



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

File #: 25-3-Z  
Fees Paid: \$ 5400

Email: [planningdepartment@jeffersoncountywv.org](mailto: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: Four Seas of WV LLC c/o Brett Cochran  
Business Name: \_\_\_\_\_  
Mailing Address: 7607 McKaig Rd Frederick, MD 21701  
Phone Number: 301-606-2999 Email: brett@4-outdoor.com

**Applicant Contact Information**

Applicant Name: \_\_\_\_\_ Same as owner: ☒  
Business Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**Consultant Information**

Consultant Name: Todd Heck, Principal  
Business Name: Morris & Ritchie Associates, INC  
Mailing Address: 205 E. Hirst Road, Suite 106 Purcellville, VA 20132  
Phone Number: 703-994-4047 Email: theck@mragta.com

**Physical Property Details**

Physical Address: 7 Vacant Lot: ☒  
Parcel ID: (Tax District / Map No. / Parcel No.) Tax Map #5 Parcel #s10.3, 10.4, 10.7, 12.14 & 12.15  
Parcel Size: 50.57 Acres Total 51.28 cu Deed Book: 1310 Page No: 171

**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:** R-LI-C

\*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.

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**Substantiation for the Request**

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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.**

 6.22.2025

Property Owner Signature

Date

Property Owner Signature

Date

# MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS



## *The Cochran Properties*

### *Zoning Map Amendment (Rezoning) Request*

*(Tax Map #5, Parcel #s 10.3, 10.4, 10.7, 12.14 & 12.15)*

*June 24, 2025*

**Existing Zoning District:** Rural (R)

**Proposed Zoning District:** Residential-Light Industrial-Commercial (RLIC)

This report has been prepared on behalf of Four Seas of WV LLC as a formal request for a Zoning Map Amendment (rezoning) for the subject parcels identified as Tax Map 5, Parcels 10.3, 10.4, 10.7, 12.14, and 12.15. (Parcels 12.14 & 12.15 were acquired in May by the owner / applicant Four Seas however the JC WV Parcel Map - Assessor's Office Interactive Map still shows the ownership as Christina Kardos and Linda Gibson respectively.) Prior to ownership of the five referenced parcels the applicant had met with the County back in March of this year and back in 2024 seeking to get an understanding of the development options.

The following summation is in response to Substantiation for the Request per the County's Zoning Map Amendment Application and supporting justification for the change in zoning.

### **Substantiation for the Request:**

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

The subject properties are situated between Leetown Road to the east and Charles Town Road to the west, and are bounded to the north by the eastbound ramp and Route 9. Collectively, the parcels encompass approximately ±51.57 acres. This location's proximity to the surrounding road network lends itself to being highly desirable with proper supporting zoning.

Currently zoned Rural (R), the applicant seeks to rezone the properties to Residential-Light Industrial-Commercial (RLIC). This request is grounded in the property's inclusion within the Route 9 Preferred Growth Area (PGA) and its adjacency to the Ranson Urban Growth Boundary (UGB), as designated in the Jefferson County 2045 Comprehensive Plan (adopted February 25, 2025). The RLIC zoning district provides the greatest flexibility to attract a range of commercial, office, and residential users, aligning with the 2045 Plan's vision for growth in this strategic location.

This rezoning is necessary to enable development consistent with the Comprehensive Plan and Future Land Use Guide, as Rural (R) zoning is no longer appropriate for land within a PGA. The

205 E. Hirst Road, Suite 106, Purcellville, VA 20132 (703) 994-4047 [www.mragta.com](http://www.mragta.com)

proposed zoning change would allow for the highest and best use of the site, with approximately 14 acres in the northwest corner targeted for Office/Commercial development, and the remaining 38 acres intended for Residential/Commercial uses as envisioned in the Future Land Use Guide.

**Office or Commercial**

*Primary Uses: The Office or Commercial category is intended to support a mix of business and office uses. Developments can include mixed use projects, a mix of office or commercial buildings, or solely office or commercial use.*

**Residential or Commercial**

*Primary Uses: This land use classification is for Suburban Residential and Neighborhood Commercial level development. Developments can include mixed use projects, a mix of residences and convenience businesses, or solely office, commercial, and residential uses that should connect to the pedestrian and auto transportation networks of adjacent properties. It includes gyms, convenience stores, townhomes, commercial and residential uses on adjoining lots, and mixed use projects with commercial ventures on ground level and residences on additional floors.*

The subject parcel has maintained its original Rural (R) zoning designation since the adoption of the Jefferson County Zoning Ordinance in 1988. However, the surrounding area has experienced significant changes over the past several decades. These include the extension of public water and sewer infrastructure, the establishment of Preferred Growth Areas (PGAs) and Urban Growth Boundaries (UGBs) by the County Commission, and evolving transportation patterns. This rezoning request is also supported by the increasing availability of public utilities in close proximity to the site, further justifying the transition to a zoning district better suited for future growth.

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

The subject parcel is located within the Route 9 Preferred Growth Area (PGA) and lies just outside the City of Ranson's Urban Growth Boundary (UGB). (See attached images and reference documents at the end of this report.) The Jefferson County 2045 Comprehensive Plan anticipates that urban-level residential and non-residential development will be concentrated within UGBs and PGAs over the 20-year planning horizon.

The 2045 Plan defines 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 location of the subject parcels within the Route 9 PGA and adjacent to a UGB directly supports a mix of residential and commercial development. The 2045 Plan also includes an updated Future



Land Use Guide and a restructured set of Land Use Classifications intended to better align with county zoning districts.

While the Plan recommends avoiding future use of the Residential-Light Industrial-Commercial (RLIC) zoning district in favor of three new proposed districts, those new districts and supporting ordinance amendments have not yet been adopted. In the meantime, the range of uses permitted within the RLIC district largely aligns with the intended land use classifications—specifically office, commercial, and residential—outlined in the Future Land Use Guide.

According to the 2045 Plan (p.16), “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).” In accordance with West Virginia State Code Chapter 8A, the County Commission may approve a rezoning request if it finds the request to be consistent with the Comprehensive Plan.

