PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

312 S. Mildred Street,
Ranson WV 25438
www.ransonwv.gov

November 12, 2024 | 7:00 P.M. | Council Chamber

LIVE STREAMINGhttps://ransonwv.gov/your-government/agendas-and-minutes/

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Minutes - October 7, 2024
   Minutes - October.docx

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing - To rezone the following parcel 08001000080000, located West of Currie Road, Ranson, WV 25438 (Consisting of 105 acres) from SmartCode New Community to R-6.
   Legal Notice for Rezoning Clay Hill West R-6 11122024.docx

2. 24-43- REZ-Consideration - Rezone parcel 08001000080000, located West of Currie Road, Ranson, WV 25438 (Consisting of 105 acres) from SmartCode New Community to R-6. Submitted by applicant Integrity Federal Services.
   24-43-REZ-2527-0301-ZMA_WEST-PACKAGE.pdf

3. Public Hearing - Rezone the following parcel 08001000090000, located East of Currie Road, Ranson, WV 25438 (Consisting of 152 of 169.27 acres) from SmartCode New Community to R-6.
   Legal Notice for Rezoning Clay Hill East R-6 11122024.docx

4. 24-42-REZ- Consideration - Rezone the following parcel 08001000090000, located East of Currie Road, Ranson, WV 25438 (Consisting of 152 of 169.27 acres) from SmartCode New Community to R-6. Submitted by Applicant Integrity Federal Services.
   24-42-REZ-EAST R6_Rezoning Application-SIGNED.pdf
   24-42-REZ-2527-0301-ZMA_EAST R6-PACKAGE 1.pdf

5. Public Hearing - to rezone the following parcel 08001000090000, located on Currie Road, Ranson, WV 25438 (Consisting of 17.27 of 169.27 acres) from SmartCode New Community to Highway Commercial.
   Legal Notice for Rezoning Clay Hill East HC 11122024.docx

6. 24-41-REZ-EAST HC - Consideration - Integrity Federal Services submitted an application To rezone the following parcel 08001000090000, located on Currie Road, Ranson, WV 25438 (Consisting of 17.27 of 169.27 acres) from SmartCode New Community to Highway Commercial.
   24-41-REZ Application.pdf
   24-41-REZ-EAST HC_Rezoning Application-SIGNED.pdf

7. Public Hearing is to accept public comments on a petition to rezone the following parcel 08001000050000, located on Mildred Street, Ranson, WV 25438 (Consisting of 63.15 acres) from TND-MUX (retired) to R6P
   Legal Notice for Rezoning Lloyd Residual 11122024.docx

8. 24-44- REZ- Consideration - To rezone the following parcel 08001000050000, located on Mildred Street, Ranson, WV 25438 (Consisting of 63.15 acres) from TND-MUX (retired) to R6P
   24-44-REZ-LLOYD_Rezoning Application-SIGNED.pdf
   24-44-REZ-5087-0101-ZMA_LLOYD-PACKAGE 1.pdf

9. Public Hearing - Bond for Ranson Heights Phase 1 located off Route 9 and Route 340 in Ranson WV
   Legal Notice Ranson Heights Phase 1 Bond 11122024.docx

10. 26281- Consideration - Bond for Ranson Heights Phase 1 located off Route 9 and Route 340 in Ranson WV
    26281 Draft - Ranson Heights Phase 1 Construction Design.pdf

11. Public Hearing - Development Agreement for Ranson Heights Phase 1 located off Route 9 and Route 340 in Ranson WV.
    Legal Notice Ranson Heights Phase 1 Bond 11122024.docx

12. 23-42-FP-Consideration - Development Agreement for Ranson Heights Phase 1 located off Route 9 and Route 340 in Ranson WV.
    Ranson Ranson Heights Development Agreement Phase 1.pdf

13. 24-39-ANX- A Applicant Morris & Ritchie submitted an annexation request and rezoning request for the land known as Canter Hollow currently located in Jefferson County, WV
    24-39-2024-09-19-smart code rezoning petition and application.pdf
    24-39-2024-09-20-canter hollow waivers.pdf
    24-39-ANX-Canter Hollow Annexation Petition.pdf
    24-39-ANX-2024-10-09-REZONING PLAN.pdf

V. ADJOURMENT

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: APPROVAL OF MINUTES

SUBJECT:

ATTACHMENTS:

Minutes - October.docx

PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

312 S. Mildred Street,
Ranson WV 25438
www.ransonwv.gov

October 7, 2024 | 7:00 P.M. | Council Chamber

LIVE STREAMINGhttps://ransonwv.gov/your-government/agendas-and-minutes/

I. CALL TO ORDER

The meeting was called to Order at 7:00 PM by Mike Anderson.

Mike Anderson, President	Present
Jason Gore	Present
Andy Colandrea	Present
Dough Davis	Present
Jaden Bound	Present

II. APPROVAL OF MINUTES

Mike Anderson, President	Abstain
Jason Gore	Yes
Andy Colandrea	Yes
Dough Davis	Yes
Jaden Bound	Yes

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing - Final Plat proposal for Shenandoah Springs Phase 3B
   President Mike Anderson Open the Public Hearing, Closed the Public Hearing
2. 24-19 - FP -Consideration- Final plat proposal for Shenandoah Springs Phase 3B submitted by applicant U.S. Home, LLC

Mike Anderson, President	Abstain
Jason Gore	Yes
Andy Colandrea	Second
Dough Davis	Yes
Jaden Bound	Motion

3. Public Hearing- Development Agreement for Phase 3B of Shenandoah Springs
   President Mike Anderson Open the Public Hearing, Closed the Public Hearing
4. 24- 19- FP- Consideration - Development Agreement for Phase 3B of Shenandoah Springs submitted by applicant U.S. Home, LLC

Mike Anderson, President	Abstain
Jason Gore	Yes
Andy Colandrea	Motion
Dough Davis	Yes
Jaden Bound	Second

5. Public Hearing - Accepting a Bond for Shenandoah Springs Phase 3B,
   President Mike Anderson Open the Public Hearing, Closed the Public Hearing
6. 24- 19- FP- Consideration - Accepting a bond for Shenandoah Springs Phase 3B submitted by applicant US Homes, LLC

Mike Anderson, President	Abstain
Jason Gore	Second
Andy Colandrea	Motion
Dough Davis	Yes
Jaden Bound	Yes

V. ADJOURMENT

The meeting concluded at 7:23 P.M., with the adjournment motion initiated by Jason Gore and seconded by Andy Colandrea. The next Planning meeting is scheduled for November 12, 2024, at 7:00 P.M. in the Ranson City Council Chambers located at 312 South Mildred Street, Ranson, WV 25438.

_____
Mike Anderson, President

_____
Planning Commission Board Member

AGENDA ITEM IV.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Legal Notice for Rezoning Clay Hill West R-6 11122024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code § 8A-7-9 et seq., W. Va. Code § 8A-5-8 et seq., and Ranson Code § 19A-1.3 et seq., the Ranson Planning Commission will hold a public hearing on Tuesday, November 12, 2024, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a petition to rezone the following parcel 08001000080000, located on Currie Road, Ranson, WV 25438 (Consisting of 105 acres) from SmartCode New Community to R-6. Upon recommendation and approval of the zoning map amendment by the Ranson Planning Commission, an ordinance amending the zoning map will be presented to the City Council for two readings.

Copies of the proposed zoning amendment are available upon request from the Community Development Department. All persons are invited to attend and make comments about the proposed amendment. If you cannot attend but wish to comment, you may write to the following address prior to November 8, 2024: City of Ranson, Attn: Community Development Director, 312 S. Mildred Street, Ranson, WV 25438 or cityclerk@ransonwv.us. Written comments received prior to November 8, 2024, will be provided to the Planning Commission and inserted into the official record.

AGENDA ITEM IV.2

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

Strider, LLC seeks a rezoning for its approximately 105-acre tract of real Property (as further described in this Application, the “Property”). The Property is proposed to be rezoned from SmartCode transect districts to the Residential R-6 zoning district.

ATTACHMENTS:

24-43-REZ-2527-0301-ZMA_WEST-PACKAGE.pdf

CLAY HILL WEST
RESIDENTIAL R6

APPLICATION FOR ZONING MAP AMENDMENT

CITY OF RANSON
WEST VIRGINIA

October 3, 2024

Prepared By:
INTEGRITY FEDERAL SERVICES

Prepared For:
STRIDER, LLC

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SUPPLEMENTAL INFORMATION

Exhibit 1 – Existing Conditions

Exhibit 2 – Existing Land Use & Zoning

Exhibit 3 – Proposed Land Use & Zoning

Exhibit 4 – Boundary Exhibit

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Part 1 – Executive Summary

Introduction. Strider, LLC seeks a rezoning for its approximately 105-acre tract of real Property (as further described in this Application, the "Property"). The Property is proposed to be rezoned from SmartCode transect districts to the Residential R-6 zoning district.

The requested rezoning is consistent with the goals of Ranson's Comprehensive Plan, which acknowledges the importance of a variety of residential unit types, as well as a streamlined development process. These goals not only provide affordability but also foster the vibrant and diverse community that Ranson is known for.

The R-6 Zone is easy to implement, which benefits developers in the planning process, and it is easy to administer, which benefits the City of Ranson. It is the owner's intention for the Property to be developed as a single family (attached and detached) subdivision.

History. In 2012, the Property became one of the initial Smart Code rezonings, completed with the adoption of Ranson's then new zoning ordinance. The SmartCode Zoning approved two medium/high density villages (Clay Hill East & West), with significant commercial components.

This zoning only applies to the outside edge of the Property to the first interior road. The colored areas in the image below are zoned to a specific T district, the white areas have flexible designations that could be developed in a variety of manners, including potential industrial uses.

The project's development under SmartCode zoning regulations did not generate any substantial interest in the developer and builder community.

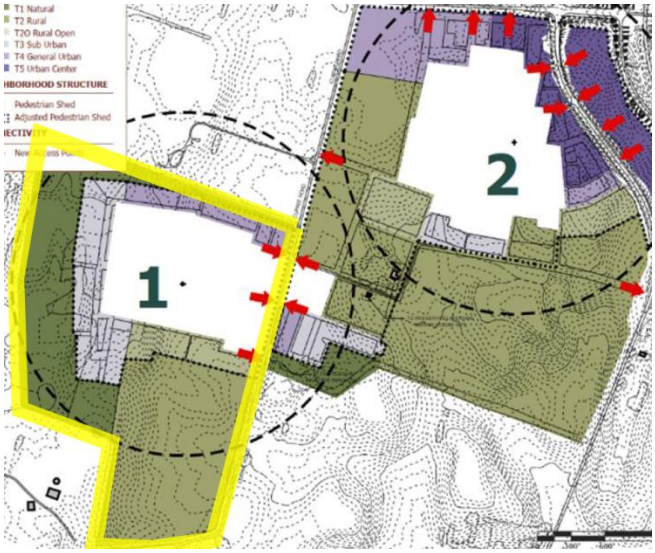


Image from 2012 SmartCode Rezoning Application

Basis for Rezoning. Strider, LLC's rezoning request is consistent with Ranson's 2024-2034 Comprehensive Plan. The Future Land Use Map of the Comprehensive Plan calls for the Property to be designated for "Blended Mixed Use" development, a category that identifies all Primary uses of the Property as Residential uses. These uses include single family detached, duplexes, triplexes, townhomes, and small apartment buildings.

These uses are aligned with the R-6 District, which allows both single family detached and attached dwellings, providing critical "missing middle" housing stock.

It is clear that the uses identified within the Future Land Use Map's Blended Mixed-Use category of the Comprehensive Plan are consistent with Strider, LLC's requested rezoning designation of Residential R-6. This is also supported by the Land Use Goals and Actions identified in the 2024-2034 Comprehensive Plan.

Specifically, the Goal to "[e]ncourage affordable housing through a variety of types of housing options." The Action related to this Goal is to "[e]ncourgae workforce housing ". The 2024-2034 Comprehensive Plan states, "This action is accomplished through zoning code amendments and incentives.". This statement highlights the need for amendments to the existing zoning districts to facilitate this goal.

Zoning Summary. Ranson will benefit both economically and socially from the development of the Property as permitted under the R6 zoning district. The requested rezoning will result in simplified development standards, with opportunity for public input. The rezoning to R-6 will provide flexibility in housing options with the ability to construct single family attached and detached homes.

The development of a walkable community adjacent to the new Ranson Elementary School and forthcoming K-12 campus complex is supported throughout the Comprehensive Plan and is an important factor when evaluating the rezoning request.

Housing Action Item 3 of The Comprehensive Plan states, *"Encourage development of housing types that fall between single family homes and larger apartment complexes to increase housing diversity and affordability. This will likely require a zoning update.".* Housing that falls within these parameters is considered "missing middle" housing.

The requested rezoning to the R6 district will promote the development of "missing middle" housing on the Property.

Part 1 – Executive Summary

The following sections of this Application further demonstrate that the proposed zoning map amendment aligns with the optimal utilization of the Property, offering significant benefits to the citizens of Ranson and Jefferson County.

Comprehensive Plan – The proposed zoning amendment is consistent with Ranson's newly adopted 2024-2034 Comprehensive Plan. As discussed in more detail in this application, the Plan proposes that the Property be designated as "Blended Mixed Use", a designation that includes various types of housing.

Proposed Use – Residential development, aligned with the R-6 district. The Property will be developed as a single family subdivision with single family attached and detached homes.

Benefit Analysis – Ranson faces a shortage of appropriately zoned land for single family residential development, outside of areas zoned under SmartCode. The proposed zoning map amendment is poised to provide much needed residential development in the area surrounding the new Ranson Elementary School and forthcoming K-12 campus complex, and increase the available stock of homes within the City. R6 zoning will provide immediate neighborhood connections, providing housing next to the school campus and near employment based areas.

Transportation and Utilities – Existing utility (water and sanitary sewer) and transportation infrastructure support development of the Property. According to the Comprehensive Plan, the development of sites with existing infrastructure should be a strategic objective for the City of Ranson.

The development will include pedestrian connections to the adjacent Clay Hill East and Lloyd Residual properties. Both of which are processing rezonings to the R6 district. A bike trail is proposed along Route 115 with the adjacent rezoning of Clay Hill East and Lloyd Residual properties. This will be a major extension of the Route 9 bike trail to downtown Ranson.

Public Health, Safety, Welfare – The proposed zoning map amendment does not pose a risk to these three considerations. Further, it protects and promotes Public Health, Safety and Welfare in the following ways:

- The Property will be served by public water and sewer through a regulated utility. The development of the site does not require any onsite wells, and all wastewater is conveyed to the City of Charles Town for treatment. The development is expected to utilize gravity sewer that will not require the addition of any new pumpstations.
- All development will be fully regulated by federal, state and local environmental laws.
- The zoning amendment does not include any provisions that would relax environmental standards.
- Proximity to the new Ranson Elementary School and forthcoming K-12 campus complex will directly enhance the walkability of the community and diminish the need for additional transportation services for school aged children.
- Proximity to the Rt 9 interchange at Currie Road ensures convenient access for deliveries and commuters without encroaching upon neighboring residential subdivisions or neighborhoods.

Conclusion. Strider LLC's application for a zoning map amendment to the R-6 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 rezoning is supported by the newly adopted 2024-2034 Comprehensive Plan.

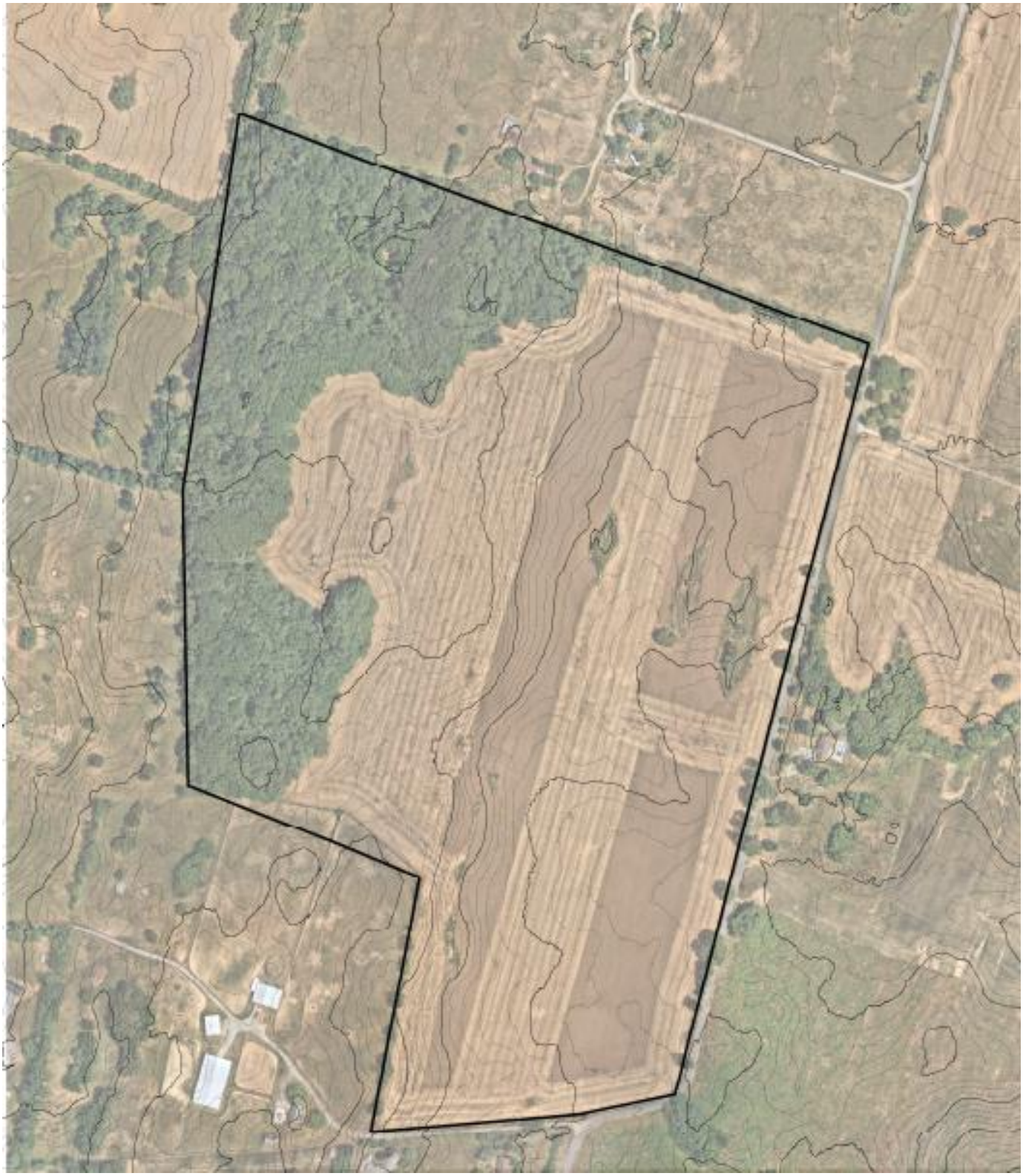
Taking these factors into account, Strider LLC respectfully requests the zoning map amendment be approved by the City of Ranson.



Ranson Elementary School, Under Construction 2023

Part 1 – Executive Summary

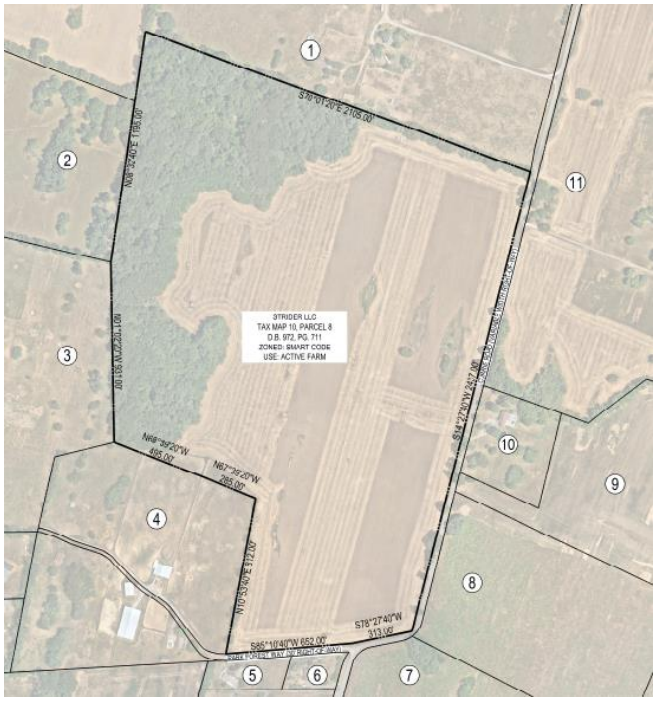
CLAY HILL FARM - WEST



Part 2 – Property Information

Parcel Description

DB 972 Page 711
City of Ranson (District 8), Tax Map 10, Parcel 8
105 Acres



See Exhibit 4 – Boundary Exhibit for full scale image

The Property is located on the west side of Currie Road (Rt. 9/1) and Veterans Memorial Parkway (Rt. 9). It is approximately 2.25 miles from Ranson City Hall.

The parcel is predominantly comprised of open land, with a wooded area situated on the northwestern side of the Property.

The parcel gradually slopes from west to east, with an approximate elevation change of 47 feet from the western edge to the eastern edge.

Historically and presently, the Property has been utilized for agricultural activities, including grazing, hay, and row crops.

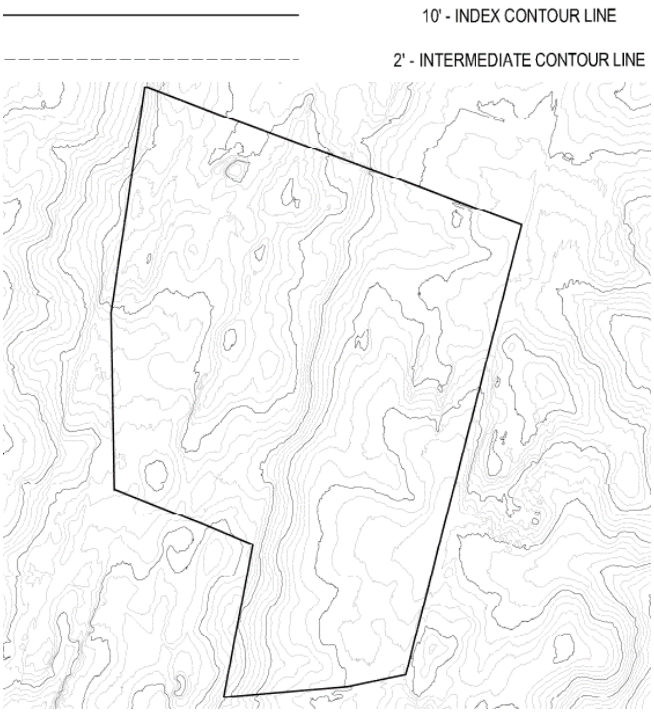
There are no FEMA floodplains mapped on the parcel.

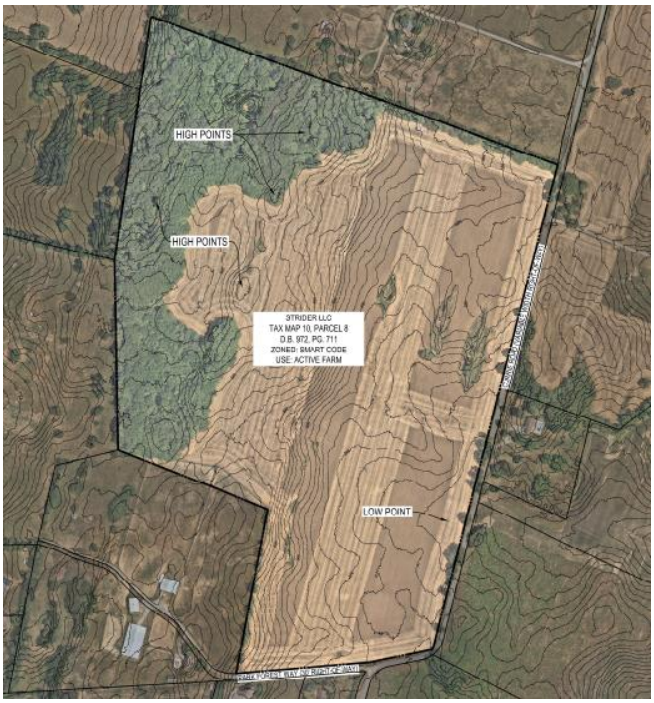


Rt. 115 / Rt. 9 interchange at Currie Road

Topography

The Property features rolling topography, with its western edge elevated higher than the eastern portion. Rock outcroppings can be seen along the eastern boundary of the Property, extending west to the tree line. The highest point reaches an elevation of 610', while the lowest point sits at 563'. Slopes across the Property remain under 10%.





See Exhibit 1 – Existing Conditions for full scale topographic map

Part 3 – Proposed Uses

The proposed zoning map amendment will allow the following by-right uses:

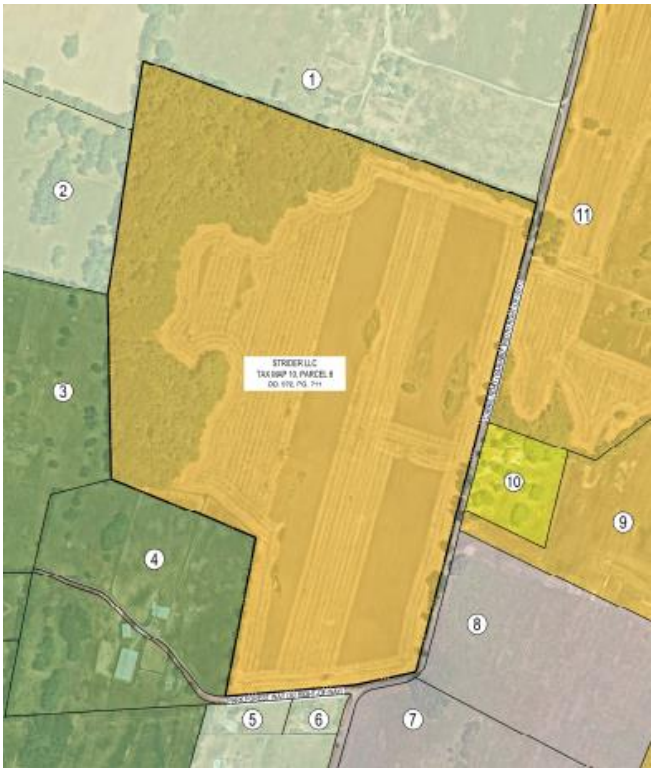
Permitted Uses By Right

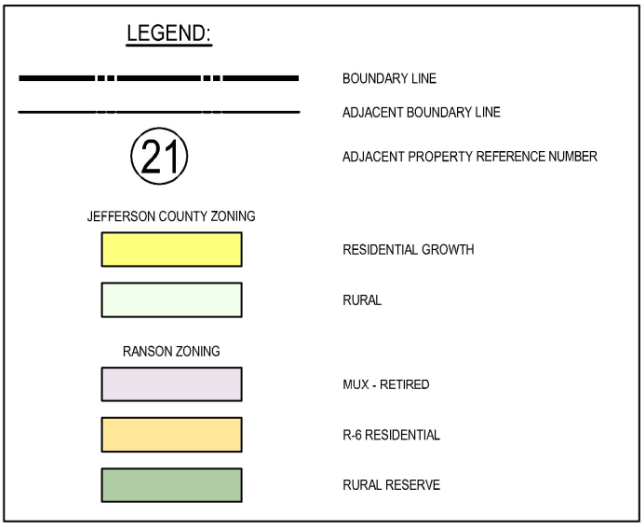
1. Single-family residential
2. Churches and religious assembly
3. Golf courses, parks, playgrounds and community centers operated on a noncommercial or nonprofit basis for recreational purposes only.
4. Public elementary and secondary schools, and private schools having curricula the same (approximately) as ordinarily given in public schools
5. Reserved
6. Greenhouses and rear yard garden which are incidental to the residential use and conducted on a noncommercial basis
7. Bed and breakfast (up to six rooms)
8. Libraries
9. Home occupations
10. Customary accessory uses.
11. Senior housing
12. Apiaries and bees
13. Public utilities

The proposed uses for the subject property will be as follows:

1. Single Family Detached Housing
2. Single Family Attached Housing (duplexes and townhomes)
3. Multi-family Housing (would only be permitted if the City of Ranson modifies the R-6 Zone)
4. Parks, trails and open space
5. Public roads and streetscapes

It is expected that Strider LLC will coordinate with The City of Ranson and Jefferson County Board of Education during the conceptual design of the Property. If the school will permit a pedestrian connection, it will be included in the design of the residential development.





