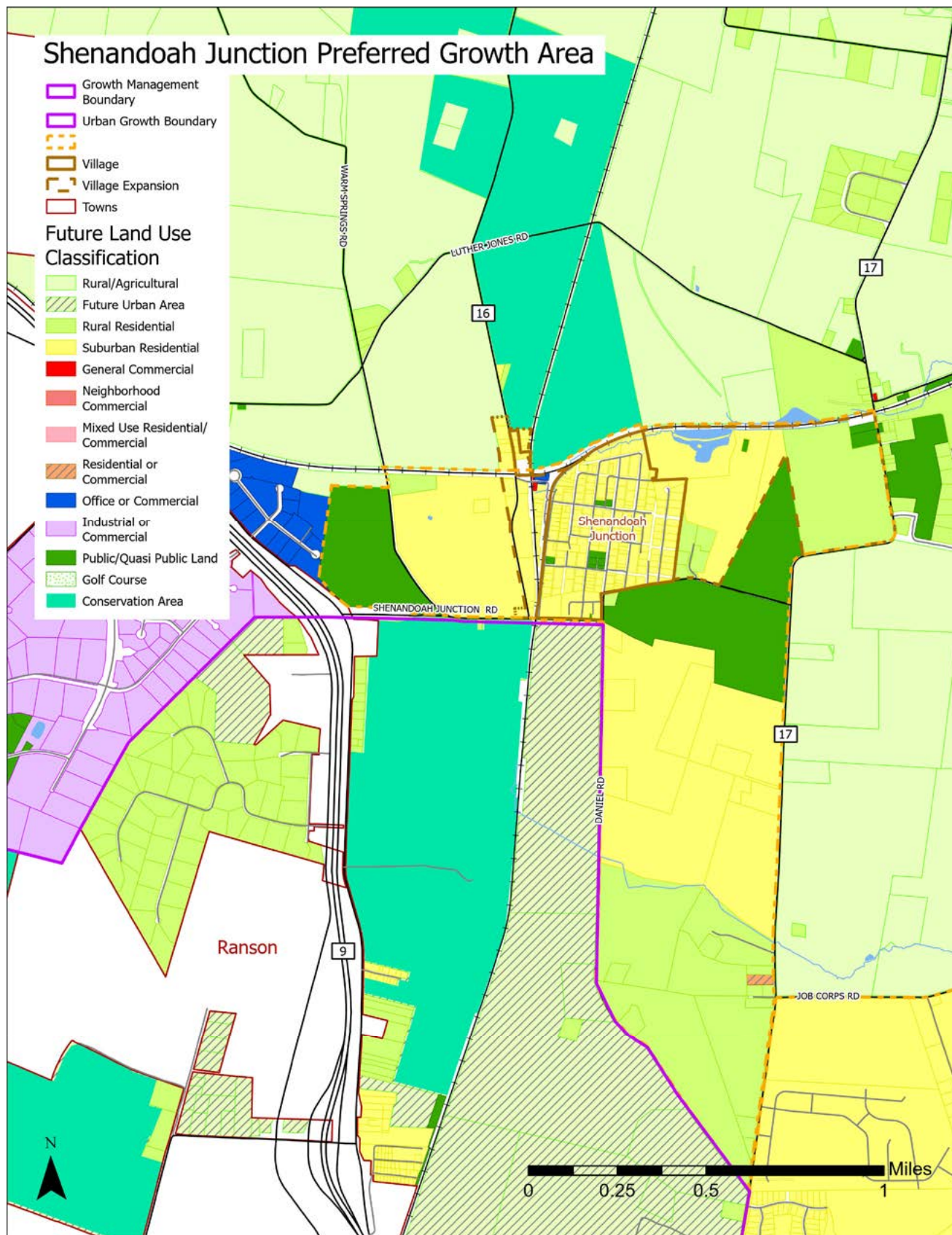
Shenandoah Junction Preferred Growth Area