Given the current absence of newly defined zoning categories and the need to maintain flexibility in attracting future end users, the RLIC district remains the most appropriate and adaptable designation. The requested rezoning will support development that is complementary to the community and consistent with the 2045 Plan’s goals and policies.

***C. 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.***

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 Route 9 and supporting road network. As indicated in the High Problem Area Map, this proposed rezoning is not subject to any of the problem corridor and/or intersection areas.

The changes and improvements to the transportation network 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.

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

The Capacity of Wastewater Treatment facilities and Water Services has been greatly expanded, in anticipation of the development in the Ranson UGB, and the Route 9 PGAs based on the current Comprehensive Plan.

### **Route 9 PGA**

This area between Kearneysville and the Berkeley County line has the potential to access water, sewer, and natural gas services from Berkeley County, allowing more intense business park/commercial uses to develop along the County line. ***The intersection of Route 9 and Leetown Pike is characteristic of a commercially oriented highway interchange***, and Kearneysville could develop small businesses and residential uses compatible with the village district. As part of the 2045 Comprehensive Plan, the Route 9 PGA has been extended to include properties south of Route 9 down to Border Rd.

The Future Land Use Guide and the Zoning Map are different. The categories on each may bear some similarities, but the maps themselves are not the same. This Plan does not call for County initiated zoning map amendments, as it is anticipated that all zoning map amendments will be owner initiated. All property owners within Jefferson County have the right to request a zoning map amendment. The Planning Commission reviews all zoning map amendment requests and makes a recommendation to County Commission regarding whether if a given request is or is not consistent with the Future Land Use Guide and relevant text of the 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. These areas are 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 following Goals of the 2045 Comprehensive Plan would be supported by this application:

*Goal 1 - Ensure that future land use regulations and policies support and balance the land rights of all landowners of all property types.*

*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.*

*Goal 12 - Foster job development in Jefferson County by promoting diverse businesses; employment opportunities; local business entrepreneurship; and professional service jobs.*

*Goal 13 - Develop an environment that promotes existing and new businesses by expanding necessary infrastructure within the Preferred Growth Areas (PGA), Villages, and municipal Growth Boundaries (UGB&GMB).*

This proposed rezoning would help directly realize the 4 goals referenced by attracting users to a location that has great access with minimal impacts to the surroundings. Offers higher density potential that will facilitate the extension of utility infrastructure. Create opportunities for diverse employment and business by having a prime location that is ready to respond to the market demands

by having the flexibility in potential uses while taking advantage of the proximity to Ranson UGB.

### **Conclusion**

Consistency and compatibility with the Jefferson County 2045 Comprehensive Plan and the Future Land Use Guide are the two primary criteria for evaluating a Zoning Map Amendment request. The 2045 Plan promotes growth within the Preferred Growth Areas (PGAs), Urban Growth Boundaries (UGBs), and locations where infrastructure and public services currently exist or are planned for future development.

The subject property meets these criteria. It lies within an area designated by the Comprehensive Plan for future growth and will ultimately have access to both public water and sewer services. These attributes make the property well-suited for rezoning.

The site is appropriate for a mix of residential and non-residential uses, is supported by both existing and planned infrastructure, and does not create adverse impacts on low-income communities. The proposed map amendment aligns with the goals and policies of the 2045 Comprehensive Plan.

For these reasons, we respectfully request approval of the proposed Zoning Map Amendment by the Jefferson County Commission.

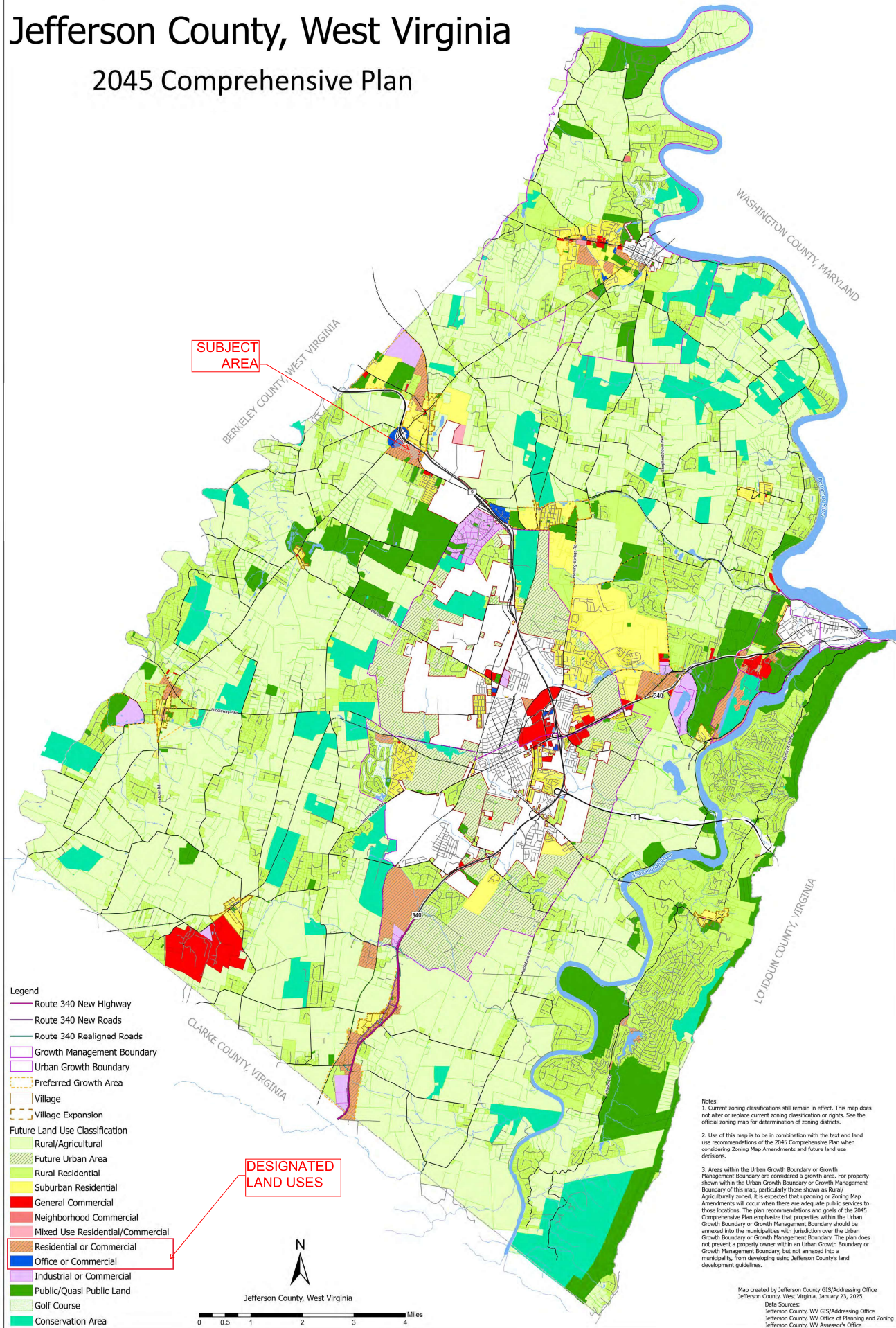
#### Attachments:

1. Future Land Use Guide
2. Route 9 Preferred Growth Area
3. Ranson Urban Growth Boundary
4. Water & Sewer Service Areas
5. 2024 Highway Problem Areas
6. Vicinity Map

# Future Land Use Guide

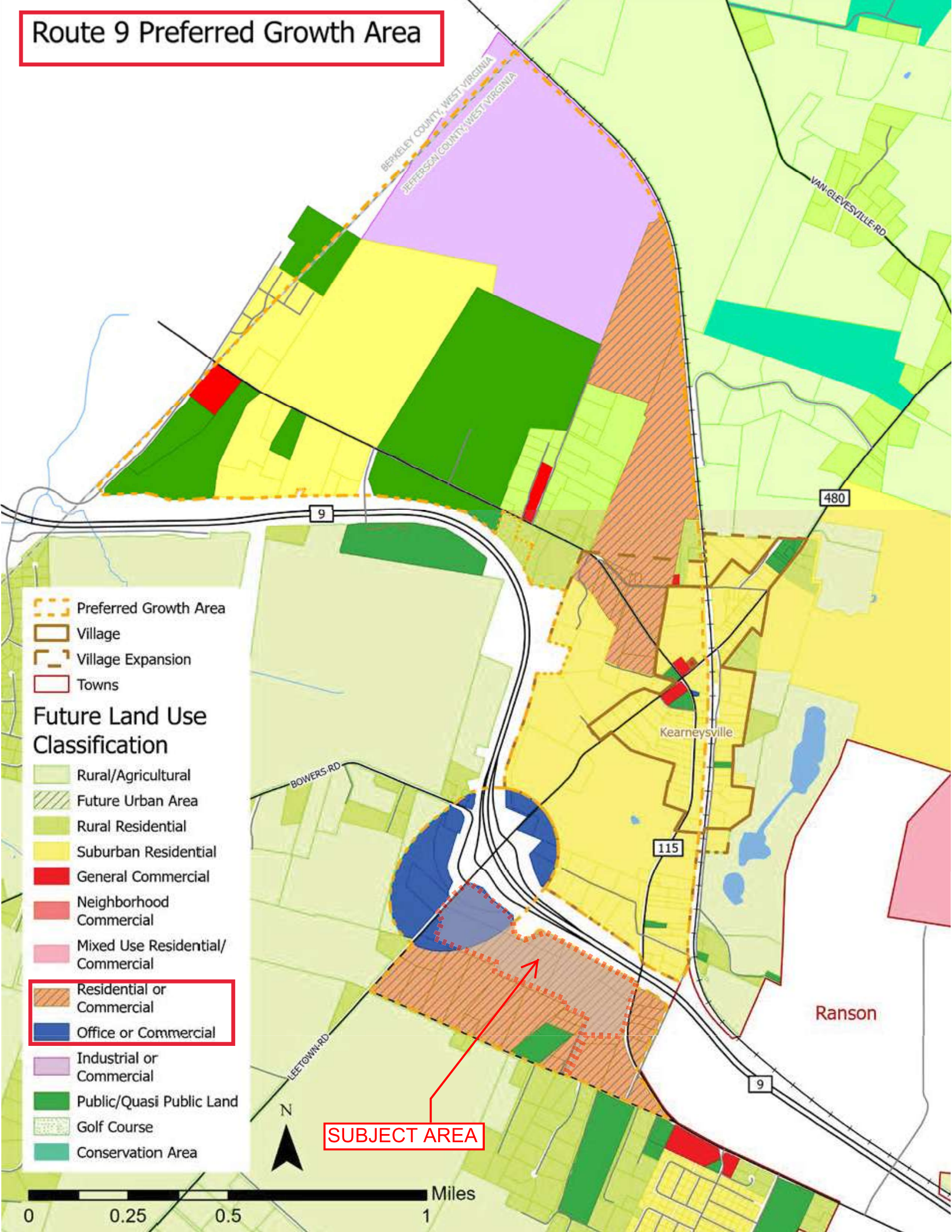