See Exhibit 3 –Proposed Land Use and Zoning for full scale image

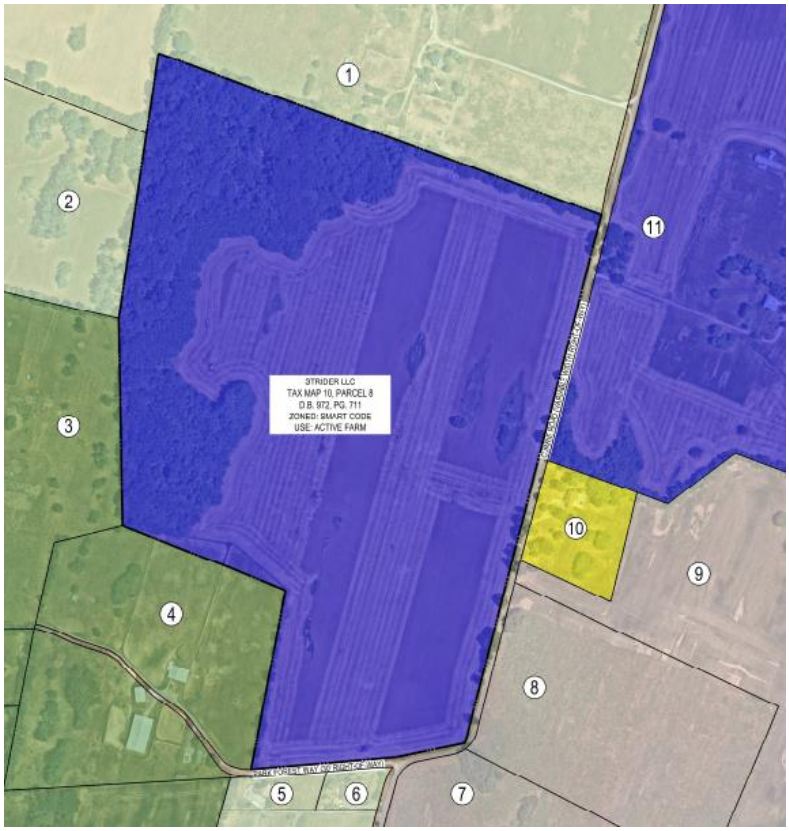
Part 4 – Adjacent Lands

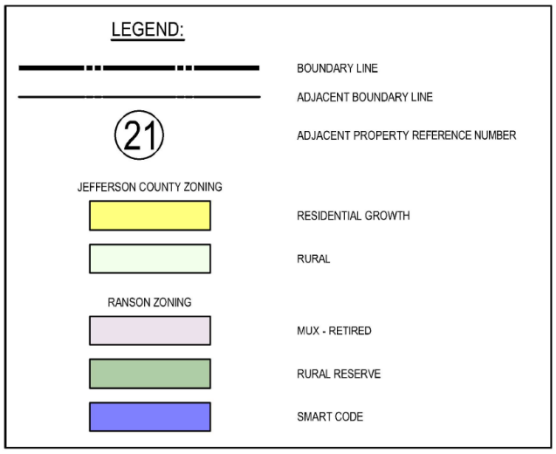
Much of the Property is adjacent to active farm uses and school board parcels, with three (3) residential uses adjacent to the Property. A single family home fronts on Currie Road and two (2) single family homes that front on Park Forest Drive.

Individual properties, existing zoning and existing uses are noted below.

Note – the Property abuts Clay Hill East and the Lloyd Residual on the opposing side of the Currie Road right-of-way, these properties are also the subject of rezoning applications.

Adjacent Property Information								
Ref. #	**District**	**Map**	**Parcel**	**Adjacent Property Owner**	**Zone**	**Use**	**Deed Book**	**Deed Page**
1	2	5	10	HANK A. STEHR	Rural (JC)	Farm	1101	255
2	2	5	8.2	KEITH B & LAURA D BERKELEY	Rural (JC)	Farm	1063	434
3	8	10	24	RILEY PATRICK D & SUSAN WILLIAMS	Rural Reserve	Farm	1242	596
4	8	10	23	TIMOTHY C & JUDITH A GRAMS	Rural Reserve	Farm	1104	659
5	2	7	8.27	BRODY KONKUS & AMANDA R HARDY	Rural (JC)	Residential	1032	384
6	2	7	8.26	RAYMOND W & SABINE CRUMPLER	Rural (JC)	Residential	1012	498
7	8	10	6	JEFFERSON COUNTY SCHOOLS BOARD OF EDUCATION	MUX – Retired	School	1200	194
8	8	10	5.1	JEFFERSON COUNTY SCHOOLS BOARD OF EDUCATION	MUX – Retired	School	1205	557
9	8	10	5	JEFFERSON S. STRIDER TRUST	MUX – Retired (Proposed for Rezone to R6)	Farm	1258	54
10	2	5	13.2	BARBARA J & TIMOTHY J FARNHAM	Residential Growth (JC)	Residential	1233	642
11	8	10	9	STRIDER LLC	SmartCode (Proposed for Rezone to R6)	Farm	972	711





See Exhibit 2 – Existing Land Use and Zoning for full size image

Part 5 – Transportation and Utilities

Route 115 and Route 9

The Property is served by excellent vehicular transportation infrastructure. Access to the four-lane divided Route 9 is approximately 1 mile from the Property. This route provides access to the I-81 corridor, northern Virginia and Maryland.

Residents have good access to Old Town Ranson, Potomac Marketplace, Jefferson Medical Center and other amenities located in Charles Town.



Rt. 115 / Rt. 9 Interchange at Currie Road

Bike Trail and Sidewalks

The development will include pedestrian connections to the new Ranson Elementary School and forthcoming K-12 campus complex, Clay Hill East, and Lloyd Residual properties. A bike trail along N. Mildred Street (Route 115) is proposed with the development of the adjacent Clay Hill East and Lloyd Residual properties. This will provide a significant expansion to the Route 9 Bike Trail that will be accessible from the proposed pedestrian connections. This infrastructure is a huge leap in meeting the transportation goal to "*Improve pedestrian and bicycle connectivity*". The plan proposes meeting this goal by *"[p]rioritize sidewalks, crosswalks, and cycling amenities, focusing on safe routes to schools…".*



End of the Route 9 Bike Trail at Currie Road

Water and Sewer

Water and sewer utilities are located in the Route 115 and Currie Road rights-of-way. The Property has access to both public water and sanitary sewer utilities. These utilities possess adequate capacity for the site's development.

Sanitary sewer services are provided by the Charles Town Utility Board, while potable water service is to be supplied by WV American Water.

Both utilities are expected to be gravity fed and will not require the addition of any new pumpstations.

Electrical and Communications

The Property is currently served by single-phase power. Upgraded three-phase power and communication lines are located to the northeast and south, in the Route 115 and Old Leetown Pike rights-of-way. Development of the Property would warrant upgrades to the electrical and communications lines along Currie Road, providing opportunity for upgraded service to many landowners along Currie Road.



Electrical and Communication infrastructure at Old Leetown and Currie Road Intersection

Part 6 – Public Health, Safety and Welfare

Public Health, Safety, Welfare – The proposed zoning map amendment does not pose a risk to these three considerations. Further, it protects and promotes Public Health, Safety and Welfare in the following ways:

- The Property will be served by public water and sewer through regulated utilities. The development of the site does not require any onsite wells, and all wastewater is conveyed to the City of Charles Town for treatment. The development is expected to utilize gravity sewer that will not require the addition of any new pumpstations.
- All development will be fully regulated by federal, state and local environmental laws.
- The zoning amendment does not include any provisions that would relax environmental standards.
- Proximity to the new Ranson Elementary School and forthcoming K-12 campus complex will directly enhance the walkability of the community and diminish the need for additional transportation services for school aged children.
- Proximity to the Rt 9 interchange at Currie Road ensures convenient access for deliveries and commuters without encroaching upon neighboring residential subdivisions or neighborhoods.

Part 7 – Comprehensive Plan Compatibility

The 2024-2034 Ranson Comprehensive Plan supports the proposed zoning amendment through its text, Land Use Goals and Actions, Housing Goals and Actions, and the location of the Property within the North Preferred Development Area.

The guidance provided by the Comprehensive Plan must be used to evaluate the proposed zoning amendment. The clear guidance in the Comprehensive Plan is that it supports medium density residential use on the Property, that would be facilitated by the zoning amendment.

The following citations are taken from the Ranson Comprehensive Plan.

Chapter 1 – Introduction

Ranson Vision

The choices made in one area, such as transportation infrastructure, directly impact the ability to achieve other goals, like housing diversity and affordability.

Over the years, Ranson and the surrounding communities have capitalized on the proximity to Washington DC and its robust global economy. Recent years have seen Ranson's population growth outpace both Jefferson County and the state.

Despite the growth, over 80% of Ranson's workers commute to jobs outside of town.

The zoning map amendment creates the optimal location for residential development that supports the employment and commuting trends seen in Ranson, while also supporting context sensitive walkability and affordable housing.

The rezoning of the Property to a use-based residential zone will allow the development of the Property with no perceptible adverse impact on Ranson businesses or residents.

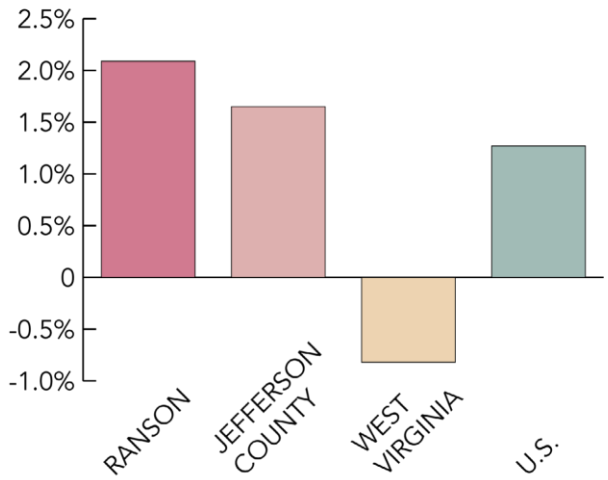
The Property's location ensures convenient access for commuters without encroaching upon neighboring residential subdivisions or increasing the traffic burden on Ranson's downtown roadways. It is envisioned that students will be able to safely walk or bike to school, meeting the goals of walkability and diversity in transportation identified in the Comprehensive Plan.

Chapter 2 – Demographics

Age

The city of Ranson boasts a noticeably younger demographic profile when compared to the broader Jefferson County, with each age group showing a slight tilt towards youthfulness. This trend is particularly apparent among young professionals within the 30 to 40 years old age bracket. This group is noticeably more populous in Ranson, surpassing the corresponding figures in not just Jefferson County, but also the entire state of West Virginia.

Conversely, Ranson's population within the retirement age range, specifically between 55 and 74 years old, is lower than that in Jefferson County.



Percent Change in Population 2020 – 2022 (Source: US Census, ESRI)

This difference in demographics is seen when analyzing the Renter vs. Owner Occupied housing statistics.

31% of Ranson's housing is renter-occupied. In comparison, Jefferson County's overall ownership rate stands at 70%, with only 22% of units being renter-occupied.

The Comprehensive Plan states that the elevated renter-occupied statistic is "possibly comprised of individuals and families who may be in transitional phases of their lives, such as young professionals, students, or those preferring the flexibility and lesser responsibilities that come with renting.".

Though renting is likely the preference for some, there exist real barriers to homeownership for the demographic represented by the renter-occupied statistic. The proposed rezoning will reduce these barriers.

Part 7 – Comprehensive Plan Compatibility

Chapter 3 – Land Use

Future Land Use Map, Blended Mixed Use

The Downtown and Blended Mixed Use sections of Ranson are envisioned to be walkable, compact, mixed-use areas.

Ranson's Blended Mixed Use context is modeled after the historic neighborhoods of Old Town. These neighborhoods are lined with a variety of residential types: single-family homes, two-family dwellings, triplexes, and townhouses.

A distinct feature of these neighborhoods is the abundance of sidewalks, fostering a pedestrian-friendly environment.

The development of the Property would create one of the first walkable residential communities for the new Ranson Elementary School and forthcoming K-12 campus complex. A pedestrian friendly environment is recognized as an important element of the Blended Mixed Use area.

In addition to the connection to the school campus, the project would include connections to the Clay Hill East and Lloyd Residual properties, and their associated Route 9 bike trail extensions along Route 115.

Chapter 3 – Land Use

Land Use Goals

- Optimize Land Use to support efficient Transportation & Infrastructure.
- Promote balanced, context-sensitive growth that respects Ranson's unique community character.
- Encourage affordable housing through a variety of types of housing options.
- Ensure a fair, transparent, and inclusive development process.

Transportation

Existing transportation infrastructure supports development of the Property. Per the Comprehensive Plan, the proposed development optimizes existing infrastructure, a strategic objective for the City of Ranson.

The Property fronts Currie Road and is 1 mile from the Route 115/Route 9 interchange. Route 9 is a 4-lane divided highway that connects the Property to I-81, which is only 12.5 miles from the site. Additionally, the Property is adjacent to the new Ranson Elementary School and forthcoming K-12 campus complex, across Currie Road.

Infrastructure – Water and Sewer

Existing water and sewer lines will support the proposed development. Development of the Property optimizes the use of this existing infrastructure.

Context Sensitive Growth

The R-6 zone on Clay Hill West is well suited in terms of compatibility with its existing neighbors. There are only three existing single family homes next to the Property. An active farm use located in Jefferson County's Charles Town district abuts the northern property line and has been placed in a conservation easement. The uses on the balance of the land are farmland that is expected to be developed into similar residential neighborhoods. The conserved farmland will be buffered from the proposed development, and the residential uses are located across Currie Road and Park Forest Drive and do not abut the Property.

Affordable Housing

The R-6 zone simplifies the infrastructure requirements for residential development. This will reduce development costs and increase the affordability of homes in the development.

Chapter 4 – Housing

Current State of Housing

The demand for affordable and proximate workforce housing is a critical regional issue. Unfortunately, the current housing market, coupled with developmental challenges and the inflation rate, makes meeting these needs a significant concern.

Residential patterns have shifted from the historic homes found in the downtown district to the suburban neighborhoods that have been developed in the more recently annexed lands.

The proposed rezoning will assist meeting Ranson needs while reducing developmental challenges.

Chapter 4 – Housing

Housing Goals

- Improve and increase the availability of affordable housing.

The requested rezoning is consistent with this goal. Development of residential housing under the R6 Zone will increase housing affordability by reducing infrastructure costs.

Utilization of existing infrastructure facilitates cost-effective housing options for a broad range of households, from young professionals to retirees.

Part 7 – Comprehensive Plan Compatibility

Chapter 4 – Housing

Housing Actions

- Promote "missing middle" housing: Encourage development of housing types that fall between single-family homes and larger apartment complexes to increase housing diversity and affordability. This will likely require a zoning update.

The R6 Zoning for the Property will promote the development of "missing middle" housing. A critical housing stock to address housing affordability.

This action further highlights the need for zoning updates to support the housing goals of the Comprehensive Plan and identify the current zoning districts that support "missing middle" housing as insufficient to achieve the stated goals.

One way to support "missing middle" housing is through the densities, architectural flexibility, and streamlined processes under the R-6 District. R-6 provides for the development of single family attached and detached dwellings. R-6 zoning provides flexibility to adapt to market fluctuations and facilitates the creation of affordable housing options.

Development under this district is a familiar process, that allows for community engagement.

R-6 zoning is easy to apply, which benefits developers in the planning process, and it is easy to administer, which benefits the City of Ranson.

Chapter 13 – Renewal, Development, & Finance

Identifying Preferred Development Areas

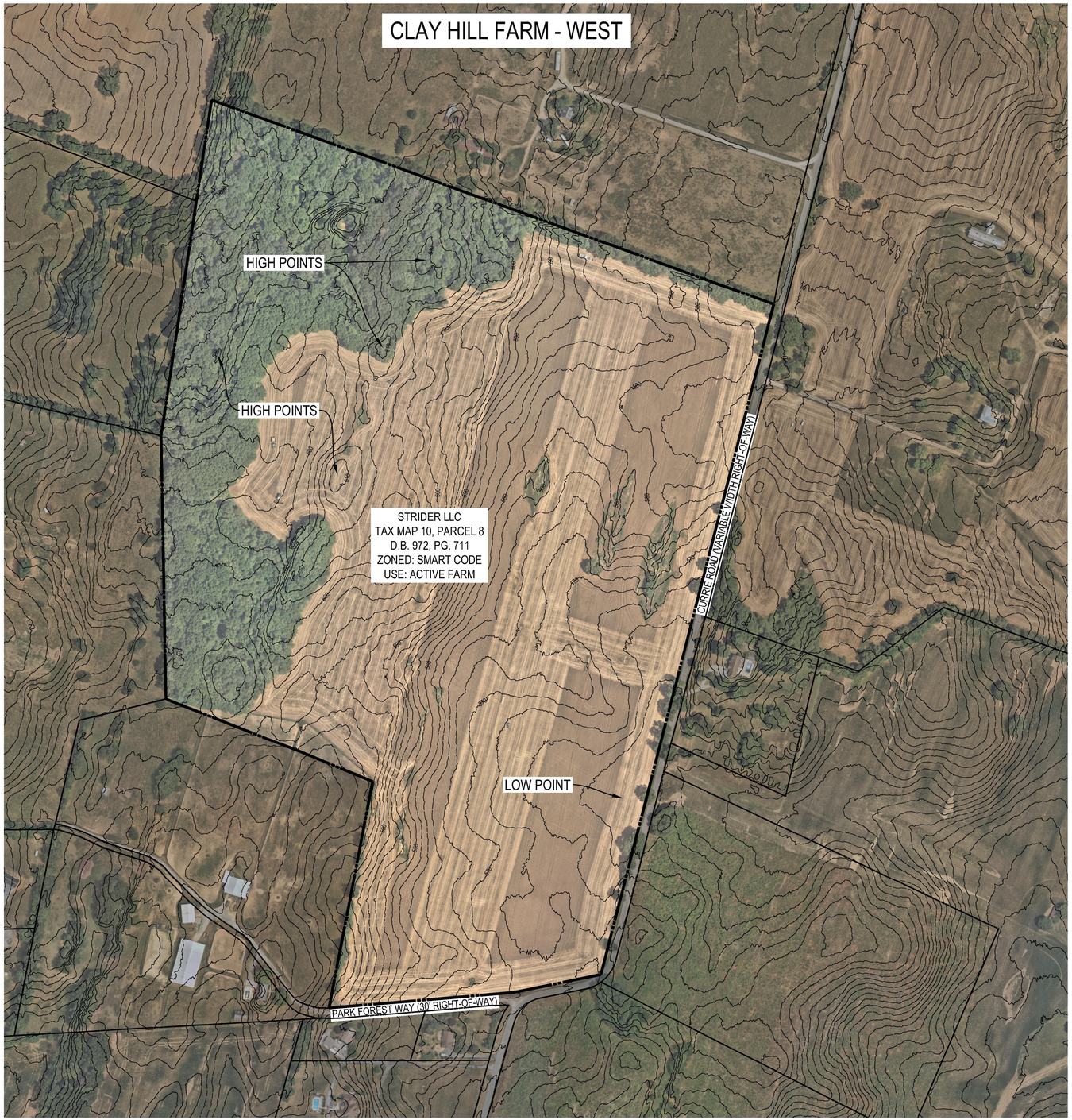
The northern section of Ranson, divided by WV-9, is a canvas of opportunity, primed with foundational infrastructure.

The Property's location within the North Preferred Development Area indicates that the Property is suitable for residential development.

Residential patterns have shifted from the historic homes found in the downtown district to the suburban neighborhoods that have been developed in the more recently annexed lands. Utilization of the existing infrastructure facilitates cost-effective housing options, meeting the goals of the Comprehensive Plan.

Strider LLC's application for a zoning map amendment to the R-6 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 rezoning is supported by the newly adopted 2024-2034 Comprehensive Plan through its text, goals, and actions.

Taking these factors into account Strider LLC respectfully requests the zoning map amendment be approved by the City of Ranson.



WV STATE GRID NORTH (NAD83)

LEGEND:

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- 600 — 10' - INDEX CONTOUR LINE
- 2' - INTERMEDIATE CONTOUR LINE

200 100 0 200 400 600

GRAPHICAL SCALE: 1"=200'

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SEAL:

REVISIONS

EXHIBIT 1 - EXISTING CONDITIONS

CLAY HILL FARM - WEST ZONING MAP AMENDMENT

TAX MAP 10, PARCEL 8; D.B. 972, PG. 711
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=200' VERT.:
DATE:	OCTOBER 3, 2024
JOB:	2527-0301
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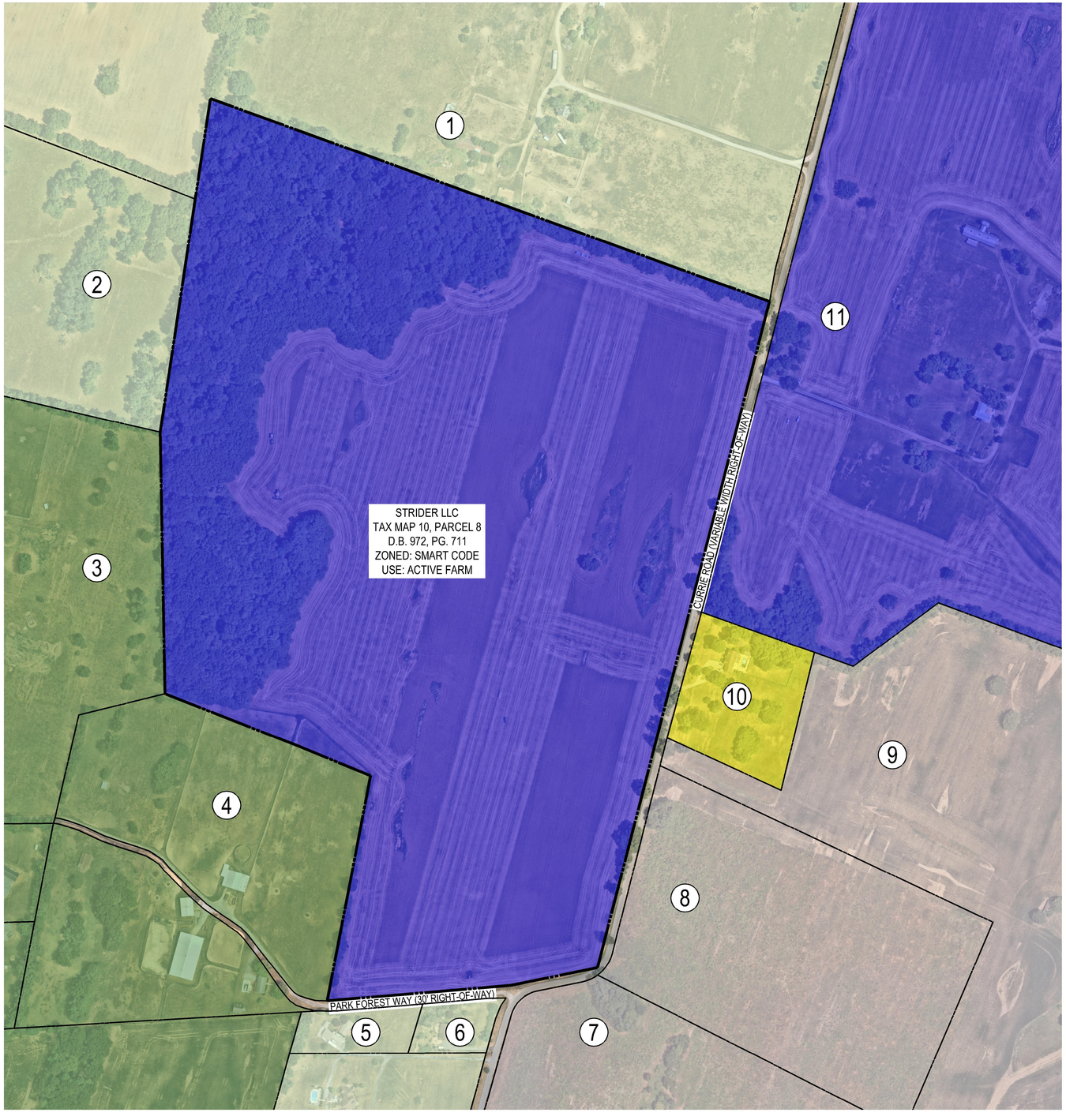
CADD:	2527-0301-ZMA EXHIBIT_WEST.DWG
NCS:	N/A
SHEET:	1 OF 4



WV STATE GRID NORTH (NAD83)

LEGEND:

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- 21 — ADJACENT PROPERTY REFERENCE NUMBER

JEFFERSON COUNTY ZONING
- RESIDENTIAL GROWTH
- RURAL

RANSON ZONING
- MUX - RETIRED
- RURAL RESERVE
- SMART CODE

Adjacent Property Information

Ref. #	District	Map	Parcel	Adjacent Property Information	Zone	Use	Deed Book	Page
1	2	5	10	HANK A. STEHR	Rural (JC)	Farm	1101	255
2	2	5	8.2	KEITH B & LAURA D BERKELEY	Rural (JC)	Farm	1063	434
3	8	10	24	RILEY PATRICK D & SUSAN WILLIAMS	Rural Reserve	Farm	1242	596
4	8	10	23	TIMOTHY C & JUDITH A GRAMS	Rural Reserve	Farm	1104	659
5	2	7	8.27	BRODY KONKUS & AMANDA R HARDY	Rural (JC)	Residential	1032	384
6	2	7	8.26	RAYMOND W & SABINE CRUMPLER	Rural (JC)	Residential	1012	498
7	8	10	6	JEFFERSON COUNTY SCHOOLS BOARD OF EDUCATION	MUX – Retired	School	1200	194
8	8	10	5.1	JEFFERSON COUNTY SCHOOLS BOARD OF EDUCATION	MUX – Retired	School	1205	557
9	8	10	5	JEFFERSON S STRIDER TRUST	MUX – Retired (Proposed for Rezone to R6)	Farm	1258	54
10	2	5	13.2	BARBARA J & TIMOTHY J FARNHAM	Residential Growth (JC)	Residential	1233	642
11	8	10	9	STRIDER LLC	SmartCode (Proposed for Rezone to R6)	Farm	972	711