- Growth Management Boundary
- Urban Growth Boundary

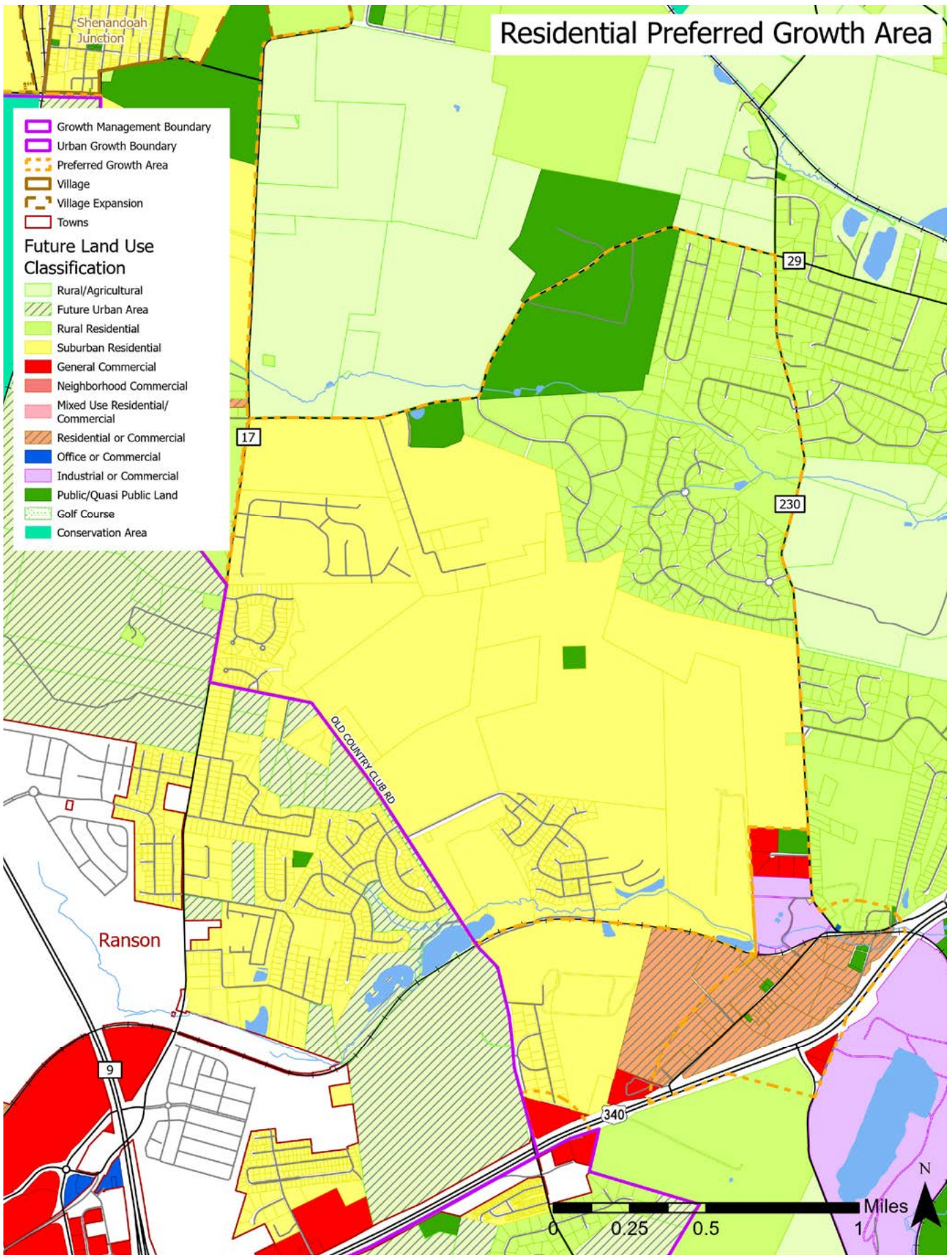
- Village
- Village Expansion
- Towns

Future Land Use Classification

- Rural/Agricultural
- Future Urban Area
- Rural Residential
- Suburban Residential
- General Commercial
- Neighborhood Commercial
- Mixed Use Residential/Commercial
- Residential or Commercial
- Office or Commercial
- Industrial or Commercial
- Public/Quasi Public Land
- Golf Course
- Conservation Area



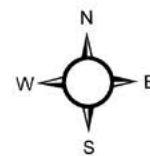
Residential Preferred Growth Area



Water & Sewer Service Areas

Jefferson County, WV

Disclaimer: All service areas are approximate, based on the area maps provided by the Utility Companies shown. Areas are current as of map publication; all service areas may be extended at any time. For detailed boundaries, please contact the Utility Company that provides service for that area.



Service Areas

Company, Type

- Berkeley County Water, Water & Sewer
- Charles Town Utility Board, Sewer Only
- Charles Town Utility Board, Water Only
- Charles Town Utility Board, Water & Sewer
- Harpers Ferry Water Works, Water & Sewer
- American Water, Water Only
- American Water, Water & Sewer
- Shepherdstown Water Department, Water Only
- Shepherdstown Water Department, Water & Sewer
- Preferred Growth Area (EJ2035)
- Municipality Growth Boundary



0 0.5 1 2 3 4 Miles

Map created by Office of GIS and Addressing
Jefferson County, West Virginia, July 2024

Data Sources:
Jefferson County, WV GIS/Addressing Office
Jefferson County, WV Office of Planning and Zoning
Jefferson County, WV Assessor's Office