## Jefferson County, West Virginia

### 2045 Comprehensive Plan



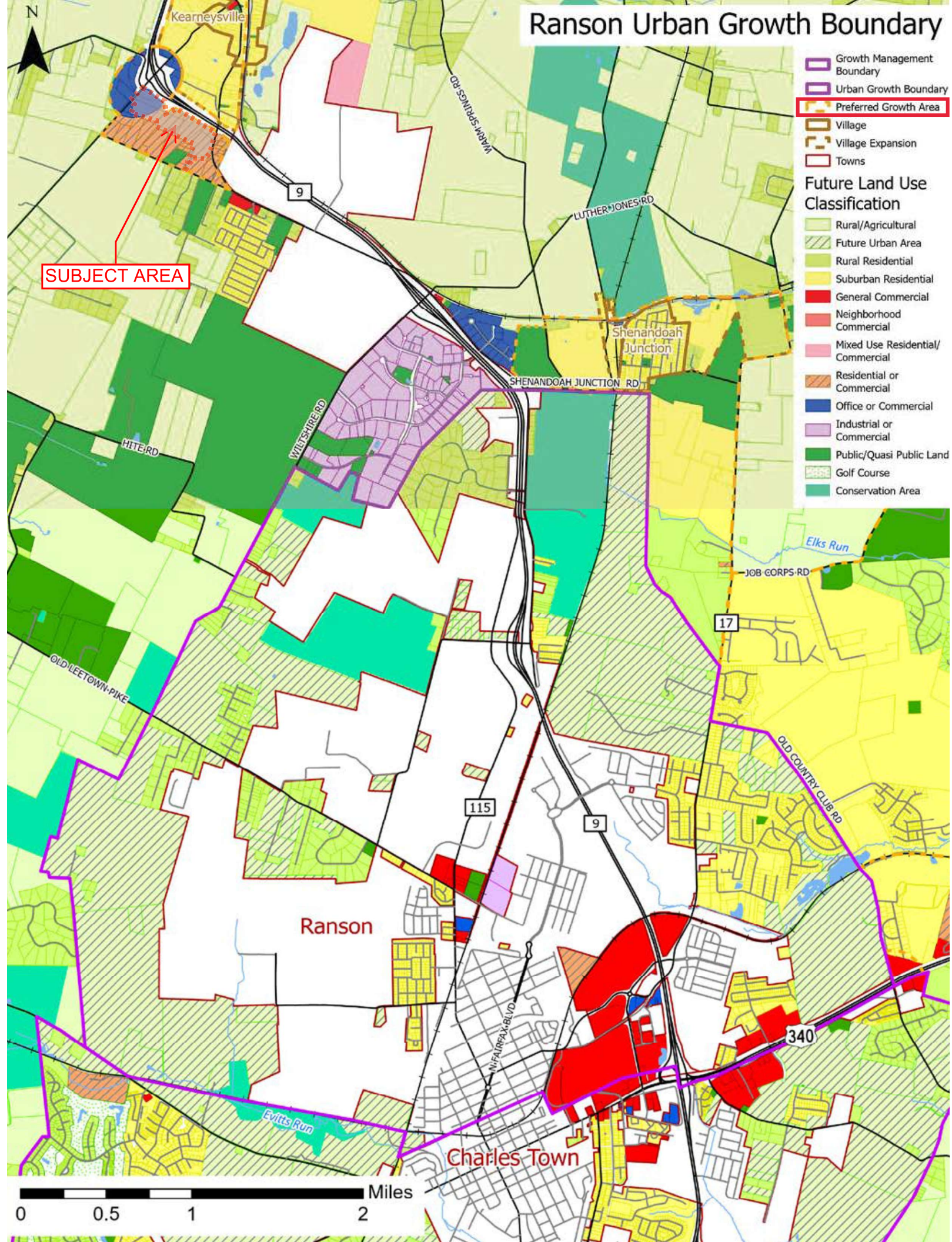


# Route 9 Preferred Growth Area





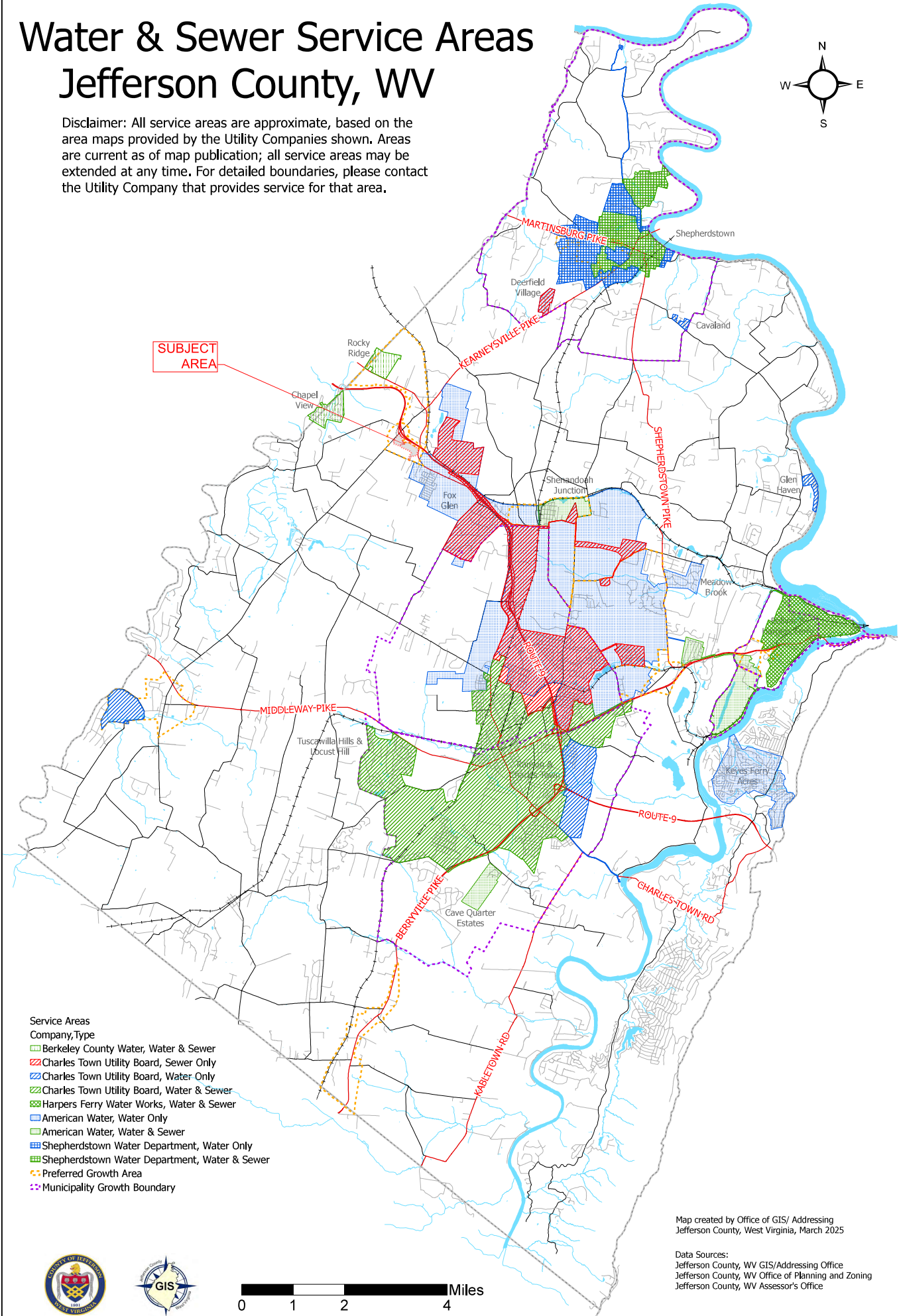
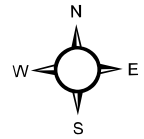
# Ranson Urban Growth Boundary