200 100 0 200 400 600
GRAPHICAL SCALE: 1"=200'

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SEAL:

REVISIONS

EXHIBIT 2 - EXISTING LAND USE AND ZONING

CLAY HILL FARM - WEST ZONING MAP AMENDMENT

TAX MAP 10, PARCEL 8, D.B. 972, PG. 711
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=200' VERT.:
DATE:	OCTOBER 3, 2024
JOB:	2527-0301
DRAWN: ABP	CHECK: MD
CADD:	2527-0301-ZMA EXHIBIT_WEST.DWG
NCS:	N/A
SHEET:	2 OF 4

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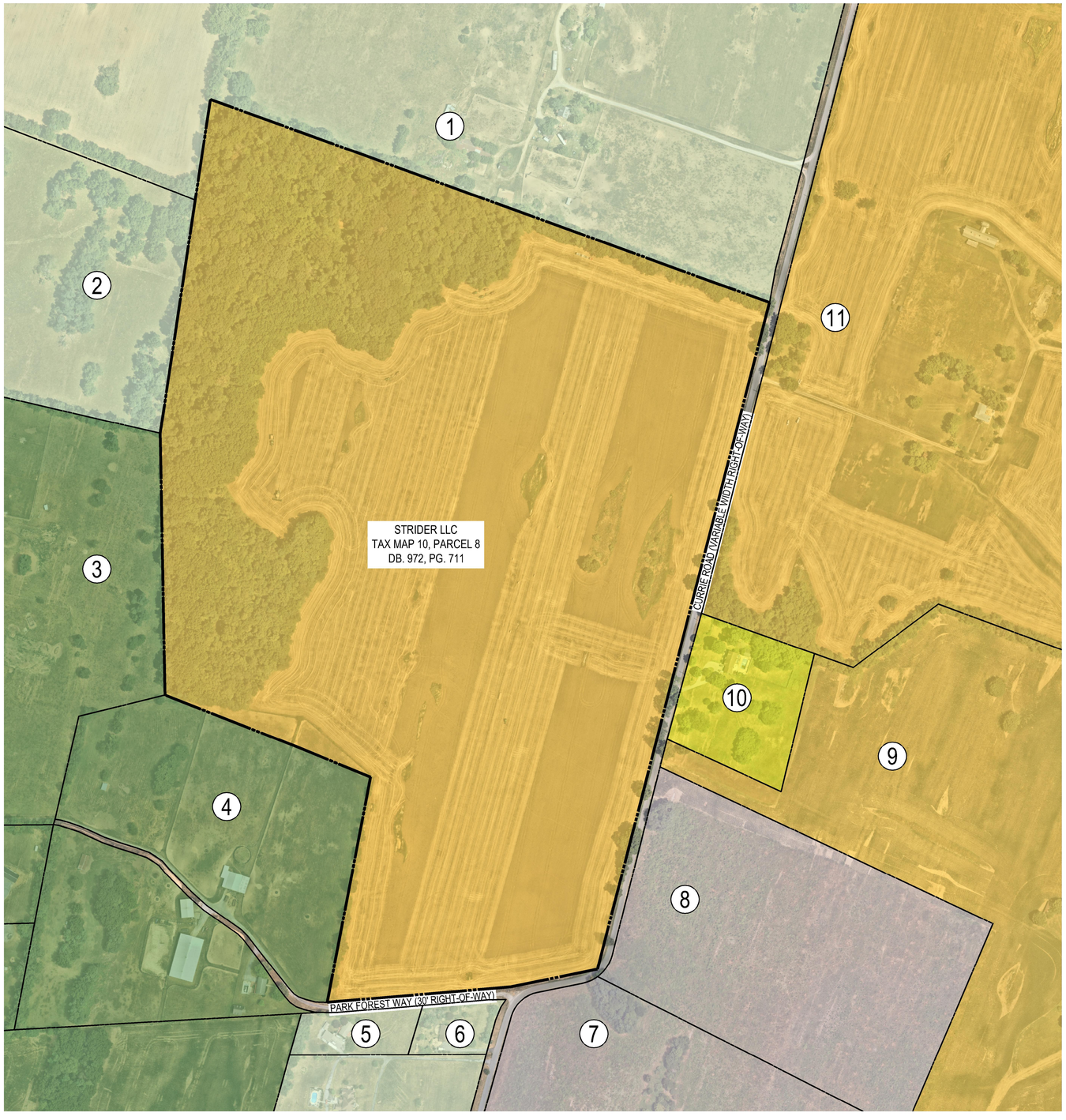

WV STATE GRID NORTH (NAD83)

LEGEND:

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- 21 — ADJACENT PROPERTY REFERENCE NUMBER

JEFFERSON COUNTY ZONING
- RESIDENTIAL GROWTH
- RURAL

RANSON ZONING
- MUX - RETIRED
- R-6 RESIDENTIAL
- RURAL RESERVE

Adjacent Property Information

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200 100 0 200 400 600
GRAPHICAL SCALE: 1"=200'

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SEAL:

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EXHIBIT 3 - PROPOSED LAND USE AND ZONING

CLAY HILL FARM - WEST ZONING MAP AMENDMENT

TAX MAP 10, PARCEL 8; D.B. 972, PG. 711
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=200' VERT.:
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NCS:	N/A
SHEET:	3 OF 4

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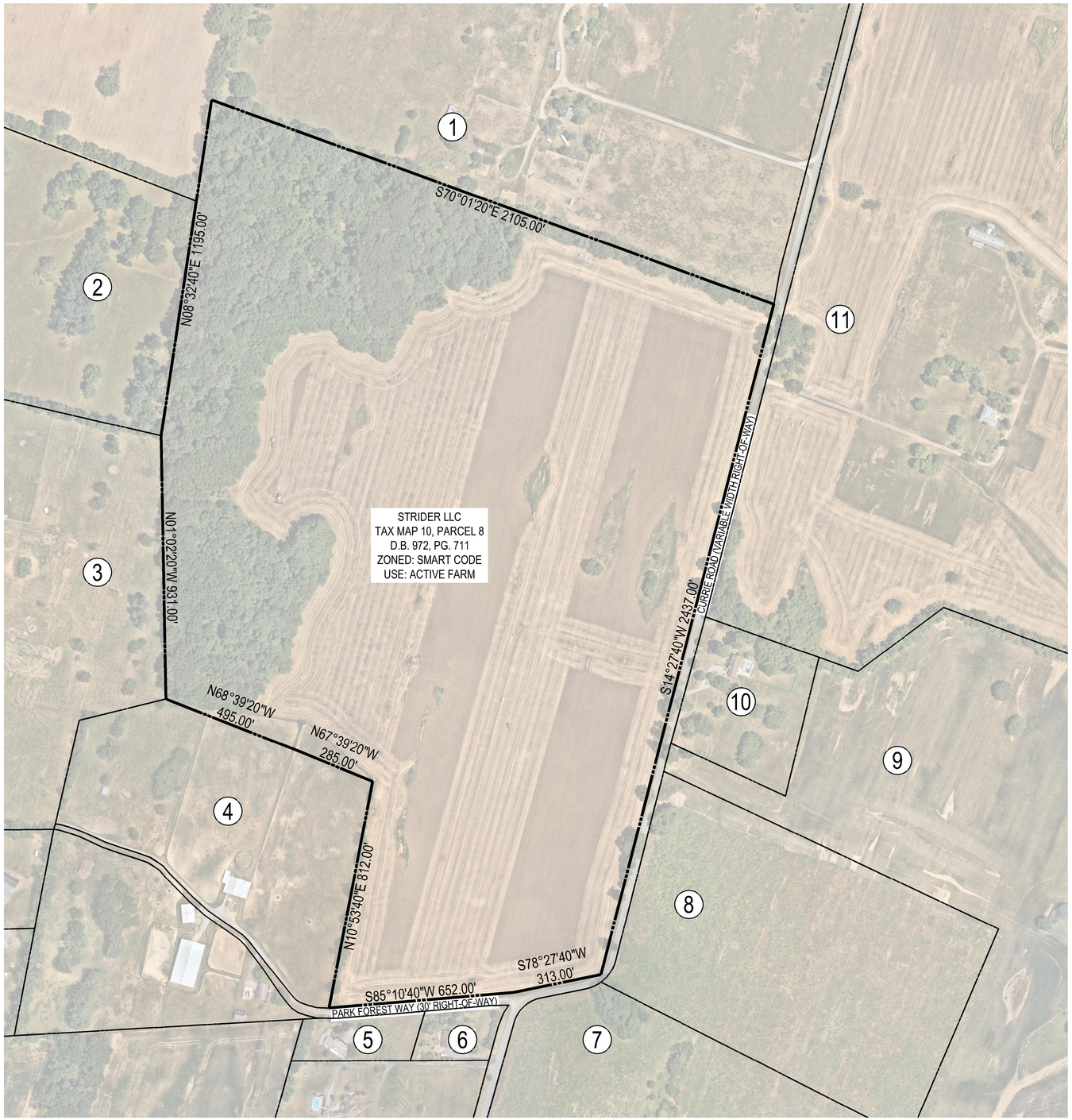

WV STATE GRID NORTH (NAD83)

LEGEND:

BOUNDARY LINE

ADJACENT BOUNDARY LINE

21 — ADJACENT PARCEL REFERENCE NUMBER

Adjacent Property Information

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GRAPHICAL SCALE: 1"=200'

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EXHIBIT 4 - BOUNDARY EXHIBIT

CLAY HILL FARM - WEST ZONING MAP AMENDMENT

TAX MAP 10, PARCEL 8; D.B. 972, PG. 711
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

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NCS:	N/A
SHEET:	4 OF 4

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AGENDA ITEM IV.3

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Legal Notice for Rezoning Clay Hill East R-6 11122024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code § 8A-7-9 et seq., W. Va. Code § 8A-5-8 et seq., and Ranson Code § 19A-1.3 et seq., the Ranson Planning Commission will hold a public hearing on Tuesday, November 12, 2024, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a petition to rezone the following parcel 08001000090000, located on Currie Road, Ranson, WV 25438 (Consisting of 152 of 169.27 acres) from SmartCode New Community to R-6. Upon recommendation and approval of the zoning map amendment by the Ranson Planning Commission, an ordinance amending the zoning map will be presented to the City Council for two readings.

Copies of the proposed zoning amendment are available upon request from the Community Development Department. All persons are invited to attend and make comments about the proposed amendment. If you cannot attend but wish to comment, you may write to the following address prior to November 8, 2024: City of Ranson, Attn: Community Development Director, 312 S. Mildred Street, Ranson, WV 25438 or cityclerk@ransonwv.us. Written comments received prior to November 8, 2024, will be provided to the Planning Commission and inserted into the official record.

AGENDA ITEM IV.4

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

Rezoning for approximately 17.27 acres of its approximately 169.27-acre tract of real property (as further described in this Application, the "Property"). The proposed rezoning would replace the current SmartCode zoning. The 17.27 acres of the Property is proposed to be rezoned from SmartCode transect districts to the Highway Commercial (HC) zoning district.

ATTACHMENTS:

24-42-REZ-EAST R6_Rezoning Application-SIGNED.pdf
24-42-REZ-2527-0301-ZMA_EAST R6-PACKAGE 1.pdf

City of Ranson

312 South Mildred Street
Ranson, West Virginia 25438-1621
Phone (304) 725-1010 Fax (304) 728-8579

Rezoning Application

City of Ranson
Planning and Zoning Department

Submittal Date: 10/04/2024	Development District:_____
Official Submittal:_____ (Staff Use Only)	Fee Paid: $5,550 (152 acres) Rezoning Request: $1,000 plus $100 per acre for first ten (10) acres, then $25.00 per acre thereafter. Proffer Amendments: $1,000 flat fee
Taken By:_____	
Project Number:_____	Payment Type:_____

Development Information

Project Name: Clay Hill East - Residential R6			**Total Area (acres):** 152
Current Zoning: Smart Code	**Proposed Zoning:** Residential (R6)	**Map Number:** 10	**Parcel:** 9

Water Service: **Public** [X] **Private** [ ] **Provider:** West Virginia American Water	**Sewer Service:** **Public** [X] **Private** [ ] **Provider:** Charles Town Utility Board	**Sewer Flow:** **(gallons per day at build-out)** **Water Usage:** **(gallons per day at build-out)**

Location of Property (provide landmarks, street address, intersections, etc.):
See attached

What is the existing use of the property?
See attached

What is the proposed use of the property?
See attached

Rezoning Application Checklist

[X] **A completed application and fee in accordance with the Fee Schedule.**

[X] **A survey plat and a legal description of the property that includes bearings and distances for the area to be rezoned.**

[X] **A proposed development plan outlining the need for a rezoning.**

[ ] **Signed development agreement.**

[ ] **Review agency and general development plan transmittal (as needed).**

___ Charles Town Water	___ Alleghany Power	___ WV Div. of Highway
___ Charles Town Sewer	___ Comcast	___ Norfolk Southern
___ Public Service District	___ Frontier Comm.	___ CSX
___ Jefferson Utilities	___ WV Dept. of Env. Protection	___ Jay Watson (for: Ambulance/F&R)
___ Jefferson Co. Health Dept.	___ WV Div. of Culture& History	

Owner/Applicant Information

Owner I (Print): Strider, LLC **Percent of Ownership:** 100%

Address: 904 Currie Road, Ranson, WV 25438

Phone: _____ **Fax:** _____ **Email:** whstrider@gmail.com

Owner II (Print): _____ **Percent of Ownership:** _____

Address: _____

Phone: _____ **Fax:** _____ **Email:** _____

Developer (Print): No developer associated with the property **Percent of Ownership:** _____

Address: _____

Phone: _____ **Fax:** _____ **Email:** _____

Consultant (Print): Integrity Federal Services **Percent of Ownership:** 0%

Address: 148 S. Queen Street, Suite 201, Martinsburg, WV 25401

Phone: (304) 725-8456 **Fax:** _____ **Email:** bperry@ifs-ae.com

Please Direct Correspondence To: [X] **Owner** [ ] **Developer** [X] **Consultant**

As the fee simple owner of this property, recorded in the Jefferson County Circuit Court, I certify that this application is complete and accurate to the best of my knowledge. I understand that any information lacking in such application shall be deemed incomplete and shall not be considered for review. Furthermore, I authorize the City to direct all correspondence to the above noted party who is also authorized and designated as my agent during review of this application.

Signature: William H. Strider Manager, Strider, LLC Date: October 4, 2024

Signature: _____ Date: _____

Signature: _____ Date: _____

Procedures for Rezoning Property

Amendments may be undertaken in order to carry out the purposes stated in 19-1 of the Zoning Ordinance. Proposed amendments should consider whether they promote health, safety, and the general welfare and to encourage the most appropriate use of land.

The City Manger may request additional copies of any item listed and may request any additional information needed for an adequate review. At a minimum, the application must include the following:

1.) A complete application form and fee accompanied with all information needed for review. Additional copies of the application form may be specified by the City;

2.) Three copies of a complete description of the request including any proposed development agreements, general development plan, or other conditions for consideration;

3.) Three copies of a description of the property proposed for rezoning including an accurate map with the dimensioned property lines such as a boundary survey. The description shall include:

a.) Adjoining streets and widths, utilities, features, and the location of all structures;

b.) Existing uses of the land, current zoning classification, and the uses of the property under review;

c.) Current zoning classification and uses of all adjacent properties;

d.) Any additional information required by the City Manager or his designee to ensure an adequate review can be done;

e.) A complete description of the request.

Any application that does not contain the minimum submittal requirements or requested information shall neither be reviewed nor considered by Council. Such submittal shall be returned to the applicant.

Development agreements may be submitted with a rezoning application to offset any negative impacts caused by the proposal. For the purposes of this process, a "voluntary proffer" is a written offer by the land owner to the Planning Commission to satisfy certain reasonable conditions of a development project. A condition contained in a voluntary proffer is considered reasonable if (1) the development project results in the need for the conditions; (2) the conditions have a reasonable relation to the development project; and (3) all conditions are in conformity with the Comprehensive Plan adapted pursuant to this article.

The application and any staff comments shall be considered by the Planning Commission who shall submit its recommendations and/or comments to the City Council. The request shall be advertised in accordance with the West Virginia Code 8A requirements.

Unless action is deferred, the application shall be reviewed by the City Council within 60 days of the original submittal date.

CLAY HILL EAST
RESIDENTIAL R6

APPLICATION FOR ZONING MAP AMENDMENT

CITY OF RANSON
WEST VIRGINIA

October 3, 2024

Prepared By:
INTEGRITY FEDERAL SERVICES

Prepared For:
STRIDER, LLC

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Table of Contents

Part 1 Executive Summary

Part 2 Property Information

Part 3 Proposed Uses

Part 4 Adjacent Lands

Part 5 Transportation and Utilities

Part 6 Public Health, Safety, Welfare

Part 7 Comprehensive Plan Compatibility

SUPPLEMENTAL INFORMATION

Exhibit 1 – Existing Conditions

Exhibit 2 – Existing Land Use & Zoning

Exhibit 3 – Proposed Land Use & Zoning

Exhibit 4 – Boundary Exhibit

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Part 1 – Executive Summary

Introduction. Strider, LLC seeks a rezoning for approximately 152 acres of its approximately 169.27-acre tract of real Property (as further described in this Application, the "Property"). The 152 acres of the Property is proposed to be rezoned from SmartCode transect districts to the Residential R-6 zoning district.

The remaining acreage (approximately 17.27 acres of 169.27 acres) will process a zoning map amendment to the Highway Commercial (HC) zoning district under a separate application. Please see *Exhibit 3 – Proposed Land Use & Zoning* for a visual depiction of the areas to be rezoned.

The requested rezoning is consistent with the goals of Ranson's Comprehensive Plan, which acknowledges the importance of a variety of residential unit types, as well as a streamlined development process. These goals not only provide affordability but also foster the vibrant and diverse community that Ranson is known for.

The R-6 Zone is easy to implement, which benefits developers in the planning process, and it is easy to administer, which benefits the City of Ranson. It is the owner's intention for the Property to be developed as a single family (attached and detached) subdivision.

History. In 2012, the Property became one of the initial Smart Code rezonings, completed with the adoption of Ranson's then new zoning ordinance. The SmartCode Zoning approved two medium/high density villages (Clay Hill East & West), with significant commercial components.

This zoning applies to land bounded by Currie Road and Route 115, shown as village 2 in the map below. The colored areas in the image below are zoned to a specific T district, the white areas have flexible designations that could be developed in a variety of manners, including potential industrial uses.

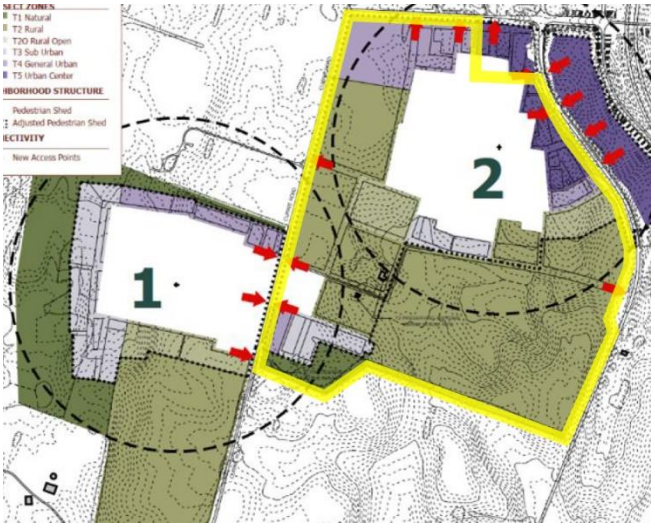


Image from 2012 SmartCode Rezoning Application

The project's development under SmartCode zoning regulations did not generate any substantial interest in the developer and builder community.

Basis for Rezoning. Strider, LLC's rezoning request is consistent with Ranson's 2024-2034 Comprehensive Plan. The Future Land Use Map of the Comprehensive Plan calls for the Property to be designated for "Blended Mixed Use" development, a category that identifies all Primary uses of the Property as Residential uses. These uses include single family detached, duplexes, triplexes, townhomes, and small apartment buildings.

These uses are aligned with the R-6 District, which allows both single family detached and attached dwellings, providing critical "missing middle" housing stock.

It is clear that the uses identified within the Future Land Use Map's Blended Mixed-Use category of the Comprehensive Plan are consistent with Strider, LLC's requested rezoning designation of Residential R-6. This is also supported by the Land Use Goals and Actions identified in the 2024-2034 Comprehensive Plan.

Specifically, the Goal to "[e]ncourage affordable housing through a variety of types of housing options." The Action related to this Goal is to "[e]ncourage workforce housing ". The 2024-2034 Comprehensive Plan states, "This action is accomplished through zoning code amendments and incentives.". This statement highlights the need for amendments to the existing zoning districts to facilitate this goal.

Zoning Summary. Ranson will benefit both economically and socially from the development of the Property as permitted under the R6 zoning district. The requested rezoning will result in simplified development standards, with opportunity for public input. The rezoning to R-6 will provide flexibility in housing options with the ability to construct single family attached and detached homes.

The development of a walkable community adjacent to the new Ranson Elementary School and forthcoming K-12 campus complex is supported throughout the Comprehensive Plan and is an important factor when evaluating the rezoning request.

Housing Action Item 3 of The Comprehensive Plan states, *"Encourage development of housing types that fall between single family homes and larger apartment complexes to increase housing diversity and affordability. This will likely require a zoning update.".* Housing that falls within these parameters is considered "missing middle" housing. The requested rezoning to the R6 district will promote the development of "missing middle" housing on the Property.

Part 1 – Executive Summary

The following sections of this Application further demonstrate that the proposed zoning map amendment aligns with the optimal utilization of the Property, offering significant benefits to the citizens of Ranson and Jefferson County.

Comprehensive Plan – The proposed zoning amendment is consistent with Ranson's newly adopted 2024-2034 Comprehensive Plan. As discussed in more detail in this application, the Plan proposes that the Property be designated as "Blended Mixed Use", a designation that includes various types of housing.

Proposed Use – Residential development, aligned with the R-6 district. The Property will be developed as a single family subdivision with single family attached and detached homes.

Benefit Analysis – Ranson faces a shortage of appropriately zoned land for single family residential development, outside of areas zoned under SmartCode. The proposed zoning map amendment is poised to provide much needed residential development in the area surrounding the new Ranson Elementary School and forthcoming K-12 campus complex, and increase the available stock of homes within the City. R6 zoning will provide immediate neighborhood connections, providing housing next to the school campus and across the road from employment based areas.

Transportation and Utilities – Existing utility (water and sanitary sewer) and transportation infrastructure support development of the Property. According to the Comprehensive Plan, the development of sites with existing infrastructure should be a strategic objective for the City of Ranson.

The development will include pedestrian connections to the adjacent Clay Hill West and Lloyd Residual properties. Both of which are processing rezonings to the R6 district. A bike trail is proposed along Route 115, that will extend to the Lloyd Residual Property, before connecting to the New Ranson Elementary School and forthcoming K-12 campus complex. This will be a major extension of the Route 9 bike trail to downtown Ranson.

Public Health, Safety, Welfare – The proposed zoning map amendment does not pose a risk to these three considerations. Further, it protects and promotes Public Health, Safety and Welfare in the following ways:

- The Property will be served by public water and sewer through a regulated utility. The development of the site does not require any onsite wells, and all wastewater is conveyed to the City of Charles Town for treatment. The development is expected to utilize gravity sewer that will not require the addition of any new pumpstations.
- All development will be fully regulated by federal, state and local environmental laws.
- The zoning amendment does not include any provisions that would relax environmental standards.
- Proximity to the new Ranson Elementary School and forthcoming K-12 campus complex will directly enhance the walkability of the community and diminish the need for additional transportation services for school aged children.
- Proximity to the Rt 9 interchange at Currie Road ensures convenient access for deliveries and commuters without encroaching upon neighboring residential subdivisions or neighborhoods.

Conclusion. Strider LLC's application for a zoning map amendment to the R-6 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 rezoning is supported by the newly adopted 2024-2034 Comprehensive Plan.

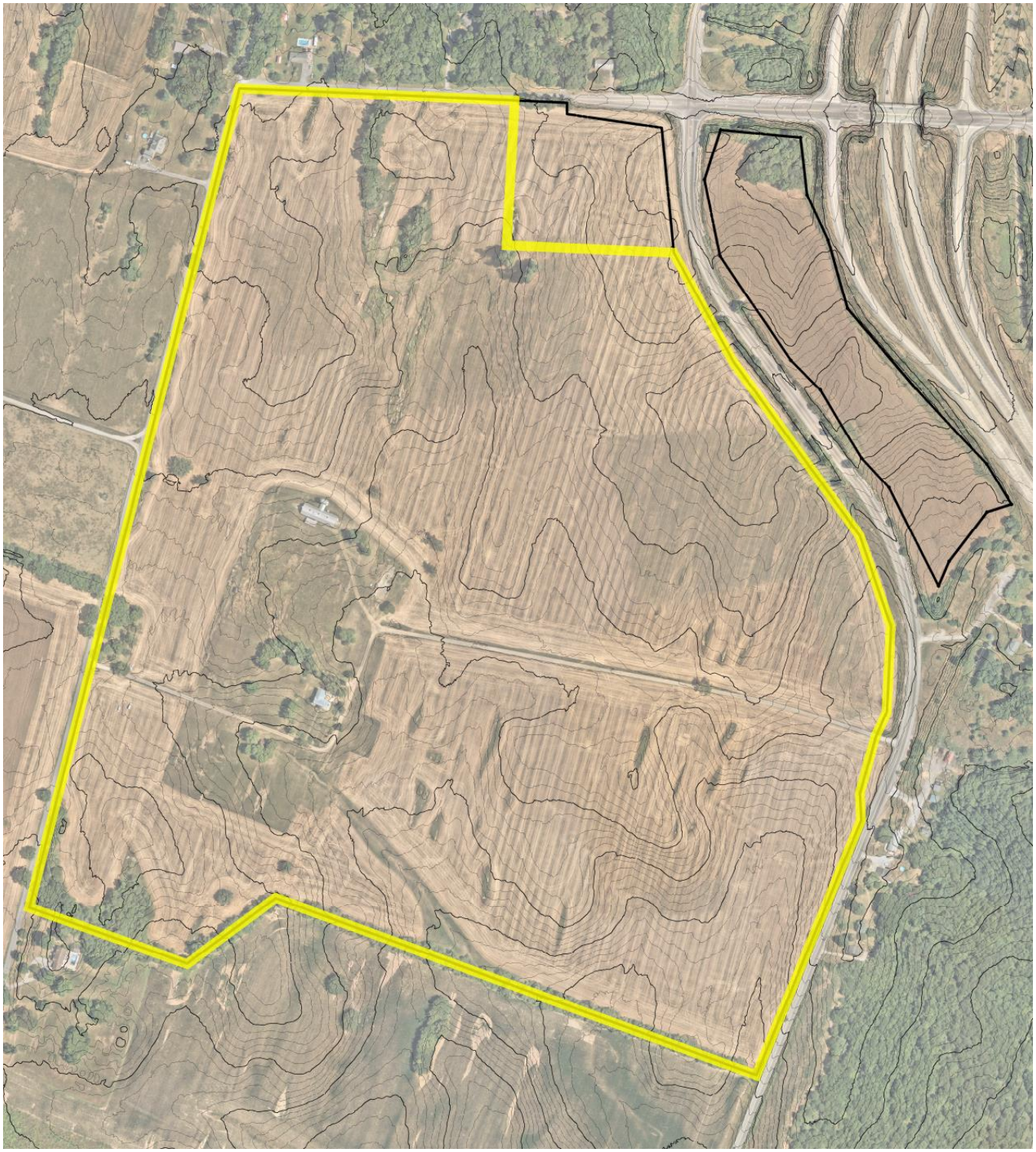
Taking these factors into account, Strider LLC respectfully requests the zoning map amendment be approved by the City of Ranson.



