

APPLICATION FOR
SALVAGE YARD PERMIT
WOOD COUNTY, WEST VIRGINIA

Name of Owner/Developer:

Address of Owner/Developer:

Telephone No.:

Location of Salvage Yard:

Intended Function of Salvage Yard:

Signature of Owner/Developer:

Date:

A PLAT SHALL BE SUBMITTED WITH AN APPLICATION FOR A SALVAGE
YARD.

PLAT

A plat shall be submitted with an application for a salvage yard. The plat shall be a blueprint and shall show complete topography, boundary lines, and existing structures and utilities of the proposed salvage yard. In addition, the plat shall show the following information:

- (1) Natural features such as watercourses, rock outcropping, sink holes, quarries, and wooded areas.
- (2) Areas proposed for the storage of salvage and the specific type of salvage proposed.
- (3) Location of building or structures, if any.
- (4) Proposed access and the internal road network.
- (5) Parking areas for customer and employee parking.
- (6) Measures proposed to manage storm water and to minimize erosion.
- (7) Salvage and building setback lines.
- (8) Vicinity map.

Where a salvage yard proposal appears to the Planning Commission to be a major concern, the applicant may be required to submit in more detail proposed storm water management plans, erosion and sediment controls, and detailed construction plans for all improvements. Additional information or detail may be required by the Civil Engineer or Surveyor.

COMMUNITY IMPACT STATEMENT

A Complete Impact Statement shall accompany the Application for a Salvage Yard to enable the Planning Commission to consider the potential impacts a proposed salvage yard may have on the County as a whole. This information shall be submitted to the Planning Commission fourteen (14) days prior to a regularly scheduled meeting.

- (1) Name and address of owner/developer.
- (2) Name and address of contact person.
- (3) Tract size, shape, and location.
- (4) General description of the nature of the salvage yard, the types of materials to be stored, and the anticipated market for salvage purchased and sold by the operator.
- (5) Number, approximate size, and location and intended function or use of proposed buildings on the sites, if any.
- (6) General description of surface conditions (topography).
- (7) Soil and drainage characteristics.
- (8) Existing natural or manmade features including vegetation cover, water bodies, quarries, and rock outcroppings.
- (9) General location and description of existing structures.
- (10) General location and description of existing easements or rights-of-ways.

- (11) Existing covenants and restrictions.
- (12) Intended improvements.
- (13) Intended earthwork that would alter the topography.
- (14) Proposed covenants and restrictions.
- (15) Tentative development and construction schedule.
- (16) Anticipated projects costs.

A discussion of the relationship of the proposed salvage yard to the County and the area around the salvage yard shall consider the following items:

Physical Impacts

- (1) Earthwork, as it affects drainage, removal of vegetation and soil, and alteration of the natural terrain.
- (2) Conversion of farmland to a nonfarm use.
- (3) Wildlife populations.
- (4) Groundwater and surface water resources- use, depletion, contamination, flow change.
- (5) Compatibility of the proposal with the surrounding area in terms of land use and visual appearance.
- (6) Impact on sensitive natural area such as water, recharge areas, stream and river banks, hillsides, forests, wetlands, and water bodies.

Social Impacts

- (7) Traffic characteristics- type and frequency of traffic, adequacy and safety of existing transportation routes and facilities; origin and destination of traffic.
- (8) Fire and police protection- on site measures proposed to minimize the risk of fire and steps to minimize vandalism.
- (9) Sewer and water facilities, if any.
- (10) Proximity and relationship to known historic features.
- (11) Relationship of the project to the Comprehensive Plan.

Economic Impacts

- (12) Property tax evaluation.
- (13) Local employment implications.
- (14) Expected changes in property values.