# 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
- Municipality Growth Boundary

Map created by Office of GIS/ Addressing  
Jefferson County, West Virginia, March 2025

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



0 1 2 4 Miles

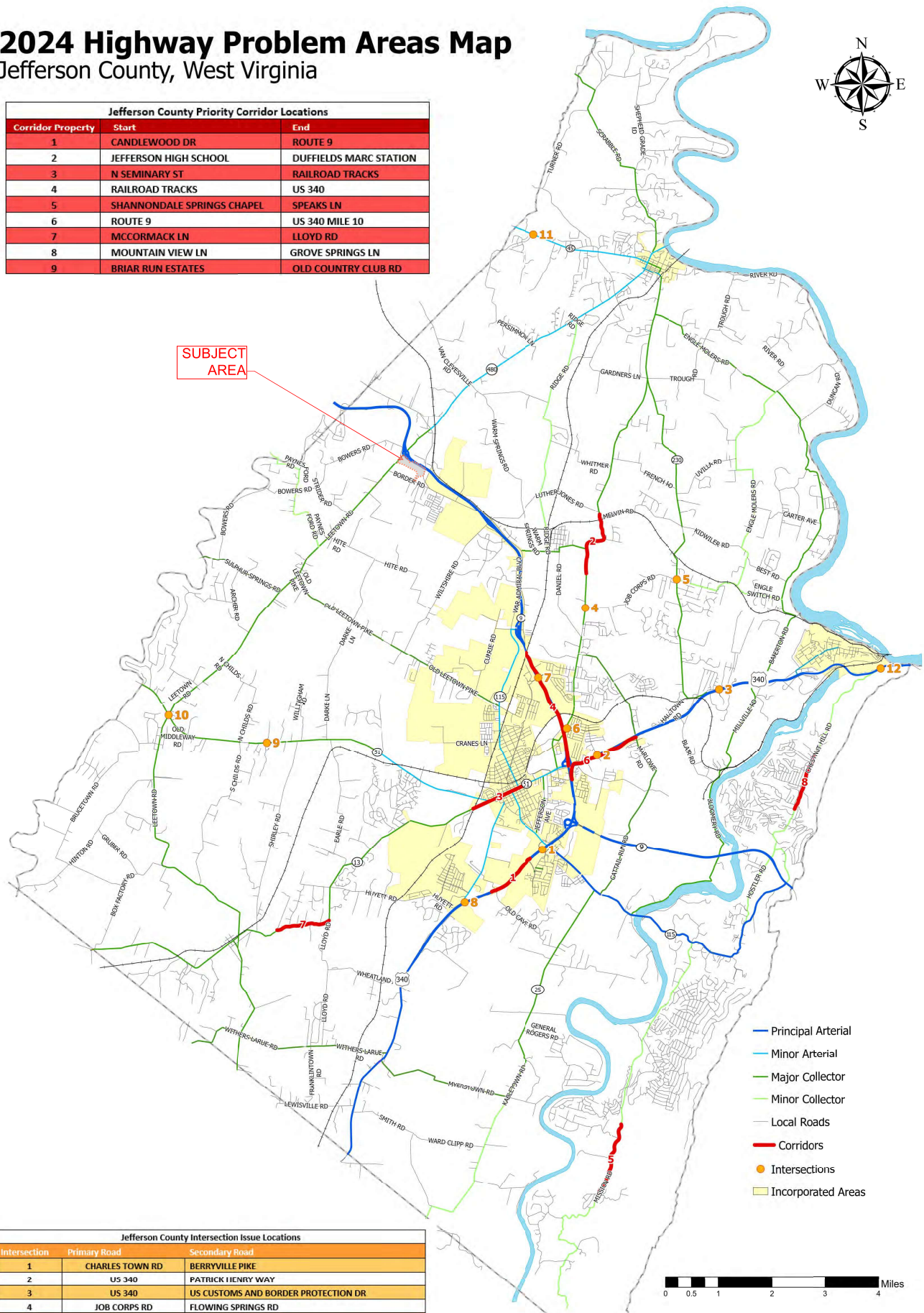
# 2024 Highway Problem Areas Map

## Jefferson County, West Virginia



Jefferson County Priority Corridor Locations		
Corridor Property	Start	End
1	CANDLEWOOD DR	ROUTE 9
2	JEFFERSON HIGH SCHOOL	DUFFIELDS MARC STATION
3	N SEMINARY ST	RAILROAD TRACKS
4	RAILROAD TRACKS	US 340
5	SHANNONDALE SPRINGS CHAPEL	SPEAKS LN
6	ROUTE 9	US 340 MILE 10
7	MCCORMACK LN	LLOYD RD
8	MOUNTAIN VIEW LN	GROVE SPRINGS LN
9	BRIAR RUN ESTATES	OLD COUNTRY CLUB RD