Ranson Elementary School, Under Construction 2023

Part 1 – Executive Summary

CLAY HILL FARM - EAST



Yellow Boundary indicates the portion of the Property included in the R6 rezoning application.

Part 2 – Property Information

Parcel Description

DB 972 Page 711
City of Ranson (District 8), Tax Map 10, Parcel 9
169.27 Acres



See Exhibit 4 – Boundary Exhibit for full scale image

The Property is bounded by Currie Road (Rt. 9/1) to the North and West, and bisected by North Mildred Street (Rt. 115). The site is approximately 2.25 miles from Ranson City Hall.

The parcel is predominantly comprised of open farmland, with perimeter trees situated on the southern property line.

The structures located on the Property are remnants of the historical farming operations, and remain inhabited by members of the Strider family to present day.

The parcel gradually slopes from north to southeast, with an approximate elevation change of 75 feet from the northwestern edge along N. Mildred Street to the southern boundary.

Historically and presently, the Property has been utilized for agricultural activities, including grazing, hay, and row crops.

There are no FEMA floodplains mapped on the parcel.



Rt. 115 / Rt. 9 interchange at Currie Road

Topography

The Property features rolling topography, with its northern edge elevated higher than the southern portion. Rock outcroppings can be seen along the northern boundary of the Property, extending southwest to the existing farmhouse. The highest point reaches an elevation of 602', while the lowest point sits at 527'. Slopes across the Property remain under 10%.







See Exhibit 1 – Existing Conditions for full scale topographic map

Part 3 – Proposed Uses

The proposed zoning map amendment will allow the following by-right uses:

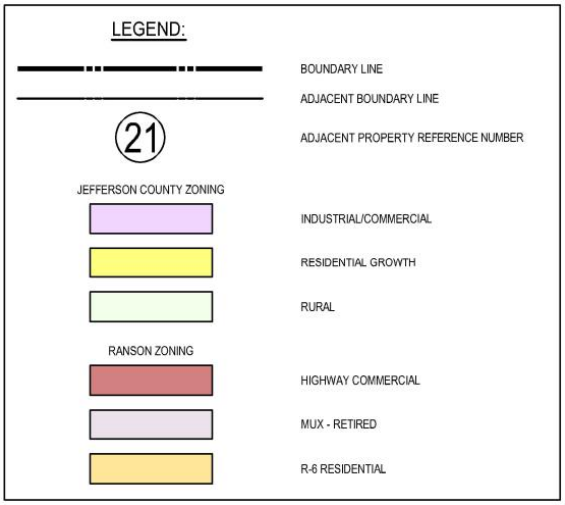
Permitted Uses By Right

1. Single-family residential
2. Churches and religious assembly
3. Golf courses, parks, playgrounds and community centers operated on a noncommercial or nonprofit basis for recreational purposes only.
4. Public elementary and secondary schools, and private schools having curricula the same (approximately) as ordinarily given in public schools
5. Reserved
6. Greenhouses and rear yard garden which are incidental to the residential use and conducted on a noncommercial basis
7. Bed and breakfast (up to six rooms)
8. Libraries
9. Home occupations
10. Customary accessory uses.
11. Senior housing
12. Apiaries and bees
13. Public utilities

The proposed uses for the subject property will be as follows:

1. Single Family Detached Housing
2. Single Family Attached Housing (duplexes and townhomes)
3. Multi-family Housing (would only be permitted if the City of Ranson modifies the R-6 Zone)
4. Parks, trails and open space
5. Public roads and streetscapes

It is expected that Strider LLC will coordinate with The City of Ranson and Jefferson County Board of Education during the conceptual design of the Property. If the school will permit a pedestrian connection, it will be included in the design of the residential development.





See Exhibit 3 - Proposed Land Use and Zoning for full size image

Part 4 – Adjacent Lands

The parcels that lie adjacent to the Eastern boundary of the Property, across N. Mildred Street (Rt. 115), are currently farm or residential uses, but have attained zoning that would support their development as an industrial or commercial use. These parcels lie between the Norfolk & Western Railroad tracks and N. Mildred Street.

The entirety of the North, West, and Southern Property boundaries are adjacent to active farm uses or single residence parcels.

Individual properties, existing zoning and existing uses are noted below.

Note – the Property abuts Clay Hill West on the opposing side of the Currie Road right-of-way, and the Lloyd Residual along the southern property line. These properties are also the subject of rezoning applications to the R6 District.

Adjacent Property Information

Ref. #	District	Map	Parcel	Adjacent Property Owner	Zone	Use	Deed Book	Deed Page
1	2	2	18.1	M & A INVESTMENT GROUP LLC	Rural (JC)	Residential	1199	264
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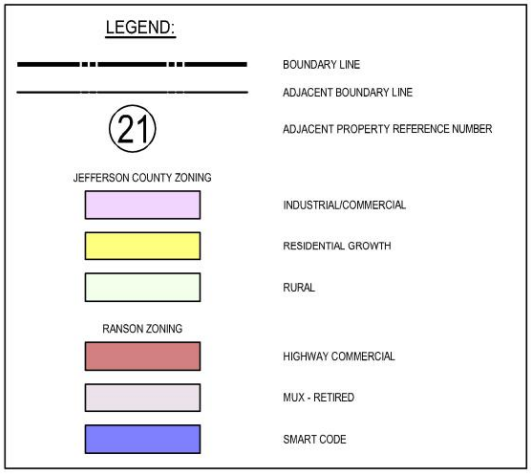

See Exhibit 2 – Existing Land Use and Zoning for full size image

Part 5 – Transportation and Utilities

Route 115 and Route 9

The Property is served by excellent vehicular transportation infrastructure. Access to the four-lane divided Route 9 is directly adjacent to the Property. This route provides access to the I-81 corridor, northern Virginia and Maryland.

Residents have good access to Old Town Ranson, Potomac Marketplace, Jefferson Medical Center and other amenities located in Charles Town.

Bike Trail and Sidewalks

The development will include pedestrian connections to the new Ranson Elementary School and forthcoming K-12 campus complex, Clay Hill West, and Lloyd Residual properties. A bike trail along N. Mildred Street (Route 115) is proposed with the development of the Property, that will extend South along the Lloyd Residual before connecting to the new school campus. This will provide a significant expansion to the Route 9 Bike Trail. This infrastructure is a huge leap in meeting the transportation goal to "*Improve pedestrian and bicycle connectivity*". The plan proposes meeting this goal by *"[p]rioritize sidewalks, crosswalks, and cycling amenities, focusing on safe routes to schools…".*

Water and Sewer

Water and sewer utilities are located in the Route 115 right-of-way. The Property has access to both public water and sanitary sewer utilities. These utilities possess adequate capacity for the site's development.

Sanitary sewer services are provided by the Charles Town Utility Board, while potable water service is to be supplied by WV American Water.

Both utilities are expected to be gravity fed and will not require the addition of any new pumpstations.

Electrical and Communications

Upgraded power and communication lines are located in the Route 115 right-of-way. These utilities will support development on the Property.



Electrical and Communication infrastructure along Rt. 115



Rt. 115 / Rt. 9 Interchange at Currie Road



End of the Route 9 Bike Trail at Currie Road

Part 6 – Public Health, Safety and Welfare

Public Health, Safety, Welfare – The proposed zoning map amendment does not pose a risk to these three considerations. Further, it protects and promotes Public Health, Safety and Welfare in the following ways:

- The Property will be served by public water and sewer through regulated utilities. The development of the site does not require any onsite wells, and all wastewater is conveyed to the City of Charles Town for treatment. The development is expected to utilize gravity sewer that will not require the addition of any new pumpstations.
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Part 7 – Comprehensive Plan Compatibility

The 2024-2034 Ranson Comprehensive Plan supports the proposed zoning amendment through its text, Land Use Goals and Actions, Housing Goals and Actions, and the location of the Property within the North Preferred Development Area.

The guidance provided by the Comprehensive Plan must be used to evaluate the proposed zoning amendment. The clear guidance in the Comprehensive Plan is that it supports medium density residential use on the Property, that would be facilitated by the zoning amendment.

The following citations are taken from the Ranson Comprehensive Plan.

Chapter 1 – Introduction

Ranson Vision

The choices made in one area, such as transportation infrastructure, directly impact the ability to achieve other goals, like housing diversity and affordability.

Over the years, Ranson and the surrounding communities have capitalized on the proximity to Washington DC and its robust global economy. Recent years have seen Ranson's population growth outpace both Jefferson County and the state.

Despite the growth, over 80% of Ranson's workers commute to jobs outside of town.

The zoning map amendment creates the optimal location for residential development that supports the employment and commuting trends seen in Ranson, while also supporting context sensitive walkability and affordable housing.

The rezoning of the Property to a use-based residential zone will allow the development of the Property with no perceptible adverse impact on Ranson businesses or residents.

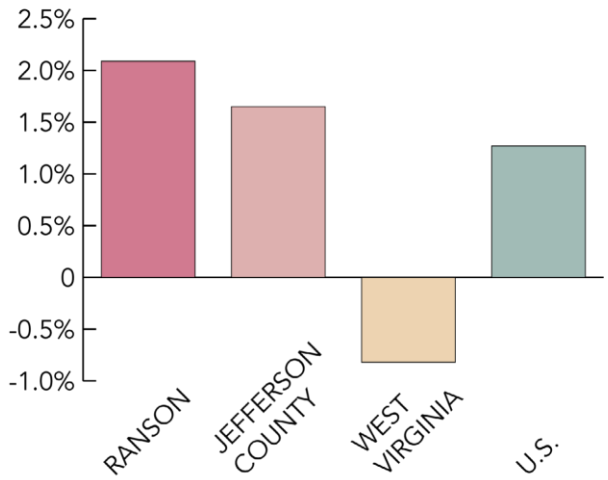
The Property's location ensures convenient access for commuters without encroaching upon neighboring residential subdivisions or increasing the traffic burden on Ranson's downtown roadways. It is envisioned that students will be able to safely walk or bike to school, meeting the goals of walkability and diversity in transportation identified in the Comprehensive Plan.

Chapter 2 – Demographics

Age

The city of Ranson boasts a noticeably younger demographic profile when compared to the broader Jefferson County, with each age group showing a slight tilt towards youthfulness. This trend is particularly apparent among young professionals within the 30 to 40 years old age bracket. This group is noticeably more populous in Ranson, surpassing the corresponding figures in not just Jefferson County, but also the entire state of West Virginia.

Conversely, Ranson's population within the retirement age range, specifically between 55 and 74 years old, is lower than that in Jefferson County.



Percent Change in Population 2020 – 2022 (Source: US Census, ESRI)

This difference in demographics is seen when analyzing the Renter vs. Owner Occupied housing statistics.

31% of Ranson's housing is renter-occupied. In comparison, Jefferson County's overall ownership rate stands at 70%, with only 22% of units being renter-occupied.

The Comprehensive Plan states that the elevated renter-occupied statistic is "possibly comprised of individuals and families who may be in transitional phases of their lives, such as young professionals, students, or those preferring the flexibility and lesser responsibilities that come with renting.".

Though renting is likely the preference for some, there exist real barriers to homeownership for the demographic represented by the renter-occupied statistic. The proposed rezoning will reduce these barriers.

Part 7 – Comprehensive Plan Compatibility

Chapter 3 – Land Use

Future Land Use Map, Blended Mixed Use

The Downtown and Blended Mixed Use sections of Ranson are envisioned to be walkable, compact, mixed-use areas.

Ranson's Blended Mixed Use context is modeled after the historic neighborhoods of Old Town. These neighborhoods are lined with a variety of residential types: single-family homes, two-family dwellings, triplexes, and townhouses.

A distinct feature of these neighborhoods is the abundance of sidewalks, fostering a pedestrian-friendly environment.

The development of the Property would create one of the first walkable residential communities for the new Ranson Elementary School and forthcoming K-12 campus complex. A pedestrian friendly environment is recognized as an important element of the Blended Mixed Use area.

In addition to the pedestrian connection to the school campus, the project would include connections to the Clay Hill West and Lloyd Residual properties. The development of the Property also proposes a bike trail extension along Route 115, that will continue along the Route 115 frontage of the Lloyd Residual parcel and connect to the new Ranson Elementary School and forthcoming K-12 campus complex.

Chapter 3 – Land Use

Land Use Goals

- Optimize Land Use to support efficient Transportation & Infrastructure.
- Promote balanced, context-sensitive growth that respects Ranson's unique community character.
- Encourage affordable housing through a variety of types of housing options.
- Ensure a fair, transparent, and inclusive development process.

Transportation

Existing transportation infrastructure supports development of the Property. Per the Comprehensive Plan, the proposed development optimizes existing infrastructure, a strategic objective for the City of Ranson.

The Property fronts Currie Road and Route 115, and directly adjacent to the Route 115/Route 9 interchange. Route 9 is a 4-lane divided highway that connects the Property to I-81, which is only 12.5 miles from the site. Additionally, the Property is in close proximity to the new Ranson Elementary School and forthcoming K-12 campus complex, separated by the Lloyd Residual parcel.

Infrastructure – Water and Sewer

Existing water and sewer lines will support the proposed development. Development of the Property optimizes the use of this existing infrastructure.

Context Sensitive Growth

The R-6 zone on Clay Hill East is well suited in terms of compatibility with its existing neighbors. There are existing single family homes to the north across Currie Road, and one along the southern boundary, that are categorized as single family residential uses. There is an active farm use to the west across Currie Road, located in Jefferson County's Charles Town district, that has been placed in a conservation easement. The uses on the balance of the land are highway commercial and farmland that will be developed into similar residential neighborhoods. The existing residential home to the south will be buffered from the proposed development, and the remaining residences and highway commercial uses are located across Currie Road and Route 115 and do not abut the Property.

Affordable Housing

The R-6 zone simplifies the infrastructure requirements for residential development. This will reduce development costs and increase the affordability of homes in the development.

Chapter 4 – Housing

Current State of Housing

The demand for affordable and proximate workforce housing is a critical regional issue. Unfortunately, the current housing market, coupled with developmental challenges and the inflation rate, makes meeting these needs a significant concern.

Residential patterns have shifted from the historic homes found in the downtown district to the suburban neighborhoods that have been developed in the more recently annexed lands.

The proposed rezoning will assist meeting Ranson's needs while reducing developmental challenges.

Chapter 4 – Housing

Housing Goals

- Improve and increase the availability of affordable housing.

The requested rezoning is consistent with this goal. Development of residential housing under the R6 Zone will

Part 7 – Comprehensive Plan Compatibility

increase housing affordability by reducing infrastructure costs.

Utilization of existing infrastructure facilitates cost-effective housing options for a broad range of households, from young professionals to retirees.

Chapter 4 – Housing

Housing Actions

- Promote "missing middle" housing: Encourage development of housing types that fall between single-family homes and larger apartment complexes to increase housing diversity and affordability. This will likely require a zoning update.

The R6 Zoning for the Property will promote the development of "missing middle" housing. A critical housing stock to address housing affordability.

This action further highlights the need for zoning updates to support the housing goals of the Comprehensive Plan and identify the current zoning districts that support "missing middle" housing as insufficient to achieve the stated goals.

One way to support "missing middle" housing is through the densities, architectural flexibility, and streamlined processes under the R-6 District. R-6 provides for the development of single family attached and detached dwellings. R-6 zoning provides flexibility to adapt to market fluctuations and facilitates the creation of affordable housing options.

Development under this district is a familiar process, that allows for community engagement.

R-6 zoning is easy to apply, which benefits developers in the planning process, and it is easy to administer, which benefits the City of Ranson.

Chapter 5 – Transportation

Transportation Goals

- Promote active transportation and trail connectivity: Expand the network of sidewalks, bike lanes, and trails.
- Foster transportation connectivity to major city features, including Potomac Marketplace and getting across the railroad tracks to the West and across Route 9 to the East, Jefferson Medical Center and the new Ranson Elementary School.

Transportation Actions

- Improve pedestrian and bicycle connectivity: Prioritize sidewalks, crosswalks, and cycling amenities, focusing on safe routes to schools…

The development of the Property under R6 zoning will promote active transportation and trail connectivity by providing expansions to Ranson's existing pedestrian and bike trail network.

These proposed improvements will provide direct connectivity to the new Ranson Elementary School and forthcoming K-12 campus complex and facilitate the extension of the network south along Route 115, in the direction of the railroad tracks and ultimately Old Town Ranson.

The proposed development of the parcel will provide Pedestrian and Bicycle connectivity directly to the new school campus, creating one of the first walkable residential communities for the new Ranson Elementary School and forthcoming K-12 campus complex.

Chapter 13 – Renewal, Development, & Finance

Identifying Preferred Development Areas

The northern section of Ranson, divided by WV-9, is a canvas of opportunity, primed with foundational infrastructure.

The Property's location within the North Preferred Development Area indicates that the Property is suitable for residential development.

Residential patterns have shifted from the historic homes found in the downtown district to the suburban neighborhoods that have been developed in the more recently annexed lands. Utilization of the existing infrastructure facilitates cost-effective housing options, meeting the goals of the Comprehensive Plan.

Strider LLC's application for a zoning map amendment to the R-6 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 rezoning is supported by the newly adopted 2024-2034 Comprehensive Plan through its text, goals, and actions.

Taking these factors into account Strider LLC respectfully requests the zoning map amendment be approved by the City of Ranson.



WV STATE GRID NORTH (NAD83)

LEGEND:

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- 600 — 10' - INDEX CONTOUR LINE
- 2' - INTERMEDIATE CONTOUR LINE

200 100 0 200 400 600

GRAPHICAL SCALE: 1"=200'

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SEAL:

REVISIONS

EXHIBIT 1 - EXISTING CONDITIONS

CLAY HILL FARM - EAST ZONING MAP AMENDMENT

TAX MAP 10, PARCEL 9, D.B. 972, PG. 711
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=200' VERT.:
DATE:	OCTOBER 3, 2024
JOB:	2527-0301
DRAWN: ABP	CHECK: MD
CADD:	2527-0301-ZMA EXHIBIT_EAST.DWG
NCS:	N/A
SHEET:	1 OF 4

FILE PATH: S:\PROJECTS\MBR\PLOT DWG\2527-0301 CLAY HILL FARM\REPORTS\ZMA\2527-0301-ZMA EXHIBIT_EAST.DWG
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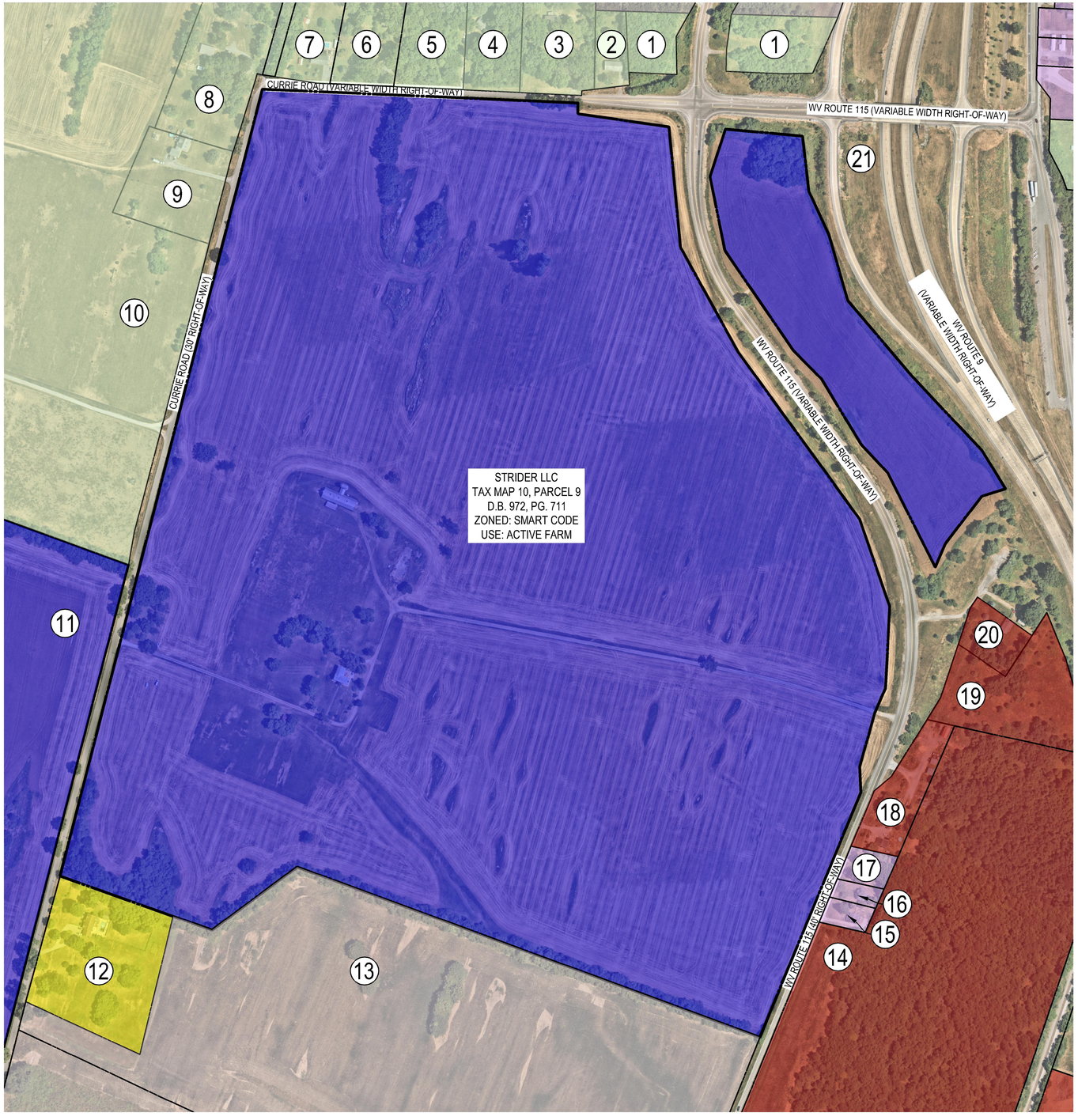

WV STATE GRID NORTH (NAD83)

LEGEND:

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- 21 — ADJACENT PROPERTY REFERENCE NUMBER

JEFFERSON COUNTY ZONING
- INDUSTRIAL/COMMERCIAL
- RESIDENTIAL GROWTH
- RURAL

RANSON ZONING
- HIGHWAY COMMERCIAL
- MUX - RETIRED
- SMART CODE

Adjacent Property Information

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GRAPHICAL SCALE: 1"=200'

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SEAL:

REVISIONS

EXHIBIT 2 - EXISTING LAND USE AND ZONING

CLAY HILL FARM - EAST ZONING MAP AMENDMENT

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SHEET:	2 OF 4

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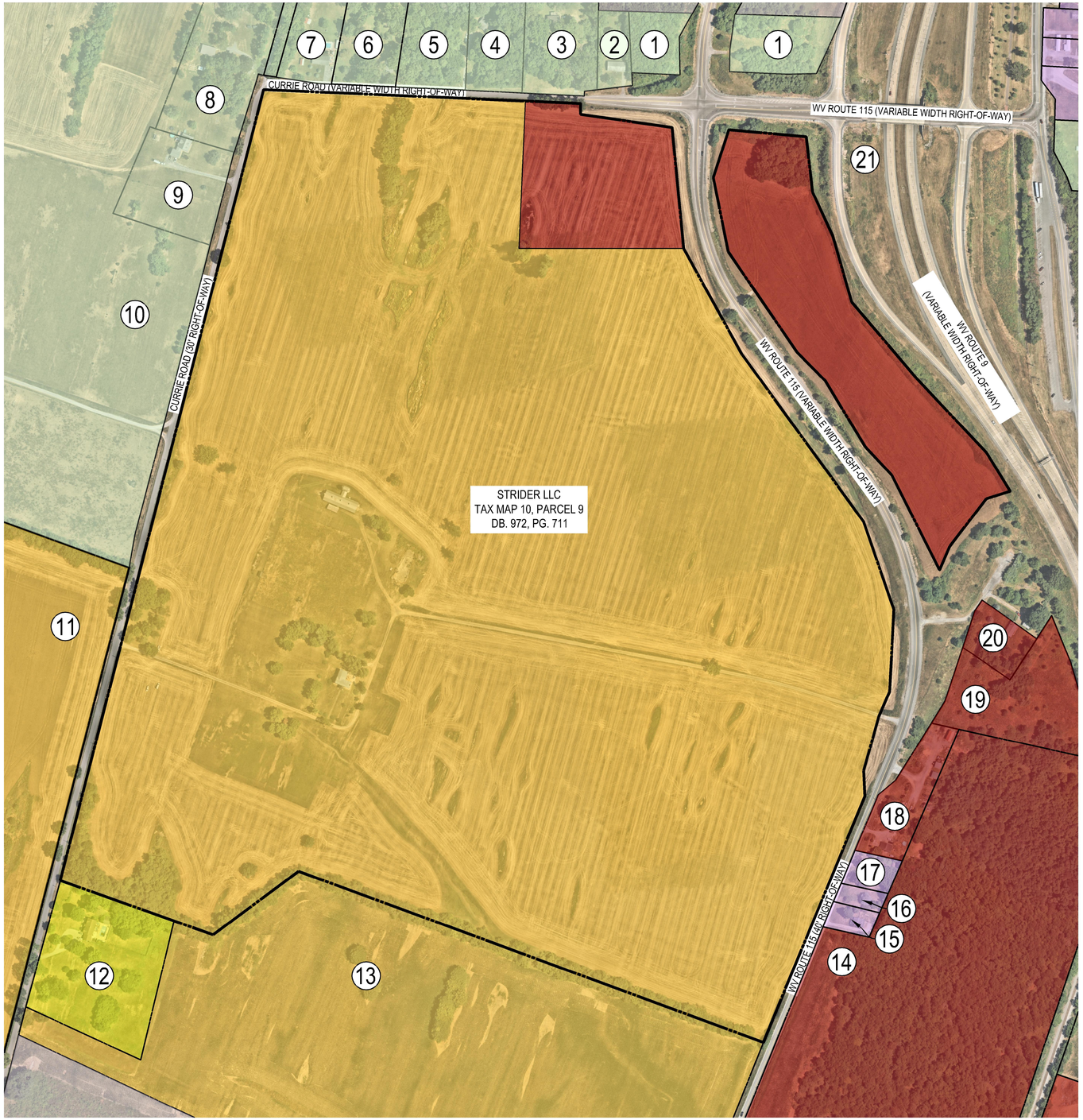

WV STATE GRID NORTH (NAD83)

LEGEND:

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- 21 — ADJACENT PROPERTY REFERENCE NUMBER

JEFFERSON COUNTY ZONING
- INDUSTRIAL/COMMERCIAL
- RESIDENTIAL GROWTH
- RURAL

RANSON ZONING
- HIGHWAY COMMERCIAL
- MUX - RETIRED
- R-6 RESIDENTIAL

Adjacent Property Information

Ref. #	District	Map	Parcel	Adjacent Property Information	Zone	Use	Deed Book	Page
1	2	2	18.1	M & A INVESTMENT GROUP LLC	Rural (JC)	Residential	1199	264
2	2	2	18.13	WAYNE L & SHARON W HARRELL	Rural (JC)	Residential	385	113
3	2	2	18.7	LAVERN J DILLOW	Rural (JC)	Residential	941	149
4	2	2	18.6	STANLEY & JUNE E SMALL	Rural (JC)	Residential	299	57
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6	2	2	18.5	GERALD D BAST JR & MARY ANN BAST	Rural (JC)	Residential	280	281
7	2	2	18.4	LARRY M & KATHERINE M B TITUS	Rural (JC)	Residential	1130	330
8	2	5	10.3	DOUGLAS & ABIGAIL STEHR	Rural (JC)	Residential	1263	255
9	2	5	10.1	JOSEPH P & SARA L STEHR	Rural (JC)	Residential	1101	260
10	2	5	10	HANK A STEHR	Rural (JC)	Farm	1101	255
11	8	10	8	STRIDER LLC	SmartCode (Proposed for Rezone to R-6)	Farm	972	711
12	2	5	13.2	BARBARA J & TIMOTHY J FARNHAM	Residential Growth (JC)	Residential	1233	642
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21	N/A	N/A	N/A	WVDOH	N/A	Rt. 9	N/A	N/A

200 100 0 200 400 600
GRAPHICAL SCALE: 1"=200'

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SEAL:

REVISIONS

EXHIBIT 3 - PROPOSED LAND USE AND ZONING

CLAY HILL FARM - EAST ZONING MAP AMENDMENT

TAX MAP 10, PARCEL 9; D.B. 972, PG. 711
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=200' VERT.:
DATE:	OCTOBER 3, 2024
JOB:	2527-0301
DRAWN:	ABP
CHECK:	MD
CADD:	2527-0301-ZMA EXHIBIT_EAST.DWG
NCS:	N/A
SHEET:	3 OF 4

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WV STATE GRID NORTH (NAD83)

LEGEND:

BOUNDARY LINE

ADJACENT BOUNDARY LINE

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REVISIONS

EXHIBIT 4 - BOUNDARY EXHIBIT

CLAY HILL FARM - EAST ZONING MAP AMENDMENT

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CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

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NCS:	N/A
SHEET:	4 OF 4

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AGENDA ITEM IV.5

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Legal Notice for Rezoning Clay Hill East HC 11122024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code § 8A-7-9 et seq., W. Va. Code § 8A-5-8 et seq., and Ranson Code § 19A-1.3 et seq., the Ranson Planning Commission will hold a public hearing on Tuesday, November 12, 2024, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a petition to rezone the following parcel 08001000090000, located on Currie Road, Ranson, WV 25438 (Consisting of 17.27 of 169.27 acres) from SmartCode New Community to Highway Commercial. Upon recommendation and approval of the zoning map amendment by the Ranson Planning Commission, an ordinance amending the zoning map will be presented to the City Council for two readings.

Copies of the proposed zoning amendment are available upon request from the Community Development Department. All persons are invited to attend and make comments about the proposed amendment. If you cannot attend but wish to comment, you may write to the following address prior to November 8, 2024: City of Ranson, Attn: Community Development Director, 312 S. Mildred Street, Ranson, WV 25438 or cityclerk@ransonwv.us. Written comments received prior to November 8, 2024, will be provided to the Planning Commission and inserted into the official record.

AGENDA ITEM IV.6

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

Rezoning for approximately 17.27 acres of its approximately 169.27-acre tract of real property (as further described in this Application, the "Property"). The proposed rezoning would replace the current SmartCode zoning. The 17.27 acres of the Property is proposed to be rezoned from SmartCode transect districts to the Highway Commercial (HC) zoning district.

ATTACHMENTS:

24-41-REZ Application.pdf
24-41-REZ-EAST HC_Rezoning Application-SIGNED.pdf

CLAY HILL EAST
HIGHWAY COMMERCIAL

APPLICATION FOR ZONING MAP AMENDMENT

CITY OF RANSON
WEST VIRGINIA

October 3, 2024

Prepared By:
INTEGRITY FEDERAL SERVICES

Prepared For:
STRIDER, LLC

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Table of Contents

Part 1 Executive Summary

Part 2 Property Information

Part 3 Proposed Uses

Part 4 Adjacent Lands

Part 5 Transportation and Utilities

Part 6 Public Health, Safety, Welfare

Part 7 Comprehensive Plan Compatibility

SUPPLEMENTAL INFORMATION

Exhibit 1 – Existing Conditions

Exhibit 2 – Existing Land Use & Zoning

Exhibit 3 – Proposed Land Use & Zoning

Exhibit 4 – Boundary Exhibit

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Part 1 – Executive Summary

Introduction. Strider, LLC seeks a rezoning for approximately 17.27 acres of its approximately 169.27-acre tract of real Property (as further described in this Application, the "Property"). The proposed rezoning would replace the current SmartCode zoning. The 17.27 acres of the Property is proposed to be rezoned from SmartCode transect districts to the Highway Commercial (HC) zoning district.

The remaining acreage (approximately 152 acres of 169.27 acres) will process a zoning map amendment to the Residential R6 (R6) zoning district under a separate application. Please see *Exhibit 2 – Existing Land Use & Zoning* for a visual depiction of the areas to be rezoned.

The requested rezoning is consistent with the goals of Ranson's Comprehensive Plan, which acknowledges the importance of a utilizing existing infrastructure as well as a streamlined development process.

The Highway Commercial zone is easy to implement, which benefits developers in the planning process, and it is easy to administer, which benefits the City of Ranson. It is the owner's belief that the area of rezoning would be attractive to any commercial user that seeks visibility and ease of access from the 4-lane divided highway, Route 9.

History. In 2012, the Property became one of the initial Smart Code rezonings, completed with the adoption of Ranson's then new zoning ordinance. The SmartCode Zoning approved two medium/high density villages (Clay Hill East & West), with significant commercial components.

This zoning only applies to the outside edge of the Property to the first interior road. The colored areas in the image below are zoned to a specific T district, the white areas have flexible designations that could be developed in a variety of manners.

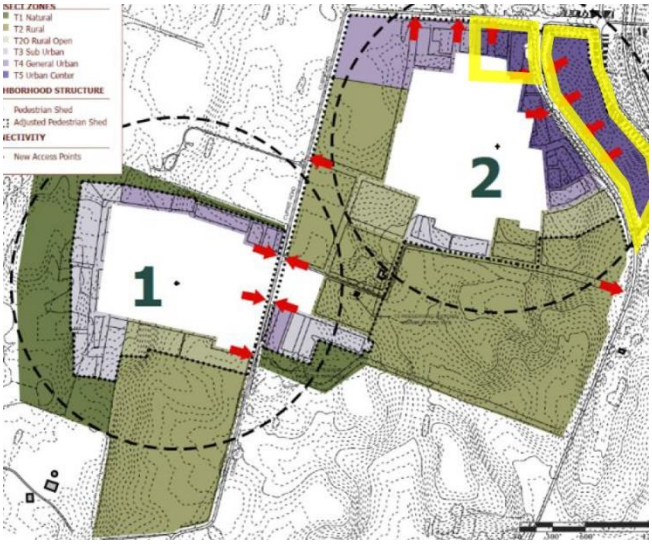


Image from 2012 SmartCode Rezoning Application

Basis for Rezoning. Strider, LLC's rezoning request is consistent with Ranson's 2024-2034 Comprehensive Plan.

The Future Land Use Map of the Comprehensive Plan calls for the majority of the acreage to be designated for "General Commercial" development (11.14 acres known as the "Island"). The Comprehensive Plan states *"the General Commercial category applies to areas along Ranson's main arteries that meet the day-to-day commercial needs of nearby neighborhoods. This category encompasses a broad range of uses, from general retail and service industries to automotive services, institutional spaces, and offices."*.

The remaining acreage to be rezoned (6.13 acres) is designated as "Blended Mixed Use". The Comprehensive Plan states these areas are *"…characterized by their integration of commercial and residential uses.".*

The acreage's location at the interchange of Rt. 9 and Rt. 115 at Currie Road, makes this an ideal location for commercial development to occur. These categories align themselves with the uses allowed under the Highway Commercial (HC) zoning district.

It is clear that the uses identified within the Future Land Use Map's General Commercial and Blended Mixed-Use category of the Comprehensive Plan are consistent with Strider, LLC's requested rezoning designation of Highway Commercial (HC). This is supported by the Land Use Goals and Actions identified in the 2024-2034 Comprehensive Plan.

Specifically, the Goal to *"[o]ptimize land use to support efficient transportation and infrastructure."*

Zoning Summary. Ranson will benefit both economically and socially from the development of the Property as permitted under the HC zoning district. The requested rezoning will result in simplified development standards, with opportunity for public input. The rezoning to HC will provide the transparency needed to effectively market the parcels for commercial use.

Part 1 – Executive Summary

The following sections of this Application further demonstrate that the proposed zoning map amendment aligns with the optimal utilization of the Property, offering significant benefits to the citizens of Ranson and Jefferson County.

Comprehensive Plan – The proposed zoning amendment is consistent with Ranson's newly adopted 2024-2034 Comprehensive Plan. As discussed in more detail in this application, the Comprehensive Plan proposes that the Property be designated as "General Commercial" and "Blended Mixed Use", designations that include various types of commercial use.

Proposed Use – Commercial development, aligned with the HC district. It is envisioned that these parcels will be attractive for use as convenience stores, other automotive uses, medical offices, motels, or general retail development.

Benefit Analysis – Ranson and Jefferson County face a shortage of Highway Commercial (HC) zoned land between Potomac Marketplace and the Berkeley Jefferson County line. The proposed zoning map amendment is poised to provide much needed commercial development in the area surrounding the new Ranson Elementary School and forthcoming K-12 campus complex, and increase the opportunity for commercial development along highway 9. Highway Commercial (HC) zoning will provide immediate opportunities for economic development, providing essential goods and services next to the new school and across the road from employment-based areas.

Transportation and Utilities – Existing utility (water and sanitary sewer) and transportation infrastructure support development of the Property. According to the Comprehensive Plan, the development of sites with existing infrastructure should be a strategic objective for the City of Ranson.

The development will include pedestrian connections to the adjacent Clay Hill East residential acreage (the remaining 152 acres of the parent parcel) which is processing a separate rezoning to the R6 district. With the development of the parcel, a bike trail is proposed along Route 115, that will extend to the Lloyd Residual property, before connecting to the New Ranson Elementary School and forthcoming K-12 campus complex. This will be a major extension of the Route 9 bike trail, and further poise the Property for commercial development through diversity in transportation.

Public Health, Safety, Welfare – The proposed zoning map amendment does not pose a risk to these three considerations. Further, it protects and promotes Public Health, Safety and Welfare in the following ways:

- The Property will be served by public water and sewer through a regulated utility. The development of the site does not require any onsite wells, and all wastewater is conveyed to the City of Charles Town for treatment. The development is expected to utilize gravity sewer that will not require the addition of any new pumpstations.
- All development will be fully regulated by federal, state and local environmental laws.
- The zoning amendment does not include any provisions that would relax environmental standards.
- Proximity to the Rt 9 interchange at Currie Road ensures convenient access for deliveries and commuters without encroaching upon neighboring residential subdivisions or neighborhoods.

Conclusion. Strider LLC's application for a zoning map amendment to the Highway Commercial (HC) District meets all standards required for approval. The Property is suitable for commercial use, is supported by existing infrastructure, and does not negatively impact low-income communities. The proposed rezoning is supported by the newly adopted 2024-2034 Comprehensive Plan.

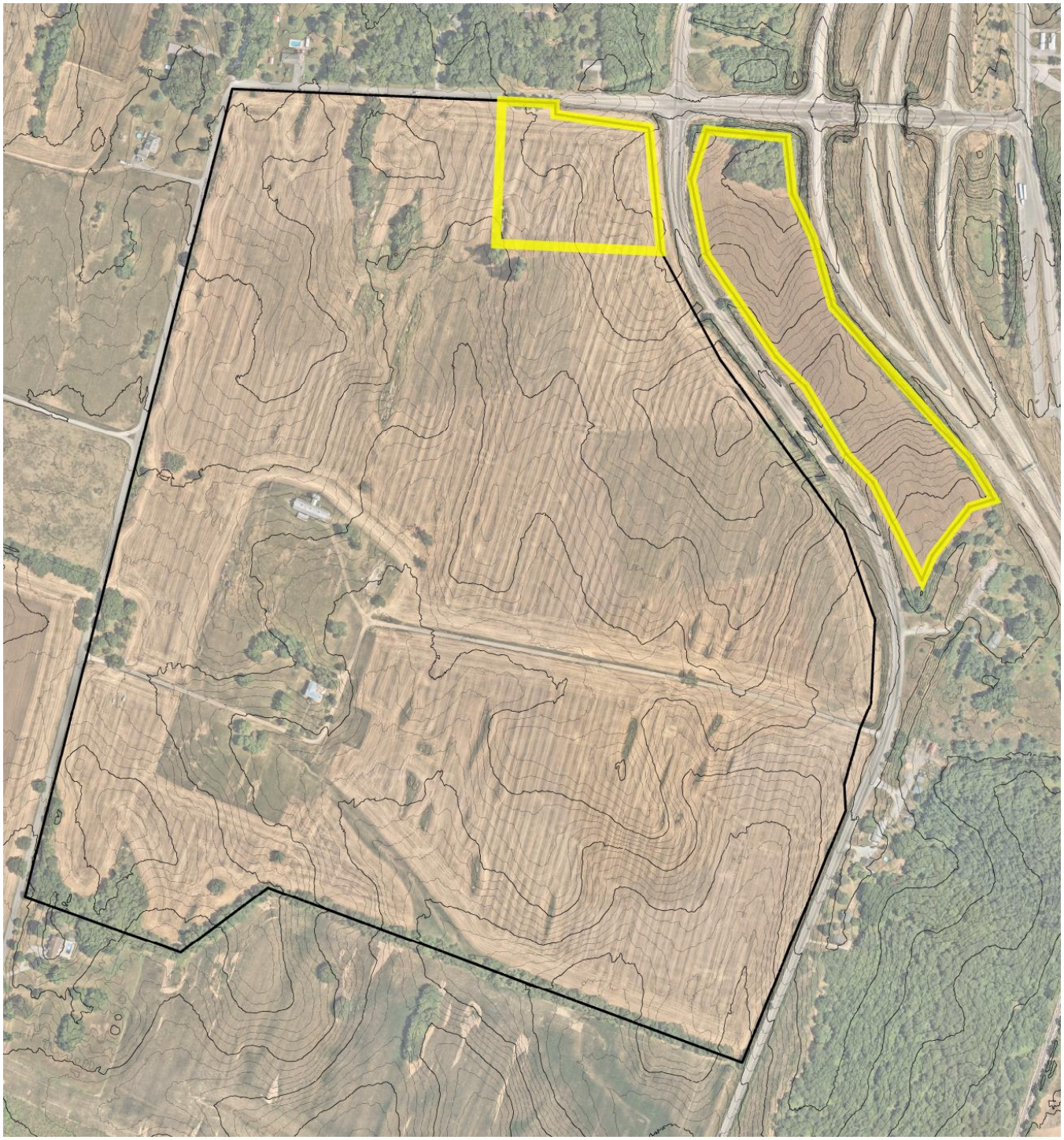
Taking these factors into account, Strider LLC respectfully requests the zoning map amendment be approved by the City of Ranson.



Image from Exhibit 2 - Proposed Land Use and Zoning

Part 1 – Executive Summary

CLAY HILL FARM - EAST



Yellow Boundary indicates the portion of the Property included in the HC rezoning application.

Part 2 – Property Information

Parcel Description

DB 972 Page 711
City of Ranson (District 8), Tax Map 10, Parcel 9
169.27 Acres



See Exhibit 4 – Boundary Exhibit for full scale image

The Property is bounded by Currie Road (Rt. 9/1) to the North and West, and bisected by North Mildred Street (Rt. 115). The site is approximately 2.25 miles from Ranson City Hall.

The parcel is predominantly comprised of open farmland, with perimeter trees situated on the southern property line.

The structures located on the Property are remnants of the historical farming operations, and remain inhabitated by members of the Strider family to present day.

The parcel gradually slopes from north to southeast, with an approximate elevation change of 75 feet from the northwestern edge along N. Mildred Street to the southern boundary.

Historically and presently, the Property has been utilized for agricultural activities, including grazing, hay, and row crops.

There are no FEMA floodplains mapped on the parcel.



Rt. 115 / Rt. 9 interchange at Currie Road

Topography

The Property features rolling topography, with its northern edge elevated higher than the southern portion. Rock outcroppings can be seen along the northern boundary of the Property, extending southwest to the existing farmhouse. The highest point reaches an elevation of 602', while the lowest point sits at 527'. Slopes across the Property remain under 10%.

10' - INDEX CONTOUR LINE

2' - INTERMEDIATE CONTOUR LINE





See Exhibit 1 – Existing Conditions for full scale topographic map

Part 3 – Proposed Uses

The proposed zoning map amendment will allow the following by-right uses:

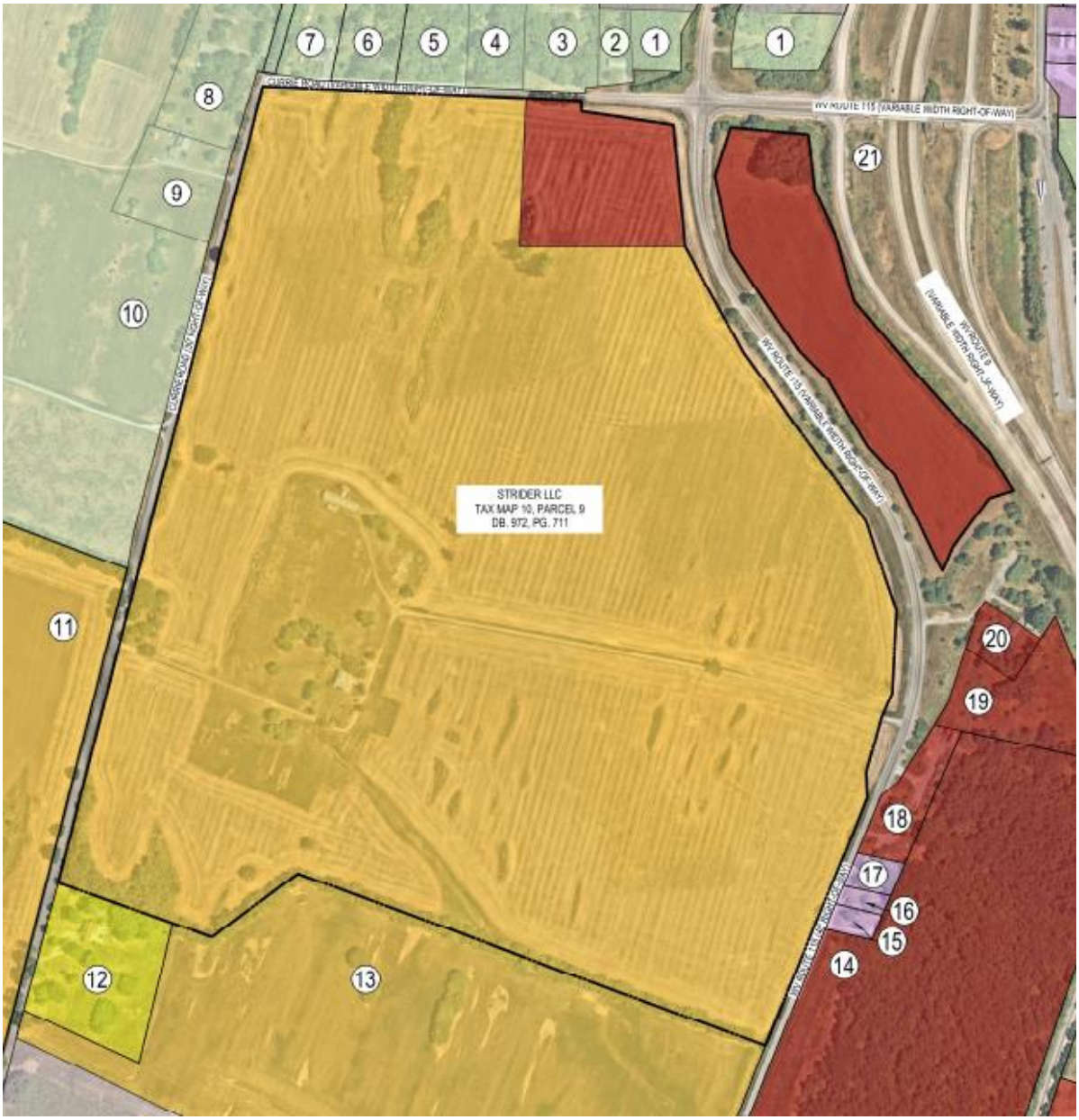
Permitted Uses By Right

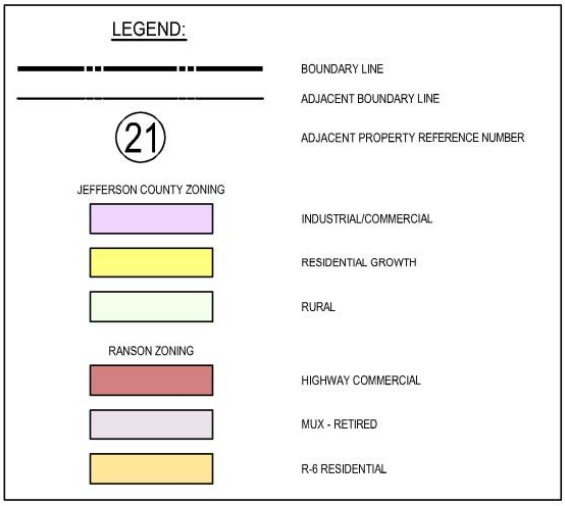
1. Animal hospitals
2. Antique shops.
3. Appliance sales and repair.
4. Apiaries and bees.
5. Art galleries.
6. Assembly halls, gymnasiums, and similar facilities.
7. Auction sales (not livestock).
8. Auto parts and accessories sales
9. Automobile service stations.
10. Automobile and truck sales and rentals.
11. Automobile repair and paint shops.
12. Automobile washing facilities.
13. Bakeries.
14. Banks and other financial institutions.
15. Barber and beauty shops.
16. Book and stationery stores.
17. Bowling alleys.
18. Candy and ice cream shops.
19. Carpet, rug and linoleum stores.
20. Catalog sales stores.
21. Churches and customary related uses.
22. Craft and novelty stores.
23. Convenience stores with or without gas pumps.
24. Customary accessory uses.
25. Delicatessens.
26. Department stores.
27. Dry cleaning stores and plants.
28. Farm and garden supplies stores.
29. Farmers markets and produce stands.
30. Fast food restaurants with no more than one drive-through window.
31. Fish and meat markets.
32. Florists.
33. Funeral homes.
34. Furniture stores.
35. Garden supplies sales.
36. Gift shops.
37. Government offices, services, amenities.
38. Grocery stores.
39. Hobby shops.
40. Jewelry stores.
41. Libraries.
42. Locksmiths.
43. Lodges and offices of fraternal, civic, professional and service organizations.
44. Medical and dental offices.
45. Medical cannabis dispensary
46. Mobile home sales lots.
47. Motels.
48. Music and musical instrument shops.
49. Newspaper publishing.
50. Offices—Business, financial, government, professional.
51. Office equipment and supplies sales.
52. Opticians and optometrists.
53. Other retail stores and establishments.
54. Outdoor recreational uses such as miniature golf, batting cages and similar uses.
55. Paint and wallpaper stores.
56. Parking lots and garages.
57. Pawn shops.
58. Pet shops (indoor only).
59. Pharmacies.
60. Photographic studios.
61. Physical fitness and health services establishments.
62. Private clubs.
63. Real estate sales and rentals.
64. Restaurants.
65. Retail clothing stores.
66. Secondhand stores and swap shops.
67. Schools of art, dance and music.
68. Seed and feed stores.
69. Self-storage facilities.
70. Sewing machine stores.
71. Shoe sales and repair shops.
72. Skating rinks.
73. Sporting goods stores.
74. Tailors and seamstresses.
75. Taxi stands.
76. Theaters (indoor).
77. Tire recapping and retreading.
78. Toy stores.
79. Transit terminals for passengers and light freight.
80. Vocational trade schools.
81. Variety stores.

The proposed uses for the subject property will be as follows:

1. Convenience Stores
2. Automotive parts and accessory sales
3. Medical offices
4. Motels
5. General Retail
6. Parks, trails and open space
7. Public roads and streetscapes
8. Other uses aligned with the HC district

Part 2 – Property Information





See Exhibit 3 – Proposed Land Use and Zoning for full size image

Part 4 – Adjacent Lands

The parcels that lie adjacent to the Eastern boundary of the Property, across N. Mildred Street (Rt. 115), are currently farm or residential uses, but have attained zoning that would support their development as an industrial or commercial use. These parcels lie between the Norfolk & Western Railroad tracks and N. Mildred Street.

The entirety of the North, West, and Southern Property boundaries are adjacent to active farm uses or single residence parcels.

Individual properties, existing zoning and existing uses are noted below.

Note – the Property abuts Clay Hill West on the opposing side of the Currie Road right-of-way, and the Lloyd Residual along the southern property line. These properties are also the subject of rezoning applications to the R6 District.

Adjacent Property Information								
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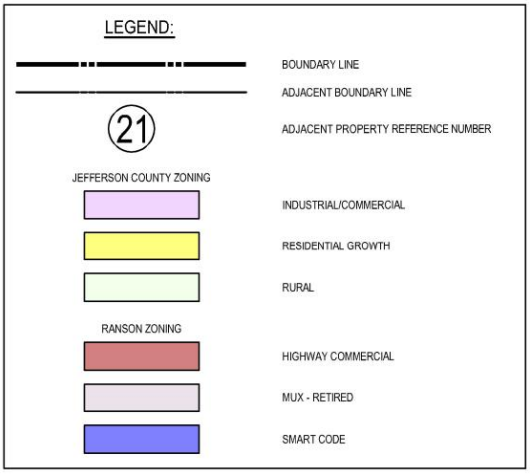

See Exhibit 2 – Existing Land Use and Zoning for full size image

Part 5 – Transportation and Utilities

Route 115 and Route 9

The Property is served by excellent vehicular transportation infrastructure. Access to the four-lane divided Route 9 is directly adjacent to the Property. This route provides access to the I-81 corridor, northern Virginia and Maryland.

The Property's location ensures convenient access for deliveries and customers without encroaching upon neighboring residential subdivisions or increasing the traffic burden on City of Ranson roads.

Bike Trail and Sidewalks

The development will include pedestrian connections to the remaining acreage of Clay Hill East. A bike trail along N. Mildred Street (Route 115) is proposed with the development of the Property, that will extend South along Lloyd Residual Parcel before connecting to the new Ranson Elementary School and forthcoming K-12 campus complex. This will provide a significant expansion to the Route 9 Bike Trail. This infrastructure is a huge leap in meeting the transportation goal to "*Improve pedestrian and bicycle connectivity*".