SUBJECT AREA

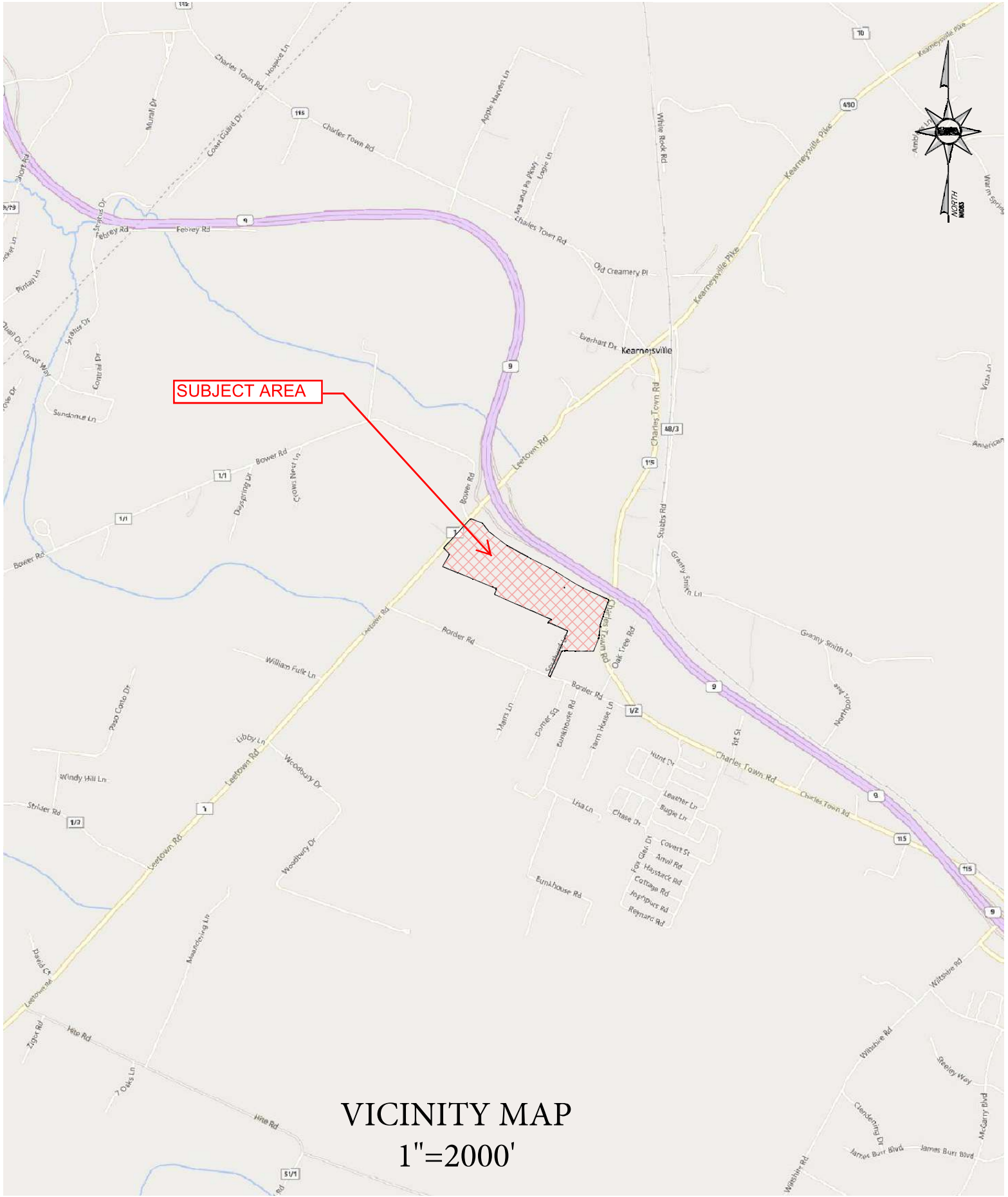


Jefferson County Intersection Issue Locations		
Intersection	Primary Road	Secondary Road
1	CHARLES TOWN RD	BERRYVILLE PIKE
2	US 340	PATRICK HENRY WAY
3	US 340	US CUSTOMS AND BORDER PROTECTION DR
4	JOB CORPS RD	FLOWING SPRINGS RD
5	JOB CORPS RD	SHEPHERDSTOWN PIKE
6	FLOWING SPRINGS RD	MOUNTAIN LAUREL BLVD
7	OAK LEE DR	ROUTE 9
8	BERRYVILLE PIKE	AUGUSTINE AVE
9	MIDDLEWAY PIKE	NEW MEADOW DR
10	LEETOWN RD	MIDDLEWAY PIKE
11	WINEBRENNER RD	MARTINSBURG PIKE
12	US 340	CHESTNUT HILL RD

Data Sources  
 Jefferson County, WV GIS/Addressing Office  
 Jefferson County, WV Office of Planning and Zoning  
 WV Department of Transportation  
 WV Department of Highways  
 HEPMPO  
 Map Created: September 2024

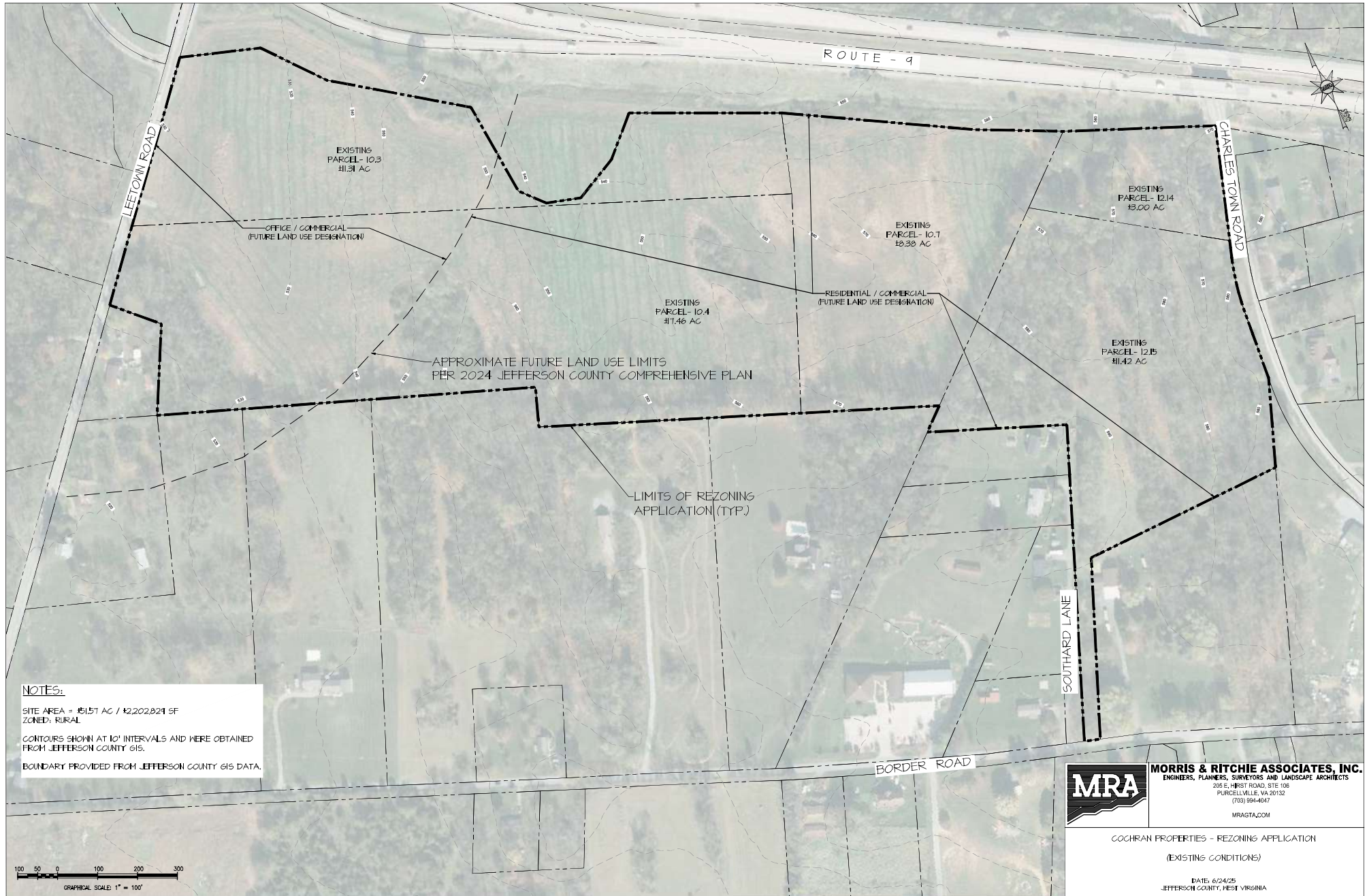




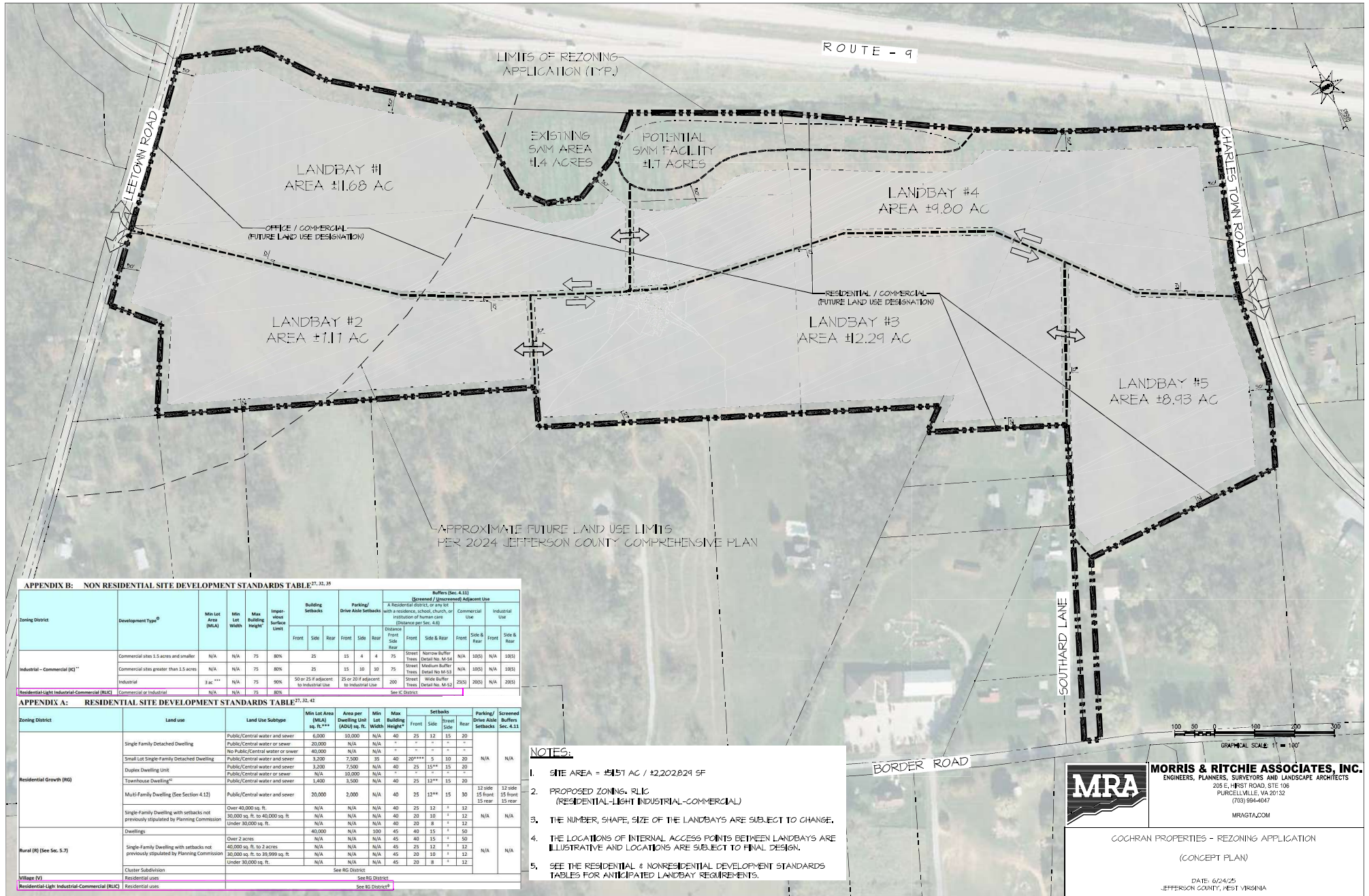


SUBJECT AREA

VICINITY MAP  
1"=2000'







APPENDIX B: NON RESIDENTIAL SITE DEVELOPMENT STANDARDS TABLE<sup>27, 32, 38</sup>

Zoning District	Development Type <sup>a</sup>	Min Lot Area (MLA)	Min Lot Width	Max Building Height	Impervious Surface Limit	Building Setbacks				Parking/ Drive Aisle Setbacks				Buffer <sup>b</sup> (Sec. 4.3.1)			
						Front	Side	Rear	Front	Side	Rear	Front	Side	Side & Rear	Front	Side & Rear	Industrial Use
Industrial - Commercial (IC) <sup>1</sup>	Commercial sites 1.5 acres and smaller	N/A	N/A	75	80%	35	15	4	4	75	Street Trees	N/A	1000	N/A	1000	N/A	1000
	Commercial sites greater than 1.5 acres	N/A	N/A	75	80%	35	15	10	10	75	Street Trees	N/A	1000	N/A	1000	N/A	1000
	Industrial	3 ac ***	N/A	75	90%	50 or 20' if adjacent to Industrial Use	25 or 20' if adjacent to Industrial Use	200	250	200	200	200	200	200	200	200	200
Residential-Light Industrial-Commercial (RLIC)	Commercial or Industrial	N/A	N/A	75	80%												

APPENDIX A: RESIDENTIAL SITE DEVELOPMENT STANDARDS TABLE<sup>27, 32, 42</sup>

Zoning District	Land use	Land Use Subtype	Min Lot Area (MLA) sq. ft.***	Area per Dwelling Unit (ADU) sq. ft.	Min Lot Width	Max Building Height*	Setbacks				Parking/ Drive Aisle Setbacks	Screened Buffer <sup>b</sup> Sec. 4.1.1
							Front	Side	Rear	Street Side		
Residential Growth (RG)	Single Family Detached Dwelling	Public/Central water and sewer	6,000	10,000	N/A	40	25	12	15	20		N/A
		Public/Central water or sewer	30,000	N/A	N/A	40	25	12	15	20		N/A
		No Public/Central water or sewer	40,000	N/A	N/A	40	25	12	15	20		N/A
	Small Lot Single-Family Detached Dwelling	Public/Central water and sewer	3,200	7,500	35	40	20	12	15	20		N/A
		Public/Central water and sewer	3,200	7,500	N/A	40	25	12	15	20		N/A