Water and Sewer

Water and sewer utilities are located in the Route 115 right-of-way. The Property has access to both public water and sanitary sewer utilities. These utilities possess adequate capacity for the site's development.

Sanitary sewer services are provided by the Charles Town Utility Board, while potable water service is to be supplied by WV American Water.

Both utilities are expected to be gravity fed and will not require the addition of any new pumpstations.

Electrical and Communications

Upgraded power and communication lines are located in the Route 115 right-of-way. These utilities will support development on the Property.



Electrical and Communication infrastructure along Rt. 115



Rt. 115 / Rt. 9 Interchange at Currie Road



End of the Route 9 Bike Trail at Currie Road

Part 6 – Public Health, Safety and Welfare

Public Health, Safety, Welfare – The proposed zoning map amendment does not pose a risk to these three considerations. Further, it protects and promotes Public Health, Safety and Welfare in the following ways:

- The Property will be served by public water and sewer through regulated utilities. The development of the site does not require any onsite wells, and all wastewater is conveyed to the City of Charles Town for treatment. The development is expected to utilize gravity sewer that will not require the addition of any new pumpstations.
- All development will be fully regulated by federal, state and local environmental laws.
- The zoning amendment does not include any provisions that would relax environmental standards.
- Proximity to the Rt 9 interchange at Currie Road ensures convenient access for deliveries and customers without encroaching upon neighboring residential subdivisions or neighborhoods.

Part 7 – Comprehensive Plan Compatibility

The 2024-2034 Ranson Comprehensive Plan supports the proposed zoning amendment through its text, Land Use Goals and Actions, Housing Goals and Actions, and the location of the Property within the North Preferred Development Area.

The guidance provided by the Comprehensive Plan must be used to evaluate the proposed zoning amendment. The clear guidance in the Comprehensive Plan is that it supports medium density residential use on the Property, that would be facilitated by the zoning amendment.

The following citations are taken from the Ranson Comprehensive Plan.

Chapter 1 – Introduction

Ranson Vision

The choices made in one area, such as transportation infrastructure, directly impact the ability to achieve other goals, like housing diversity and affordability.

Over the years, Ranson and the surrounding communities have capitalized on the proximity to Washington DC and its robust global economy. Recent years have seen Ranson's population growth outpace both Jefferson County and the state.

Despite the growth, over 80% of Ranson's workers commute to jobs outside of town.

The zoning map amendment creates the optimal location for commercial development that supports the employment and commuting trends seen in Ranson.

The Property's location ensures convenient access for commuters without encroaching upon neighboring residential subdivisions or increasing the traffic burden on Ranson's downtown roadways.

The development of this acreage under the HC zoning district would provide prime real estate to facilitate meeting Ranson retail market demand identified in the Retail Market Analysis performed by Gibbs Planning Group for the 2024-2034 Comprehensive Plan.

Chapter 3 – Land Use

Future Land Use Map, Blended Mixed Use

These sectors will be characterized by their integration of commercial and residential uses, efficient public transportation options, and diverse urban form.

Intermingled with the residential area, neighborhood commercial establishments add to the charm and convenience of the Blended Mixed Use. Coffee shops, restaurants, and other local businesses dot the landscape, allowing residents to access essential services without venturing far from home.

Future Land Use Map, General Commercial

The General Commercial category applies to areas along Ranson's main arteries that meet the day-to-day commercial needs of nearby neighborhoods. This category encompasses a broad range of uses, from general retail and service industries to automotive services, institutional spaces, and offices.

The Future Land Use Map of the Comprehensive Plan calls for the majority of the acreage to be designated for "General Commercial" development (11.14 acres known as the "Island").

The remaining acreage to be rezoned (6.13 acres) is designated as "Blended Mixed Use". The Comprehensive Plan states these areas are intended to integrate residential and commercial uses, lending itself to a more walkable community.

The acreage's location at the interchange of Rt. 9 and Rt. 115 at Currie Road makes this an ideal location for commercial development to occur. The proposed expansion of the Rt 9 Bike Trail that is associated with the development of Clay Hill East further meets these goals by providing diversity in transportation. These categories align themselves with the uses allowed under the Highway Commercial (HC) zoning district.

Chapter 3 – Land Use

Land Use Goals

- Optimize Land Use to support efficient Transportation & Infrastructure.
- Promote balanced, context-sensitive growth that respects Ranson's unique community character.

Transportation

Existing transportation infrastructure supports development of the Property. Per the Comprehensive Plan, the proposed development optimizes existing infrastructure, a strategic objective for the City of Ranson.

The Property fronts Currie Road and Route 115, and directly adjacent to the Route 115/Route 9 interchange. Route 9 is a 4-lane divided highway that connects the Property to I-81, which is only 12.5 miles from the site. Additionally, the Property is in close proximity to the new Ranson Elementary School and forthcoming K-12 campus complex, separated by the Lloyd Residual parcel.

Part 7 – Comprehensive Plan Compatibility

Infrastructure – Water and Sewer

Existing water and sewer lines will support the proposed development. Development of the Property optimizes the use of this existing infrastructure.

Context Sensitive Growth

The Highway Commercial zone on the identified 17.27 acres of Clay Hill East is well suited in terms of compatibility with its existing neighbors. There are existing single family homes to the north across Currie Road, and one along the southern boundary that is categorized as single family residential uses. The uses on the balance of the land are highway commercial and farmland that will be developed into similar residential neighborhoods.

Chapter 5 – Transportation

Transportation Goals

- Promote active transportation and trail connectivity: Expand the network of sidewalks, bike lanes, and trails.
- Foster transportation connectivity to major city features, including Potomac Marketplace and getting across the railroad tracks to the West and across Route 9 to the East, Jefferson Medical Center and the new Ranson Elementary School.

Transportation Actions

- Improve pedestrian and bicycle connectivity: Prioritize sidewalks, crosswalks, and cycling amenities, focusing on safe routes to schools…

The development of the Property under HC zoning will promote active transportation and trail connectivity by providing expansions to Ranson's existing pedestrian and bike trail network.

These proposed improvements will provide direct connectivity to the new Ranson Elementary School and forthcoming K-12 campus complex and facilitate the extension of the network south along Route 115, in the direction of the railroad tracks and ultimately Old Town Ranson.

The proposed development of the parcel will provide Pedestrian and Bicycle connectivity directly to the new school campus, providing a walkable opportunity to obtain goods and services in the area of the new Ranson Elementary School and forthcoming K-12 campus complex.

Chapter 10 – Economic Development

Economic Development Goals

- Expand retail and restaurants: encourage and facilitate the establishment of 35 new retail and restaurant businesses, as projected in the retail market analysis.

The Gibbs study projects the City of Ranson has the market potential to support up to 135,000 square feet of total new retail business growth by 2026. This retail would equate to 35 new or expanded businesses, potentially generating $60 million in new total annual sales.

Summary of the Ranson's retail and restaurant projected 2026 demand *(Retail market analysis prepared by Gibbs Planning Group for the 2024-2034 Comprehensive Plan):*

- 22,000 sf Apparel, Jewelry, Footwear, Dept. Store Goods
- 6,000 sf Books, Gifts, Electronics
- 27,000 sf Specialty Grocery – Gourmet Foods
- 6,000 sf Furniture, Art, Lighting
- 5,000 sf Sporting Goods
- 30,000 sf Specialty Foods & Services
- 34,000 sf Restaurants
- 5,000 sf Other Retail Businesses
- 135,000 sf Total Retail & Restaurants – 35 Stores & Restaurants

The proposed rezoning would facilitate meeting this goal, by providing land opportunities for commercial development in a contextually appropriate area.

Chapter 13 – Renewal, Development, & Finance

Identifying Preferred Development Areas

The northern section of Ranson, divided by WV-9, is a canvas of opportunity, primed with foundational infrastructure.

The WV-9 corridor, with its prime visibility, is regionally well-connected, making it a magnet for businesses. Developing this area means the City can capitalize on attracting businesses without incurring substantial initial infrastructure costs. Building on the bustling and retail hub here can significantly boost the City's tax revenue, all while leveraging the existing road networks and utilities.

The Property is split between the North and WV-9 Corridor Preferred Development Areas, with the acreage proposed to be rezoned to Highway Commercial falling largely within the WV-9 Corridor Preferred Development Area.

With development concentrated in this area, Ranson can ensure efficient utility use, streamlined public services, and bolstered property values, driving economic growth in a sustainable and fiscally responsible manner.

Part 7 – Comprehensive Plan Compatibility

Strider LLC's application for a zoning map amendment to the Highway Commercial (HC) District meets all standards required for approval. The Property is suitable for commercial use, is supported by existing infrastructure, and does not negatively impact low-income communities. The proposed rezoning is supported by the newly adopted 2024-2034 Comprehensive Plan through its text, goals, and actions.

Taking these factors into account Strider LLC respectfully requests the zoning map amendment be approved by the City of Ranson.



WV STATE GRID NORTH (NAD83)

LEGEND:

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- 600 — 10' - INDEX CONTOUR LINE
- 2' - INTERMEDIATE CONTOUR LINE

200 100 0 200 400 600

GRAPHICAL SCALE: 1"=200'

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SEAL:

REVISIONS

EXHIBIT 1 - EXISTING CONDITIONS

CLAY HILL FARM - EAST ZONING MAP AMENDMENT

TAX MAP 10, PARCEL 9, D.B. 972, PG. 711
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=200' VERT.:
DATE:	OCTOBER 3, 2024
JOB:	2527-0301
DRAWN: ABP	CHECK: MD
CADD:	2527-0301-ZMA EXHIBIT_EAST.DWG
NCS:	N/A
SHEET:	1 OF 4

FILE PATH: G:\PROJECTS\0800's\2527-0301 CLAY HILL FARM\REPORTS\2527-0301 ZMA EXHIBIT EAST.DWG
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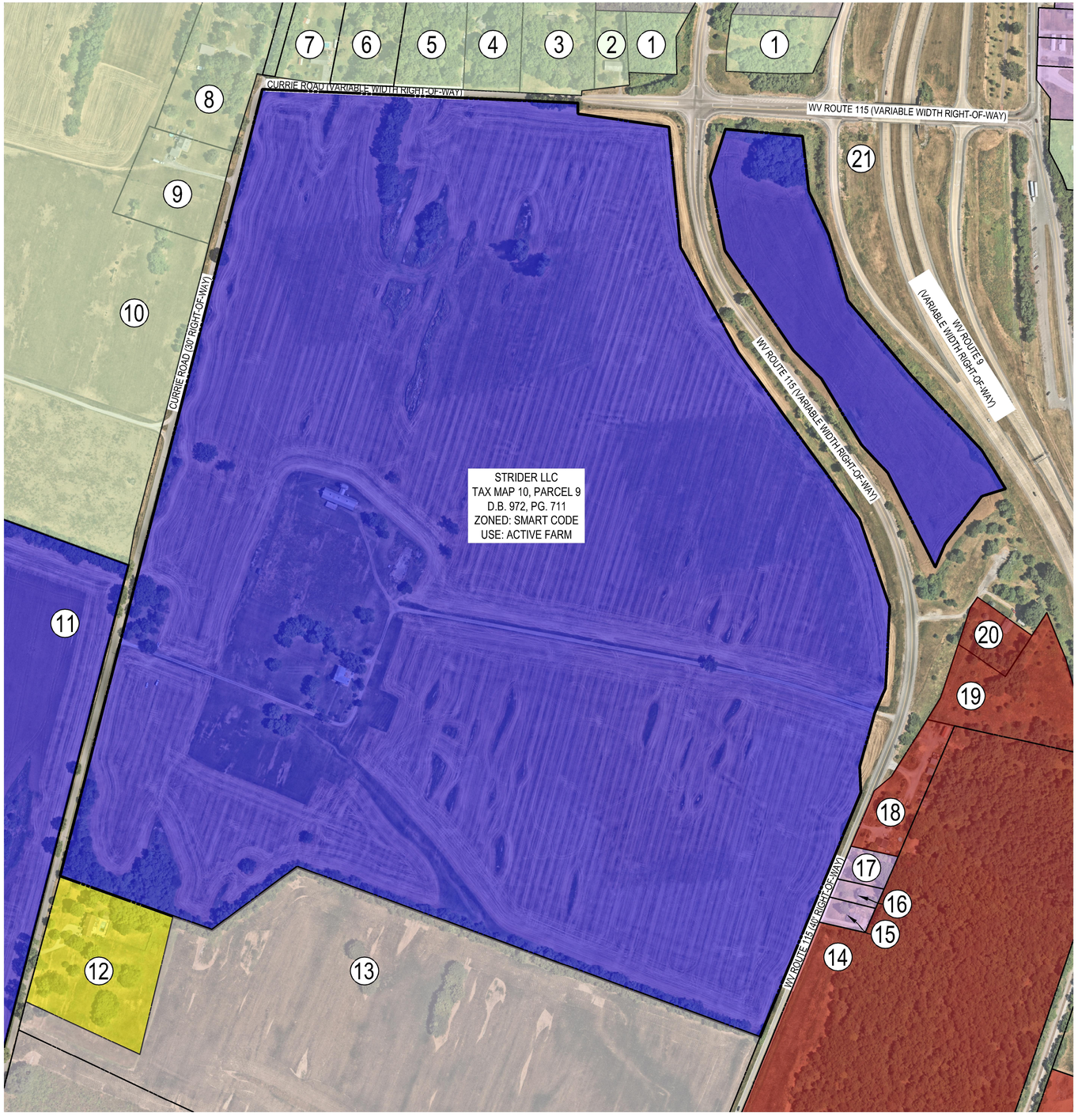

WV STATE GRID NORTH (NAD83)

LEGEND:

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- 21 — ADJACENT PROPERTY REFERENCE NUMBER

JEFFERSON COUNTY ZONING
- INDUSTRIAL/COMMERCIAL
- RESIDENTIAL GROWTH
- RURAL

RANSON ZONING
- HIGHWAY COMMERCIAL
- MUX - RETIRED
- SMART CODE

Adjacent Property Information

Ref. #	District	Map	Parcel	Adjacent Property Information	Zone	Use	Deed Book	Page
1	2	2	18.1	M & A INVESTMENT GROUP LLC	Rural (JC)	Residential	1199	264
2	2	2	18.13	WAYNE L & SHARON W HARRELL	Rural (JC)	Residential	385	113
3	2	2	18.7	LAVERN J DILLOW	Rural (JC)	Residential	941	149
4	2	2	18.6	STANLEY & JUNE E SMALL	Rural (JC)	Residential	299	57
5	2	2	18.19	STANLEY & JUNE E SMALL	Rural (JC)	Residential	299	57
6	2	2	18.5	GERALD D BAST JR & MARY ANN BAST	Rural (JC)	Residential	280	281
7	2	2	18.4	LARRY M & KATHERINE M B TITUS	Rural (JC)	Residential	1130	330
8	2	5	10.3	DOUGLAS & ABIGAIL STEHR	Rural (JC)	Residential	1263	255
9	2	5	10.1	JOSEPH P & SARA L STEHR	Rural (JC)	Residential	1101	260
10	2	5	10	HANK A STEHR	Rural (JC)	Farm	1101	255
11	8	10	8	STRIDER LLC	SmartCode (Proposed for Rezone to R-6)	Farm	972	711
12	2	5	13.2	BARBARA J & TIMOTHY J FARNHAM	Residential Growth (JC)	Residential	1233	642
13	8	10	5	JEFFERSON S STRIDER TRUST	MUX-Retired (Proposed for Rezone to R-6)	Farm	1258	54
14	8	8	16	JAMES S BRIDGEFORTH & WILLIAM E BRIDGEFORTH III	Highway Commercial	Farm	1066	272
15	2	4	8	CAYLA C PHIPPS	Industrial/Commercial (JC)	Residential	1239	407
16	2	4	8.1	FORREST H & ROSIE E BRADLEY	Industrial/Commercial (JC)	Residential	934	191
17	2	4	7	FORREST H & ROSIE E BRADLEY	Industrial/Commercial (JC)	Residential	934	191
18	8	10	26	REESE CLABAUGH	Highway Commercial	Residential	1035	210
19	8	10	10.1	MCKINNEY'S AUTO REPAIR & TOWING LLC	Highway Commercial	Residential	1031	225
20	2	4	2	KEVIN S WILT	Highway Commercial	Residential	936	72
21	N/A	N/A	N/A	WVDOH	N/A	Rt. 9	N/A	N/A

200 100 0 200 400 600
GRAPHICAL SCALE: 1"=200'

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EXHIBIT 2 - EXISTING LAND USE AND ZONING

CLAY HILL FARM - EAST ZONING MAP AMENDMENT

TAX MAP 10, PARCEL 9, D.B. 972, PG. 711
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=200' VERT.:
DATE:	OCTOBER 3, 2024
JOB:	2527-0301
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CADD:	2527-0301-ZMA EXHIBIT_EAST.DWG
NCS:	N/A
SHEET:	2 OF 4

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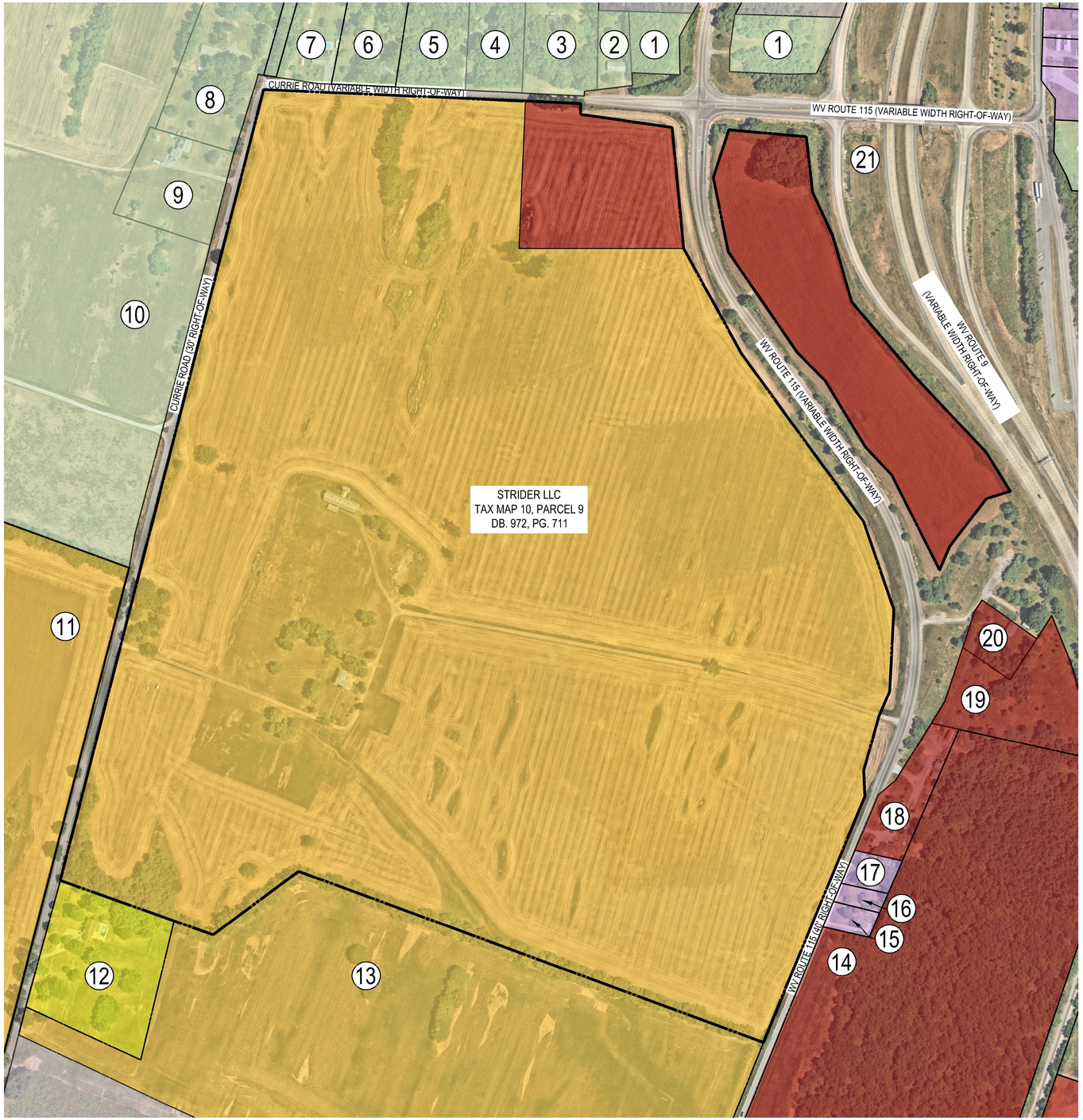

WV STATE GRID NORTH (NAD83)

LEGEND:

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- 21 — ADJACENT PROPERTY REFERENCE NUMBER

JEFFERSON COUNTY ZONING

- INDUSTRIAL/COMMERCIAL
- RESIDENTIAL GROWTH
- RURAL

RANSON ZONING

- HIGHWAY COMMERCIAL
- MUX - RETIRED
- R-6 RESIDENTIAL

Adjacent Property Information

Ref. #	District	Map	Parcel	Adjacent Property Information	Zone	Use	Deed Book	Page
1	2	2	18.1	M & A INVESTMENT GROUP LLC	Rural (JC)	Residential	1199	264
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5	2	2	18.19	STANLEY & JUNE E SMALL	Rural (JC)	Residential	299	57
6	2	2	18.5	GERALD D BAST JR & MARY ANN BAST	Rural (JC)	Residential	280	281
7	2	2	18.4	LARRY M & KATHERINE M B TITUS	Rural (JC)	Residential	1130	330
8	2	5	10.3	DOUGLAS & ABIGAIL STEHR	Rural (JC)	Residential	1263	255
9	2	5	10.1	JOSEPH P & SARA L STEHR	Rural (JC)	Residential	1101	260
10	2	5	10	HANK A STEHR	Rural (JC)	Farm	1101	255
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20	2	4	2	KEVIN S WILT	Highway Commercial	Residential	936	72
21	N/A	N/A	N/A	WVDOH	N/A	Rt. 9	N/A	N/A

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GRAPHICAL SCALE: 1"=200'

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EXHIBIT 3 - PROPOSED LAND USE AND ZONING

CLAY HILL FARM - EAST ZONING MAP AMENDMENT

TAX MAP 10, PARCEL 9; D.B. 972, PG. 711
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=200' VERT.:
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NCS:	N/A
SHEET:	3 OF 4

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Last saved by: ABP
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WV STATE GRID NORTH (NAD83)

LEGEND:

BOUNDARY LINE

ADJACENT BOUNDARY LINE

21 ADJACENT PARCEL REFERENCE NUMBER

Adjacent Property Information

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EXHIBIT 4 - BOUNDARY EXHIBIT

CLAY HILL FARM - EAST ZONING MAP AMENDMENT

TAX MAP 10, PARCEL 9; D.B. 972, PG. 711
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=200' VERT.:
DATE:	OCTOBER 3, 2024
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LAYOUT: 200 - 1st SUBMISSION 11-07-2024 BY ABP PROGRESS UNLESS SIGNED AND SEALED BY IFS PROFESSIONAL ENGINEER/LANDSCAPE ARCHITECT/PLANNER, DRAWINGS ARE NOT VALID

City of Ranson

312 South Mildred Street
Ranson, West Virginia 25438-1621
Phone (304) 725-1010 Fax (304) 728-8579

Rezoning Application

City of Ranson
Planning and Zoning Department

Submittal Date: 10/04/2024	Development District:_____
Official Submittal:_____ (Staff Use Only)	Fee Paid: $2,181.75 (17.27 acres) Rezoning Request: $1,000 plus $100 per acre for first ten (10) acres, then $25.00 per acre thereafter. Proffer Amendments: $1,000 flat fee
Taken By:_____	
Project Number:_____	Payment Type:_____

Development Information

Project Name: Clay Hill East - Highway Commercial			**Total Area (acres):** 17.27
Current Zoning: Smart Code	**Proposed Zoning:** Highway Commercial	**Map Number:** 10	**Parcel:** 9

Water Service: **Public** [X] **Private** [ ] **Provider:** West Virginia American Water	**Sewer Service:** **Public** [X] **Private** [ ] **Provider:** Charles Town Utility Board	**Sewer Flow:** **(gallons per day at build-out)** **Water Usage:** **(gallons per day at build-out)**

Location of Property (provide landmarks, street address, intersections, etc.):
See attached

What is the existing use of the property?
See attached

What is the proposed use of the property?
See attached

Rezoning Application Checklist

[X] **A completed application and fee in accordance with the Fee Schedule.**

[X] **A survey plat and a legal description of the property that includes bearings and distances for the area to be rezoned.**

[X] **A proposed development plan outlining the need for a rezoning.**

[ ] **Signed development agreement.**

[ ] **Review agency and general development plan transmittal (as needed).**

___ Charles Town Water	___ Alleghany Power	___ WV Div. of Highway
___ Charles Town Sewer	___ Comcast	___ Norfolk Southern
___ Public Service District	___ Frontier Comm.	___ CSX
___ Jefferson Utilities	___ WV Dept. of Env. Protection	___ Jay Watson (for: Ambulance/F&R)
___ Jefferson Co. Health Dept.	___ WV Div. of Culture& History	

Owner/Applicant Information

Owner I (Print): Strider, LLC **Percent of Ownership:** 100%

Address: 904 Currie Road, Ranson, WV 25438

Phone: _____ **Fax:** _____ **Email:** whstrider@gmail.com

Owner II (Print): _____ **Percent of Ownership:** _____

Address: _____

Phone: _____ **Fax:** _____ **Email:** _____

Developer (Print): No developer associated with the property **Percent of Ownership:** _____

Address: _____

Phone: _____ **Fax:** _____ **Email:** _____

Consultant (Print): Integrity Federal Services **Percent of Ownership:** 0%

Address: 148 S. Queen Street, Suite 201, Martinsburg, WV 25401

Phone: (304) 725-8456 **Fax:** _____ **Email:** bperry@ifs-ae.com

Please Direct Correspondence To: [X] **Owner** [ ] **Developer** [X] **Consultant**

As the fee simple owner of this property, recorded in the Jefferson County Circuit Court, I certify that this application is complete and accurate to the best of my knowledge. I understand that any information lacking in such application shall be deemed incomplete and shall not be considered for review. Furthermore, I authorize the City to direct all correspondence to the above noted party who is also authorized and designated as my agent during review of this application.

Signature: William H. Strider Manager, Strider, LLC Date: October 4, 2024

Signature: _____ Date: _____

Signature: _____ Date: _____

Procedures for Rezoning Property

Amendments may be undertaken in order to carry out the purposes stated in 19-1 of the Zoning Ordinance. Proposed amendments should consider whether they promote health, safety, and the general welfare and to encourage the most appropriate use of land.

The City Manger may request additional copies of any item listed and may request any additional information needed for an adequate review. At a minimum, the application must include the following:

1.) A complete application form and fee accompanied with all information needed for review. Additional copies of the application form may be specified by the City;

2.) Three copies of a complete description of the request including any proposed development agreements, general development plan, or other conditions for consideration;

3.) Three copies of a description of the property proposed for rezoning including an accurate map with the dimensioned property lines such as a boundary survey. The description shall include:

a.) Adjoining streets and widths, utilities, features, and the location of all structures;

b.) Existing uses of the land, current zoning classification, and the uses of the property under review;

c.) Current zoning classification and uses of all adjacent properties;

d.) Any additional information required by the City Manager or his designee to ensure an adequate review can be done;

e.) A complete description of the request.