	Duplex Dwelling Unit	Public/Central water or sewer	N/A	10,000	N/A	40	25	12	15	20		N/A
	Townhouse Dwelling <sup>1</sup>	Public/Central water and sewer	1,400	3,500	N/A	40	25	12	15	20		N/A
	Multi-Family Dwelling (See Section 4.12)	Public/Central water and sewer	30,000	2,000	N/A	40	25	12	15	20	12 side 15 front 15 rear	N/A
Rural (R) (See Sec. 5.7)	Single-Family Dwelling with setbacks not previously stipulated by Planning Commission	Over 40,000 sq. ft.	N/A	N/A	N/A	40	25	12	12	12		N/A
		30,000 sq. ft. to 40,000 sq. ft.	N/A	N/A	N/A	40	20	10	12	12		N/A
		Under 30,000 sq. ft.	N/A	N/A	N/A	40	20	10	12	12		N/A
	Dwellings	Over 40,000 sq. ft.	N/A	N/A	N/A	45	40	15	12	12		N/A
		30,000 sq. ft. to 40,000 sq. ft.	N/A	N/A	N/A	45	40	15	12	12		N/A
		Under 30,000 sq. ft.	N/A	N/A	N/A	45	40	15	12	12		N/A
	Single-Family Dwelling with setbacks not previously stipulated by Planning Commission	Over 2 acres	N/A	N/A	N/A	45	40	15	12	12		N/A
		40,000 sq. ft. to 2 acres	N/A	N/A	N/A	45	40	15	12	12		N/A
Village (V)	Residential uses	See RG District										
	Residential-Light Industrial-Commercial (RLIC)	Residential uses										

NOTES:

- SITE AREA = ±151 AC / ±2,202,824 SF
- PROPOSED ZONING: RLIC (RESIDENTIAL-LIGHT INDUSTRIAL-COMMERCIAL)
- THE NUMBER, SHAPE, SIZE OF THE LANDBAYS ARE SUBJECT TO CHANGE.
- THE LOCATIONS OF INTERNAL ACCESS POINTS BETWEEN LANDBAYS ARE ILLUSTRATIVE AND LOCATIONS ARE SUBJECT TO FINAL DESIGN.
- SEE THE RESIDENTIAL & NONRESIDENTIAL DEVELOPMENT STANDARDS TABLES FOR ANTICIPATED LANDBAY REQUIREMENTS.



**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
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PURCELLVILLE, VA 20132  
(703) 994-4047  
MRAGTA.COM

COCHRAN PROPERTIES - REZONING APPLICATION  
(CONCEPT PLAN)

DATE: 6/24/25  
JEFFERSON COUNTY, WEST VIRGINIA