Any application that does not contain the minimum submittal requirements or requested information shall neither be reviewed nor considered by Council. Such submittal shall be returned to the applicant.

Development agreements may be submitted with a rezoning application to offset any negative impacts caused by the proposal. For the purposes of this process, a "voluntary proffer" is a written offer by the land owner to the Planning Commission to satisfy certain reasonable conditions of a development project. A condition contained in a voluntary proffer is considered reasonable if (1) the development project results in the need for the conditions; (2) the conditions have a reasonable relation to the development project; and (3) all conditions are in conformity with the Comprehensive Plan adapted pursuant to this article.

The application and any staff comments shall be considered by the Planning Commission who shall submit its recommendations and/or comments to the City Council. The request shall be advertised in accordance with the West Virginia Code 8A requirements.

Unless action is deferred, the application shall be reviewed by the City Council within 60 days of the original submittal date.

AGENDA ITEM IV.7

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Legal Notice for Rezoning Lloyd Residual 11122024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code § 8A-7-9 et seq., W. Va. Code § 8A-5-8 et seq., and Ranson Code § 19A-1.3 et seq., the Ranson Planning Commission will hold a public hearing on Tuesday, November 12, 2024, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a petition to rezone the following parcel 08001000050000, located on Mildred Street, Ranson, WV 25438 (Consisting of 63.15 acres) from TND-MUX (retired) to R6. Upon recommendation and approval of the zoning map amendment by the Ranson Planning Commission, an ordinance amending the zoning map will be presented to the City Council for two readings.

Copies of the proposed zoning amendment are available upon request from the Community Development Department. All persons are invited to attend and make comments about the proposed amendment. If you cannot attend but wish to comment, you may write to the following address prior to November 8, 2024: City of Ranson, Attn: Community Development Director, 312 S. Mildred Street, Ranson, WV 25438 or cityclerk@ransonwv.us. Written comments received prior to November 8, 2024, will be provided to the Planning Commission and inserted into the official record.

AGENDA ITEM IV.8

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: NEW BUSINESS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

24-44-REZ-LLOYD_Rezoning Application-SIGNED.pdf
24-44-REZ-5087-0101-ZMA_LLOYD-PACKAGE 1.pdf

City of Ranson

312 South Mildred Street
Ranson, West Virginia 25438-1621
Phone (304) 725-1010 Fax (304) 728-8579

Rezoning Application

City of Ranson
Planning and Zoning Department

Submittal Date: 10/04/2024	Development District:_____
Official Submittal:_____ (Staff Use Only)	Fee Paid: $3,328.75 (63.15 acres) Rezoning Request: $1,000 plus $100 per acre for first ten (10) acres, then $25.00 per acre thereafter. Proffer Amendments: $1,000 flat fee
Taken By:_____	
Project Number:_____	Payment Type:_____

Development Information

Project Name: Lloyd Residual - Residential R6			**Total Area (acres):** 63.15
Current Zoning: Smart Code	**Proposed Zoning:** Residential (R6)	**Map Number:** 10	**Parcel:** 5

Water Service: **Public** [X] **Private** [ ] **Provider:** West Virginia American Water	**Sewer Service:** **Public** [X] **Private** [ ] **Provider:** Charles Town Utility Board	**Sewer Flow:** **(gallons per day at build-out)** **Water Usage:** **(gallons per day at build-out)**

Location of Property (provide landmarks, street address, intersections, etc.):
See attached

What is the existing use of the property?
See attached

What is the proposed use of the property?
See attached

Rezoning Application Checklist

[X] **A completed application and fee in accordance with the Fee Schedule.**

[X] **A survey plat and a legal description of the property that includes bearings and distances for the area to be rezoned.**

[X] **A proposed development plan outlining the need for a rezoning.**

[ ] **Signed development agreement.**

[ ] **Review agency and general development plan transmittal (as needed).**

___ Charles Town Water	___ Alleghany Power	___ WV Div. of Highway
___ Charles Town Sewer	___ Comcast	___ Norfolk Southern
___ Public Service District	___ Frontier Comm.	___ CSX
___ Jefferson Utilities	___ WV Dept. of Env. Protection	___ Jay Watson (for: Ambulance/F&R)
___ Jefferson Co. Health Dept.	___ WV Div. of Culture& History	

Owner/Applicant Information

Owner I (Print): Jefferson S. Strider Trust **Percent of Ownership:** 100%

Address: 5210 Shores Road, Palmyra, VA 22963

Phone: 434-842-1319 **Fax:** _____ **Email:** teajstrider@aol.com

Owner II (Print): _____ **Percent of Ownership:** _____

Address: _____

Phone: _____ **Fax:** _____ **Email:** _____

Developer (Print): No developer associated with the property **Percent of Ownership:** _____

Address: _____

Phone: _____ **Fax:** _____ **Email:** _____

Consultant (Print): Integrity Federal Services **Percent of Ownership:** 0%

Address: 148 S. Queen Street, Suite 201, Martinsburg, WV 25401

Phone: (304) 725-8456 **Fax:** _____ **Email:** bperry@ifs-ae.com

Please Direct Correspondence To: [X] **Owner** [ ] **Developer** [X] **Consultant**

As the fee simple owner of this property, recorded in the Jefferson County Circuit Court, I certify that this application is complete and accurate to the best of my knowledge. I understand that any information lacking in such application shall be deemed incomplete and shall not be considered for review. Furthermore, I authorize the City to direct all correspondence to the above noted party who is also authorized and designated as my agent during review of this application.

Signature: Jefferson S. Strider Date: October 2, 2024

Signature: Jefferson S. Strider - Trustee Jefferson S. Strider Trust Date: _____

Signature: _____ Date: _____

LLOYD RESIDUAL
RESIDENTIAL R6

APPLICATION FOR ZONING MAP AMENDMENT

CITY OF RANSON
WEST VIRGINIA

October 3, 2024

Prepared By:
INTEGRITY FEDERAL SERVICES

Prepared For:
JEFFERSON S. STRIDER TRUST

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Part 2 Property Information

Part 3 Proposed Uses

Part 4 Adjacent Lands

Part 5 Transportation and Utilities

Part 6 Public Health, Safety, Welfare

Part 7 Comprehensive Plan Compatibility

SUPPLEMENTAL INFORMATION

Exhibit 1 – Existing Conditions

Exhibit 2 – Existing Land Use & Zoning

Exhibit 3 – Proposed Land Use & Zoning

Exhibit 4 – Boundary Exhibit

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Part 1 – Executive Summary

Introduction. The Jefferson S. Strider Trust seeks a rezoning for its approximately 63.15-acre tract of real Property (as further described in this Application, the "Property"). This Parcel is also known as the "Lloyd Residual". The proposed rezoning would replace the current, and now retired, Traditional Neighborhood Development (TND) zoning designation. The property is proposed to be rezoned from MUX-retired (TND) to the Residential R-6 zoning district.

The requested rezoning is consistent with the goals of Ranson's Comprehensive Plan, which acknowledges the importance of a variety of residential unit types, as well as a streamlined development process. These goals not only provide affordability but also foster the vibrant and diverse community that Ranson is known for.

The R-6 Zone is easy to implement, which benefits developers in the planning process, and it is easy to administer, which benefits the City of Ranson. It is the owner's intention for the property to be developed as a single family (attached and detached) subdivision.

History. In 2008 the Property's then owners sought a rezoning within the Traditional Neighborhood Development (TND) guidelines. The rezoning was approved and permitted 1,800 residential units and 520,000 square feet of commercial floor area, over a 215 acre parcel. In 2012 Ranson grandfathered, and retired, all TND zoning districts.

In 2016, Jefferson S. Strider, the sole trustee of the Jefferson S. Strider Trust, bought the 215 acre parcel at an IRS foreclosure auction. The Jefferson S. Strider Trust is a member of Strider, LLC, which owns adjoining parcels and has filed separate applications for rezoning.

In 2018 Jefferson S. Strider sold 152 acres of the Property to the Jefferson County School Board of Education for the construction of a new elementary school and forthcoming K-12 campus complex. The Lloyd Residual is the remaining 63.15 acres not sold to the School Board.

Basis for Rezoning. As a property zoned MUX a rezoning is required for development to occur. The R-6 zone is well suited for the development of a single-family subdivision and fits the objectives of the Blended Mixed-Use designation in the Comprehensive Plan. The primary uses under this designation are residential uses including single family detached and single family attaches homes.

It is clear that the uses identified within the Future Land Use Map's Blended Mixed-Use category of the Comprehensive Plan are consistent with Jefferson S. Strider Trust's requested rezoning designation of Residential R-6. This is also supported by the Land Use Goals and Actions identified in the 2024-2034 Comprehensive Plan.

Specifically, the Goal to "[e]ncourage affordable housing through a variety of types of housing options." The Action related to this Goal is to "[e]ncourgae workforce housing ". The 2024-2034 Comprehensive Plan states, "This action is accomplished through zoning code amendments and incentives.". This statement highlights the need for amendments to the existing zoning districts to facilitate this goal.

Zoning Summary. Ranson will benefit both economically and socially from the development of the Property as permitted under the R6 zoning district. The requested rezoning will result in simplified development standards, with opportunity for public input. The rezoning to R-6 will provide flexibility in housing options with the ability to construct single family attached and detached homes.

The development of a walkable community adjacent to the new Ranson Elementary School and forthcoming K-12 campus complex is supported throughout the Comprehensive Plan and is an important factor when evaluating the rezoning request.

Part 1 – Executive Summary

The following sections of this Application further demonstrate that the proposed zoning map amendment aligns with the optimal utilization of the Property, offering significant benefits to the citizens of Ranson and Jefferson County.

Comprehensive Plan – The proposed zoning amendment is consistent with Ranson's newly adopted 2024-2034 Comprehensive Plan. As discussed in more detail in this application, the Plan proposes that the Property be designated as "Blended Mixed Use", a designation that includes various types of housing.

Proposed Use – Residential development, aligned with the R-6 district. The property will be developed as a single family subdivision with single family attached and detached homes.

Benefit Analysis – Ranson faces a shortage of appropriately zoned land for single family residential development, outside of areas zoned under SmartCode. The proposed zoning map amendment is poised to provide much needed residential development in the area surrounding the new Ranson Elementary School and forthcoming K-12 campus complex, and increase the available stock of homes within the City. R6 zoning will provide immediate neighborhood connections, providing housing next to the school campus and across the road from employment based areas.

Transportation and Utilities – Existing utility (water and sanitary sewer) and transportation infrastructure support development of the Property. According to the Comprehensive Plan, the development of sites with existing infrastructure should be a strategic objective for the City of Ranson.

The development will include a bike trail along Route 115, with the adjacent rezoning of Clay Hill Farm by Strider LLC, this will be a major extension of the Route 9 bike trail to downtown Ranson.

Public Health, Safety, Welfare – The proposed zoning map amendment does not pose a risk to these three considerations. Further, it protects and promotes Public Health, Safety and Welfare in the following ways:

- The property will be served by public water and sewer through regulated utilities. The development of the site does not require any onsite wells, and all wastewater is conveyed to the City of Charles Town for treatment. The development is expected to utilize gravity sewer that will not require the addition of any new pumpstations.
- All development will be fully regulated by federal, state and local environmental laws.
- The zoning amendment does not include any provisions that would relax environmental standards.
- Proximity to the new Ranson Elementary School and forthcoming K-12 campus complex will directly enhance the walkability of the community and diminish the need for additional transportation services for school aged children.
- Proximity to the Rt 9 interchange at Currie Road ensures convenient access for deliveries and commuters without encroaching upon neighboring residential subdivisions or neighborhoods.

Conclusion. Jefferson S. Strider Trust's application for a zoning map amendment to the R-6 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 rezoning is supported by the newly adopted 2024-2034 Comprehensive Plan.

Taking these factors into account, the Jefferson S. Strider Trust respectfully requests the zoning map amendment be approved by the City of Ranson.



Ranson Elementary School, Under Construction 2023

Part 1 – Executive Summary

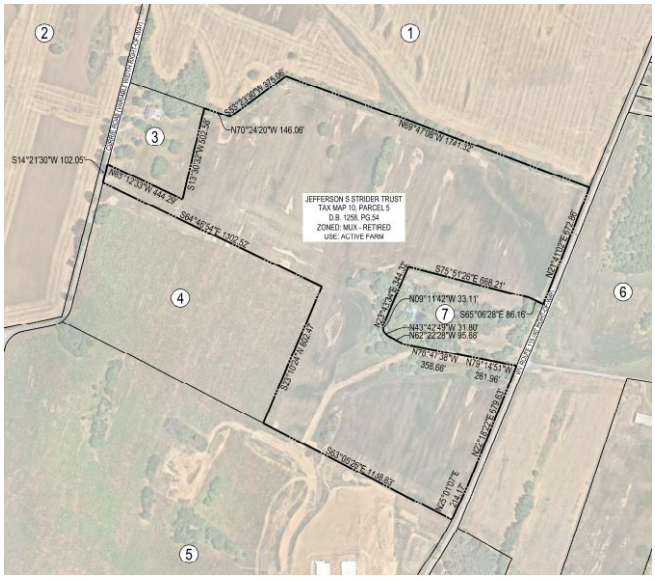
LLOYD RESIDUAL



Part 2 – Property Information

Parcel Description

DB 1258 Page 54
City of Ranson (District 8), Tax Map 10, Parcel 5
63.15 Acres



See Exhibit 4 – Boundary Exhibit for full scale image

The Property is bounded by Currie Road (Rt. 9/1) to the West, Jefferson County Board of Education parcels to the West and South, and North Mildred Street (Rt. 115) to the East. The Clay Hill East Parcel adjoins the Northern property line. The site is approximately 2.25 miles from Ranson City Hall.

The parcel is predominantly comprised of open farmland.

The parcel gradually slopes from northwest to east, with an approximate elevation change of 47 feet from the western edge along Currie Road, to the eastern edge along N. Mildred Street.

Historically and presently, the Property has been utilized for agricultural activities, including grazing, hay, and row crops.

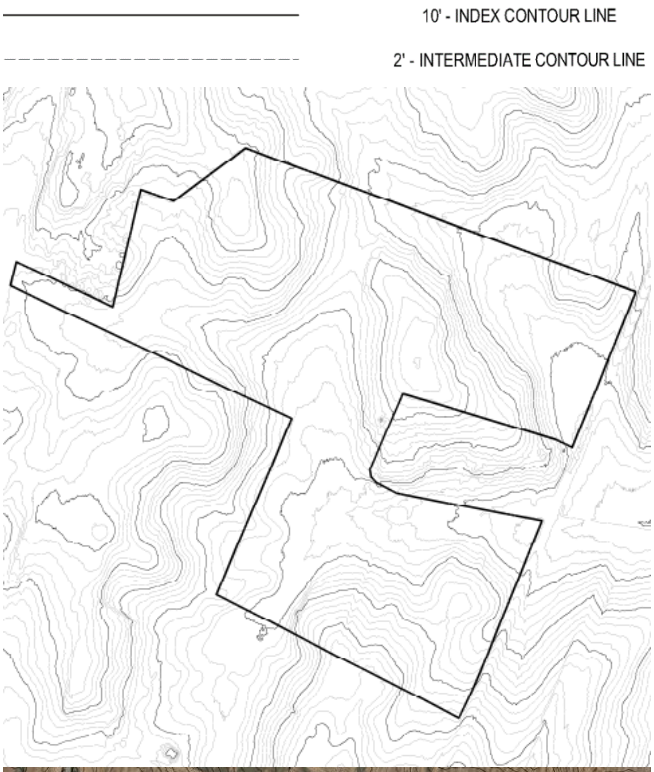
There are no FEMA floodplains mapped on the parcel.

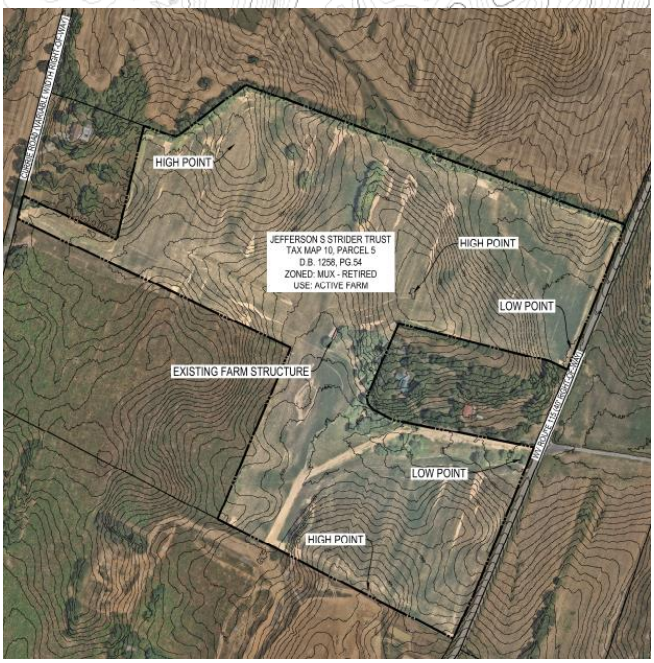


Rt. 115 / Rt. 9 interchange at Currie Road

Topography

The Property features rolling topography, with its western edge elevated higher than the eastern portion. Rock outcroppings can be seen scattered across the Property. The highest point reaches an elevation of 562', while the lowest point sits at 515'. Slopes across the Property remain under 10%.





See Exhibit 1 – Existing Conditions for full scale topographic map

Part 3 – Proposed Uses

The proposed zoning map amendment will allow the following by-right uses:

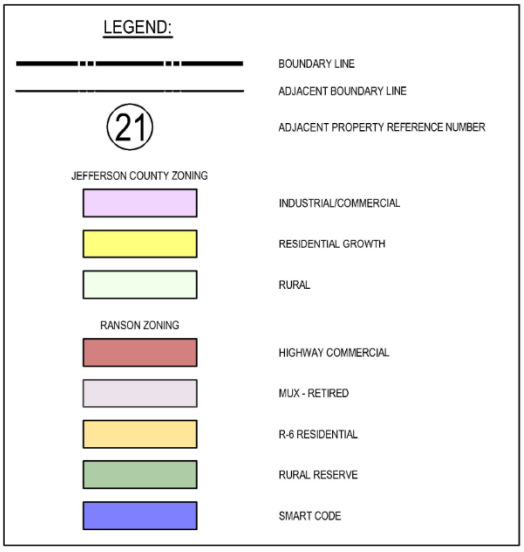
Permitted Uses By Right

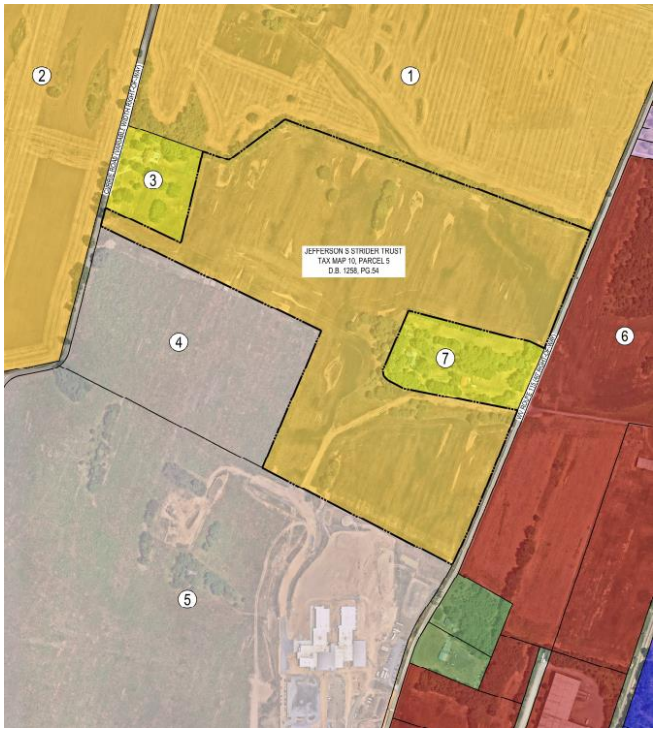
1. Single-family residential
2. Churches and religious assembly
3. Golf courses, parks, playgrounds and community centers operated on a noncommercial or nonprofit basis for recreational purposes only.
4. Public elementary and secondary schools, and private schools having curricula the same (approximately) as ordinarily given in public schools
5. Reserved
6. Greenhouses and rear yard garden which are incidental to the residential use and conducted on a noncommercial basis
7. Bed and breakfast (up to six rooms)
8. Libraries
9. Home occupations
10. Customary accessory uses.
11. Senior housing
12. Apiaries and bees
13. Public utilities

The proposed uses for the subject property will be as follows:

1. Single Family Detached Housing
2. Single Family Attached Housing (duplexes and townhomes)
3. Multi-family Housing (would only be permitted if the City of Ranson modifies the R-6 Zone)
4. Parks, trails and open space
5. Public roads and streetscapes

It is expected that the Jefferson S. Strider Trust will coordinate with The City of Ranson and Jefferson County Board of Education during the conceptual design of the property. If the school will permit a pedestrian connection, it will be included in the design of the residential development.





See Exhibit 3 - Proposed Land Use and Zoning for full size image

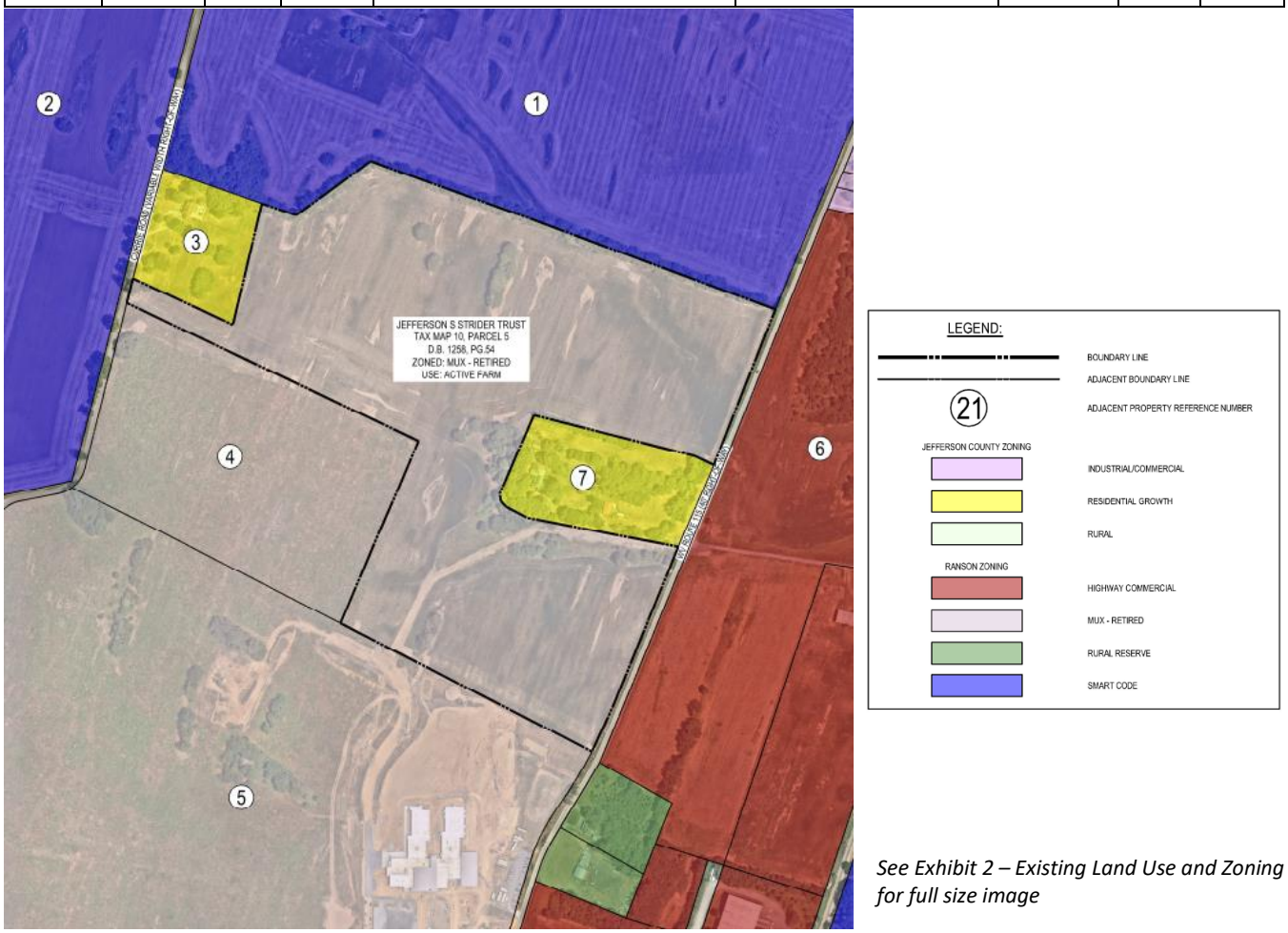
Part 4 – Adjacent Lands

Much of the Property is adjacent to active farm uses and the school board parcels, with vacant commercial uses adjacent to the property, across N. Mildred Steet. The property is adjacent to a single family home that fronts on Currie Road and is identified as Aspen Hill by the Landmarks Commission.

Individual properties, existing zoning and existing uses are noted below.

Note – the property abuts Clay Hill East to the north. This property is also the subject of a separate rezoning application.

Adjacent Property Information								
Ref. #	**District**	**Map**	**Parcel**	**Adjacent Property Owner**	**Zone**	**Use**	**Deed Book**	**Deed Page**
1	8	10	9	STRIDER LLC	SmartCode (Proposed for Rezone to R6)	Farm	972	711
2	8	10	8	STRIDER LLC	SmartCode (Proposed for Rezone to R6)	Farm	972	711
3	2	5	13.2	BARBARA J & TIMOTHY J FARNHAM	Residential Growth (JC)	Residential	1233	642
4	8	10	5.1	JEFFERSON COUNTY SCHOOLS BOARD OF EDUCATION	MUX – Retired	School	1205	557
5	8	10	6	JEFFERSON COUNTY SCHOOLS BOARD OF EDUCATION	MUX – Retired	School	1200	194
6	8	8	16	JAMES S BRIDGEFORTH & WILLIAM E BRIDGEFORTH III	Highway Commercial	Farm	1066	272
7	2	5	13.1	PHILLIP D QUICK JR & VICTORIA QUICK	Residential Growth (JC)	Residential	1301	305



See Exhibit 2 – Existing Land Use and Zoning for full size image

Part 5 – Transportation and Utilities

Route 115 and Route 9

The Property is served by excellent vehicular transportation infrastructure. Access to the four-lane divided Route 9 is approximately 1 mile from the Property. This route provides access to the I-81 corridor, northern Virginia and Maryland.

Residents have good access to Old Town Ranson, Potomac Marketplace, Jefferson Medical Center and other amenities located in Charles Town.

Bike Trail and Sidewalks

The development will include a bike trail along N. Mildred Street (Route 115) and pedestrian connections to the new Ranson Elementary School and forthcoming K-12 campus complex. This infrastructure is a huge leap in meeting the transportation goals and actions stated in the Comprehensive Plan to "*Improve pedestrian and bicycle connectivity*". The plan proposes meeting this goal by *"Prioritize sidewalks, crosswalks, and cycling amenities, focusing on safe routes to schools…".* The development of the Property under the R6 district will facilitate this goal.

Water and Sewer

Water and sewer utilities are located in the Route 115 right-of-way. The Property has access to both public water and sanitary sewer utilities. These utilities possess adequate capacity for the site's development.

Sanitary sewer services are provided by the Charles Town Utility Board, while potable water service is to be supplied by WV American Water.

Both utilities are expected to be gravity fed and will not require the addition of any new pumpstations.

Electrical and Communications

Upgraded power and communication lines are located in the Route 115 right-of-way. These utilities will support development on the property.



Electrical and Communication infrastructure along Rt. 115



Rt. 115 / Rt. 9 Interchange at Currie Road



End of the Route 9 Bike Trail at Currie Road

Part 6 – Public Health, Safety and Welfare

Public Health, Safety, Welfare – The proposed zoning map amendment does not pose a risk to these three considerations. Further, it protects and promotes Public Health, Safety and Welfare in the following ways:

- The Property will be served by public water and sewer through regulated utilities. The development of the site does not require any onsite wells, and all wastewater is conveyed to the City of Charles Town for treatment. The development is expected to utilize gravity sewer that will not require the addition of any new pumpstations.
- All development will be fully regulated by federal, state and local environmental laws.
- The zoning amendment does not include any provisions that would relax environmental standards.
- Proximity to the new Ranson Elementary School and forthcoming K-12 campus complex will directly enhance the walkability of the community and diminish the need for additional transportation services for school aged children.
- Proximity to the Rt 9 interchange at Currie Road ensures convenient access for deliveries and commuters without encroaching upon neighboring residential subdivisions or neighborhoods.

Part 7 – Comprehensive Plan Compatibility

The 2024-2034 Ranson Comprehensive Plan supports the proposed zoning amendment through its text, Land Use Goals and Actions, Housing Goals and Actions, and the location of the Property within the North Preferred Development Area.

The guidance provided by the Comprehensive Plan must be used to evaluate the proposed zoning amendment. The clear guidance in the Comprehensive Plan is that it supports residential use on the Property, that would be facilitated by the zoning amendment.

The following citations are taken from the Ranson Comprehensive Plan.

Chapter 1 – Introduction

Ranson Vision

The choices made in one area, such as transportation infrastructure, directly impact the ability to achieve other goals, like housing diversity and affordability.

Over the years, Ranson and the surrounding communities have capitalized on the proximity to Washington DC and its robust global economy. Recent years have seen Ranson's population growth outpace both Jefferson County and the state.

Despite the growth, over 80% of Ranson's workers commute to jobs outside of town.

The zoning map amendment creates the optimal location for residential development that supports the employment and commuting trends seen in Ranson, while also supporting context sensitive walkability and affordable housing.

The rezoning of the Property will allow the development of the Property to the benefit of Ranson's businesses and residents.

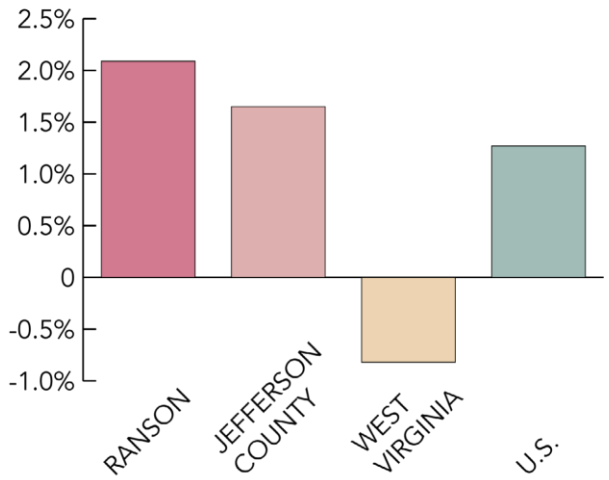
The Property's location ensures convenient access for commuters to major roadways without encroaching upon neighboring residential subdivisions or increasing the traffic burden on Ranson's downtown roadways. It is envisioned that students will be able to safely walk or bike to school, meeting the goals of walkability and diversity in transportation identified in the Comprehensive Plan.

Chapter 2 – Demographics

Age

The city of Ranson boasts a noticeably younger demographic profile when compared to the broader Jefferson County, with each age group showing a slight tilt towards youthfulness. This trend is particularly apparent among young professionals within the 30 to 40 years old age bracket. This group is noticeably more populous in Ranson, surpassing the corresponding figures in not just Jefferson County, but also the entire state of West Virginia.

Conversely, Ranson's population within the retirement age range, specifically between 55 and 74 years old, is lower than that in Jefferson County.



Percent Change in Population 2020 – 2022 (Source: US Census, ESRI)

This difference in demographics is seen when analyzing the Renter vs. Owner Occupied housing statistics.

31% of Ranson's housing is renter-occupied. In comparison, Jefferson County's overall ownership rate stands at 70%, with only 22% of units being renter-occupied.

The Comprehensive Plan states that the elevated renter-occupied statistic is "possibly comprised of individuals and families who may be in transitional phases of their lives, such as young professionals, students, or those preferring the flexibility and lesser responsibilities that come with renting.".

Though renting is likely the preference for some, there exist real barriers to homeownership for the demographic represented by the renter-occupied statistic. The proposed rezoning will reduce these barriers.

Part 7 – Comprehensive Plan Compatibility

Chapter 3 – Land Use

Future Land Use Map, Blended Mixed Use

The Downtown and Blended Mixed Use sections of Ranson are envisioned to be walkable, compact, mixed-use areas.

Ranson's Blended Mixed Use context is modeled after the historic neighborhoods of Old Town. These neighborhoods are lined with a variety of residential types: single-family homes, two-family dwellings, triplexes, and townhouses.

A distinct feature of these neighborhoods is the abundance of sidewalks, fostering a pedestrian-friendly environment.

The development of the Lloyd Residual would create the first walkable residential community for the new Ranson Elementary School and forthcoming K-12 campus complex. A pedestrian friendly environment is recognized as an important element of the Blended Mixed Use area.

In addition to the connection to the school campus, the project would include a bike trail along Route 115.

Chapter 3 – Land Use

Land Use Goals

- Optimize Land Use to support efficient Transportation & Infrastructure.
- Promote balanced, context-sensitive growth that respects Ranson's unique community character.
- Encourage affordable housing through a variety of types of housing options.

Transportation

Existing transportation infrastructure supports development of the Property. Per the Comprehensive Plan, the proposed development optimizes existing infrastructure, a strategic objective for the City of Ranson.

The Property fronts Currie Road and Route 115 and is 1 mile from the Route 115/Route 9 interchange. Route 9 is a 4-lane divided highway that connects the property to I-81, which is only 12.5 miles from the site. Additionally, the Property adjoins the new Ranson Elementary School and forthcoming K-12 campus complex.

Infrastructure – Water and Sewer

Water and sewer lines are located in the Route 115 right-of-way and will support the proposed development. Development of the property optimizes the use of this existing infrastructure

Existing transportation infrastructure supports development of the Property and optimizes utility infrastructure.

Context Sensitive Growth

The R-6 zone on the Lloyd Residual is well suited in terms of compatibility with its existing neighbors. There are only two existing single family homes next to the property, uses on the balance of the land are educational, highway commercial and farmland that will be developed into similar residential neighborhoods. The existing residential homes will be buffered from the proposed development and the highway commercial is located across Route 115 and does not abut the property.

Affordable Housing

The R-6 zone simplifies the infrastructure requirements for residential development. This will reduce development costs and increase the affordability of homes in the development.

Chapter 4 – Housing

Current State of Housing

The demand for affordable and proximate workforce housing is a critical regional issue. Unfortunately, the current housing market, coupled with developmental challenges and the inflation rate, makes meeting these needs a significant concern.

Residential patterns have shifted from the historic homes found in the downtown district to the suburban neighborhoods that have been developed in the more recently annexed lands.

The proposed rezoning will assist meeting Ranson needs while reducing developmental challenges.

Chapter 4 – Housing

Housing Goals

- Improve and increase the availability of affordable housing.

The requested rezoning is consistent with this goal. Development of residential housing under the R6 Zone will increase housing affordability by reducing infrastructure costs.

Utilization of existing infrastructure facilitates cost-effective housing options for a broad range of households, from young professionals to retirees.

Part 7 – Comprehensive Plan Compatibility

Chapter 4 – Housing

Housing Actions

- Promote "missing middle" housing: Encourage development of housing types that fall between single-family homes and larger apartment complexes to increase housing diversity and affordability. This will likely require a zoning update.

The R6 Zoning for the property will promote the development of "missing middle" housing. A critical housing stock to address housing affordability.

This action further highlights the need for zoning updates to support the housing goals of the Comprehensive Plan and identify the current zoning districts that support "missing middle" housing as insufficient to achieve the stated goals.

One way to support "missing middle" housing is through the densities, architectural flexibility, and streamlined processes under the R-6 District. R-6 provides for the development of single family attached and detached dwellings. R-6 zoning provides flexibility to adapt to market fluctuations and facilitates the creation of affordable housing options.

Development under this district is a familiar process, that allows for community engagement.

R-6 zoning is easy to apply, which benefits developers in the planning process, and it is easy to administer, which benefits the City of Ranson.

Chapter 5 – Transportation

Transportation Goals

- Promote active transportation and trail connectivity: Expand the network of sidewalks, bike lanes, and trails.
- Foster transportation connectivity to major City features, including Potomac Marketplace and getting across the railroad tracks to the West and across Route 9 to the East, Jefferson Medical Center and the new Ranson Elementary School.

Transportation Actions

- Improve pedestrian and bicycle connectivity: Prioritize sidewalks, crosswalks, and cycling amenities, focusing on safe routes to schools…

The development of the Property under R6 zoning will promote active transportation and trail connectivity by providing expansions to Ranson's existing pedestrian and bike trail network.

These proposed improvements will provide direct connectivity to the new Ranson Elementary School and forthcoming K-12 campus complex and facilitate the extension of the network south along Route 115, in the direction of the railroad tracks and ultimately Old Town Ranson.

The proposed development of the parcel will provide Pedestrian and Bicycle connectivity directly to the new school campus, creating the first walkable residential community for the new elementary school and forthcoming K-12 campus complex.

Chapter 13 – Renewal, Development, & Finance

Identifying Preferred Development Areas

The northern section of Ranson, divided by WV-9, is a canvas of opportunity, primed with foundational infrastructure.

The property's location within the North Preferred Development Area indicates that the Property is suitable for residential development.

Residential patterns have shifted from the historic homes found in the downtown district to the suburban neighborhoods that have been developed in the more recently annexed lands. Utilization of the existing infrastructure facilitates cost-effective housing options, meeting the goals of the Comprehensive Plan.

Jefferson S. Strider Trust's application for a zoning map amendment to the R-6 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 rezoning is supported by the newly adopted 2024-2034 Comprehensive Plan through its text, goals, and actions.

Taking these factors into account the Jefferson S. Strider Trust respectfully requests the zoning map amendment be approved by the City of Ranson.



WV STATE GRID NORTH (NAD83)

LEGEND:

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- 600 — 10' - INDEX CONTOUR LINE
- 2' - INTERMEDIATE CONTOUR LINE

200 100 0 200 400 600

GRAPHICAL SCALE: 1"=200'

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SEAL:

REVISIONS

EXHIBIT 1 - EXISTING CONDITIONS

JEFFERSON S STRIDER TRUST ZONING MAP AMENDMENT

TAX MAP 10, PARCEL 5; D.B. 1258, PG. 54
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=200' VERT.:
DATE:	OCTOBER 3, 2024
JOB:	5087-0101
DRAWN: ABP	CHECK: MD
CADD:	5087-0101-ZMA EXHIBIT_LLOYD.DWG
NCS:	N/A
SHEET:	1 OF 4

PLOT DATE & TIME=LAST SAVED:10/03/2024 10:19:47 AM BY:ABP
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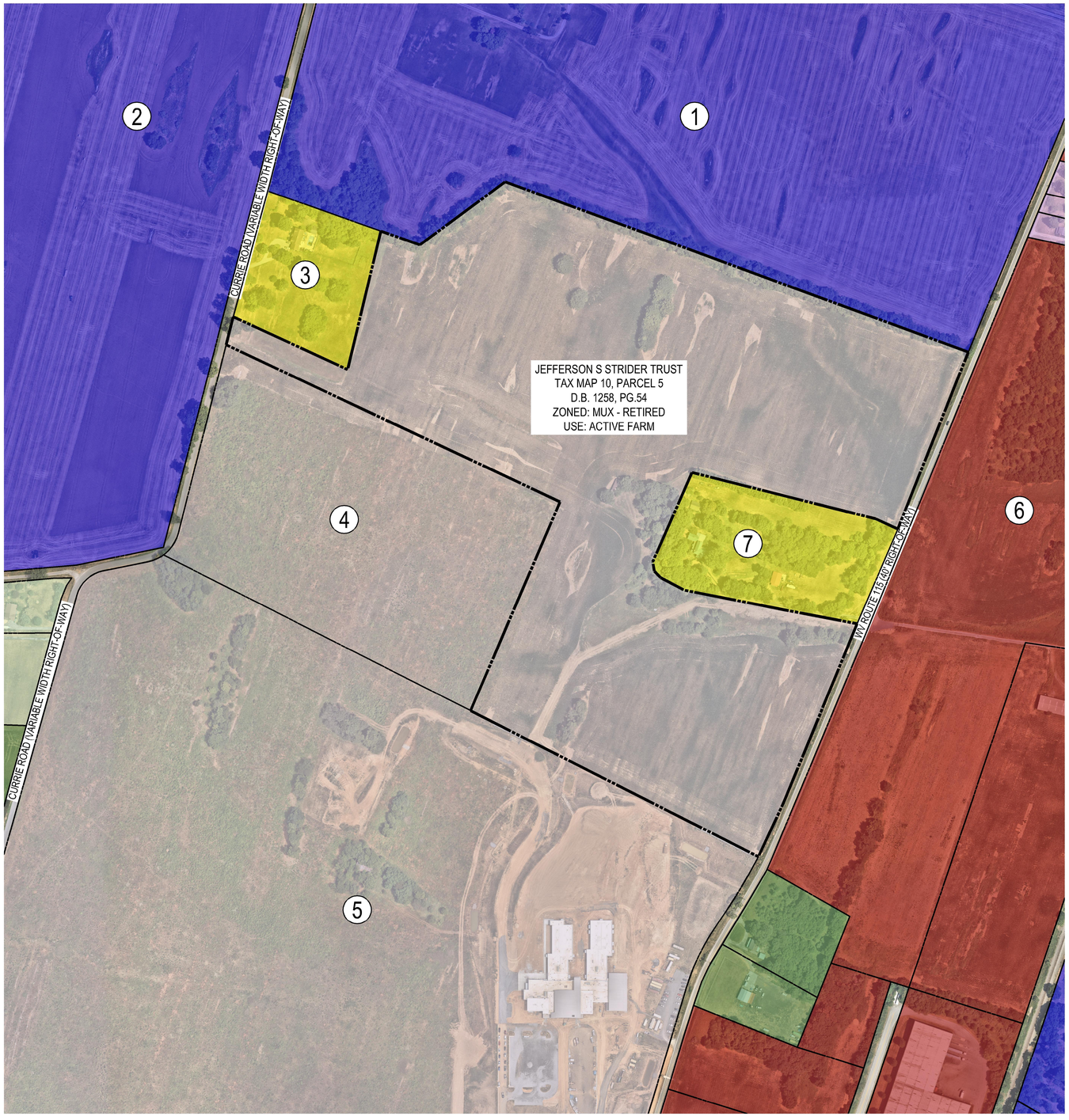

WV STATE GRID NORTH (NAD83)

LEGEND:

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- 21 — ADJACENT PROPERTY REFERENCE NUMBER

JEFFERSON COUNTY ZONING

- INDUSTRIAL/COMMERCIAL
- RESIDENTIAL GROWTH
- RURAL

RANSON ZONING

- HIGHWAY COMMERCIAL
- MUX - RETIRED
- RURAL RESERVE
- SMART CODE

Adjacent Property Information

Ref. #	District	Map	Parcel	Adjacent Property Information	Zone	Use	Deed Book	Page
1	8	10	9	STRIDER LLC	SmartCode (Proposed for Rezone to R6)	Farm	972	711
2	8	10	8	STRIDER LLC	SmartCode (Proposed for Rezone to R6)	Farm	972	711
3	2	5	13.2	BARBARA J & TIMOTHY J FARNHAM	Residential Growth (JC)	Residential	1233	642
4	8	10	5.1	JEFFERSON COUNTY SCHOOLS BOARD OF EDUCATION	MUX – Retired	School	1205	557
5	8	10	6	JEFFERSON COUNTY SCHOOLS BOARD OF EDUCATION	MUX – Retired	School	1200	194
6	8	8	16	JAMES S BRIDGEFORTH & WILLIAM E BRIDGEFORTH III	Highway Commercial	Farm	1066	272
7	2	5	13.1	PHILLIP D QUICK JR & VICTORIA QUICK	Residential Growth (JC)	Residential	1301	305

200 100 0 200 400 600
GRAPHICAL SCALE: 1"=200'

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EXHIBIT 2 - EXISTING LAND USE AND ZONING

JEFFERSON S STRIDER TRUST ZONING MAP AMENDMENT

TAX MAP 10, PARCEL 5, D.B. 1258, PG. 54
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=200' VERT.:
DATE:	OCTOBER 3, 2024
JOB:	5087-0101
DRAWN:	ABP
CHECK:	MD
CADD:	5087-0101-ZMA EXHIBIT_LLOYD.DWG
NCS:	N/A
SHEET:	2 OF 4

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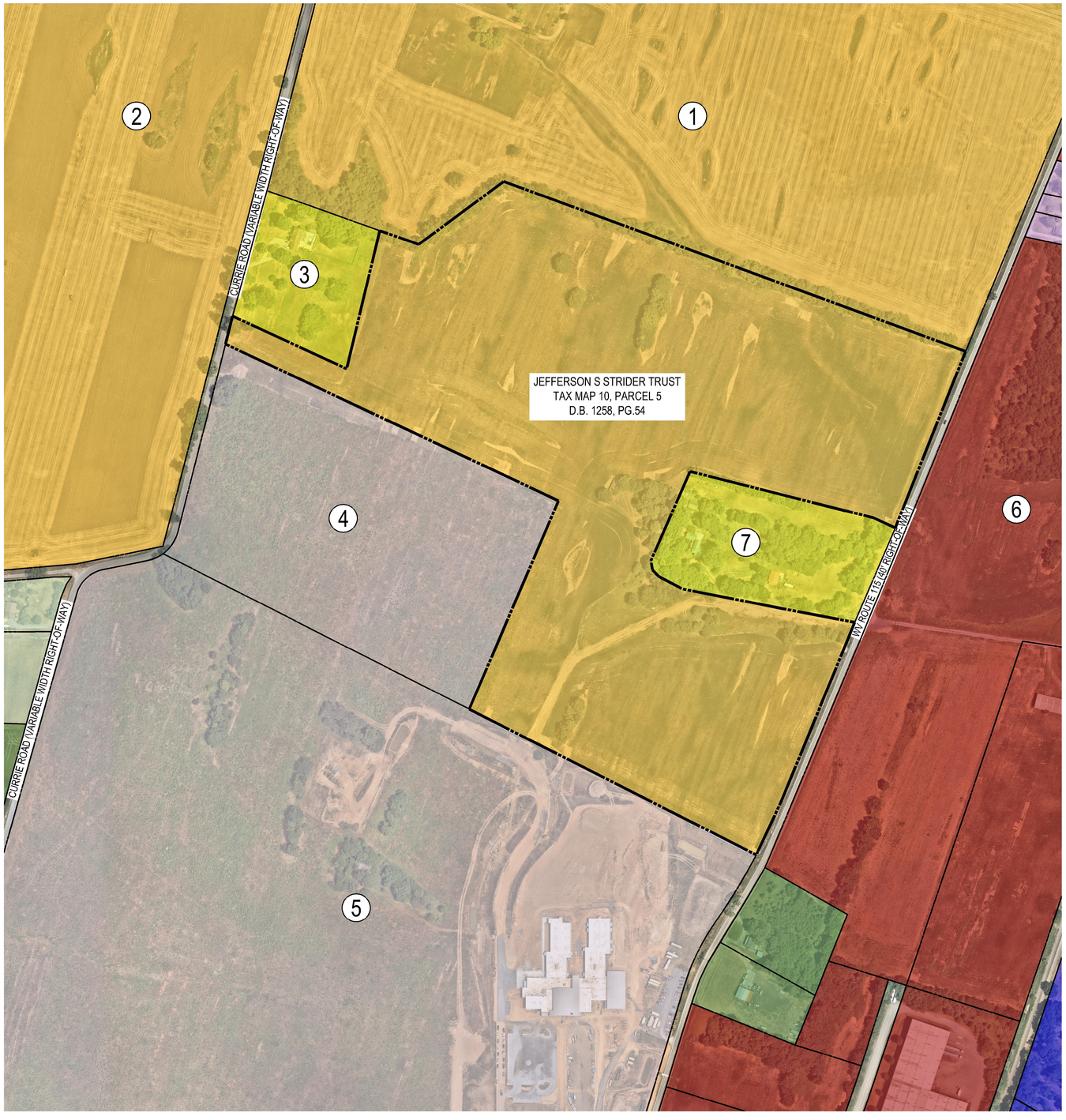

WV STATE GRID NORTH (NAD83)

LEGEND:

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- 21 — ADJACENT PROPERTY REFERENCE NUMBER

JEFFERSON COUNTY ZONING
- INDUSTRIAL/COMMERCIAL
- RESIDENTIAL GROWTH
- RURAL

RANSON ZONING
- HIGHWAY COMMERCIAL
- MUX - RETIRED
- R-6 RESIDENTIAL
- RURAL RESERVE
- SMART CODE

Adjacent Property Information

Ref. #	District	Map	Parcel	Adjacent Property Information	Zone	Use	Deed Book	Page
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7	2	5	13.1	PHILLIP D QUICK JR & VICTORIA QUICK	Residential Growth (JC)	Residential	1301	305

200 100 0 200 400 600
GRAPHICAL SCALE: 1"=200'

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EXHIBIT 3 - PROPOSED LAND USE AND ZONING

JEFFERSON S STRIDER TRUST ZONING MAP AMENDMENT

TAX MAP 10, PARCEL 5; D.B. 1258, PG. 54
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=200' VERT.:
DATE:	OCTOBER 3, 2024
JOB:	5087-0101
DRAWN: ABP	CHECK: MD
CADD:	5087-0101-ZMA EXHIBIT_LLOYD.DWG
NCS:	N/A
SHEET:	3 OF 4

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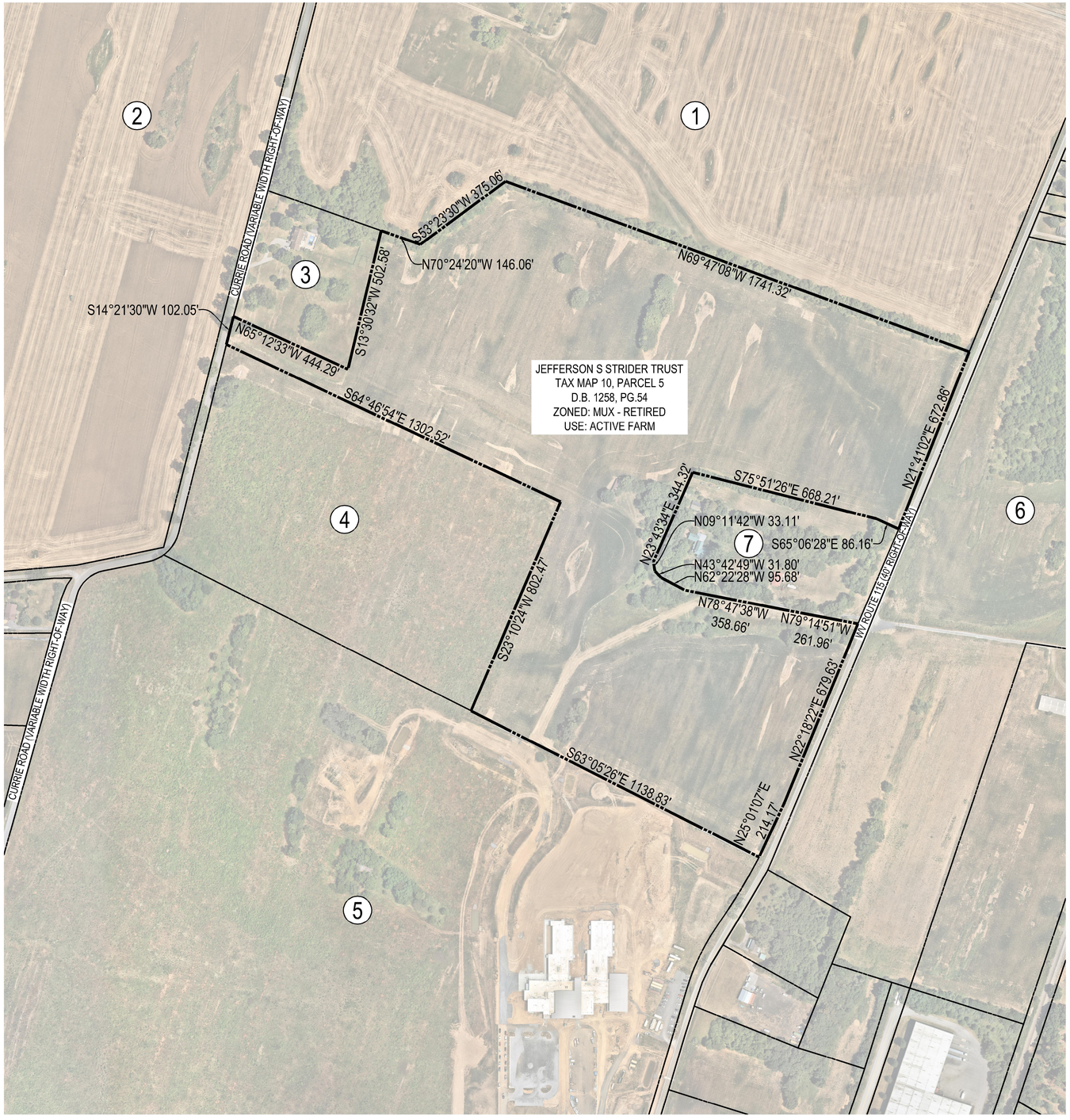
THIS DRAWING IS PART OF THE SERVICES PROVIDED BY INTEGRITY FEDERAL SERVICES AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED AND IS NOT TO BE REPRODUCED OR CHANGED WITHOUT THE WRITTEN CONSENT OF INTEGRITY FEDERAL SERVICES, LLC. ©2024



WV STATE GRID NORTH (NAD83)

LEGEND:

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- 21 — ADJACENT PARCEL REFERENCE NUMBER

Adjacent Property Information

Ref. #	District	Map	Parcel	Adjacent Property Information	Zone	Use	Deed Book	Page
1	8	10	9	STRIDER LLC	SmartCode (Proposed for Rezone to R6)	Farm	972	711
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200 100 0 200 400 600
GRAPHICAL SCALE: 1"=200'

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EXHIBIT 4 - BOUNDARY EXHIBIT

JEFFERSON S STRIDER TRUST ZONING MAP AMENDMENT

TAX MAP 10, PARCEL 5; D.B. 1258, PG. 54
CITY OF RANSON (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE:	HORIZ.: 1"=200' VERT.:
DATE:	OCTOBER 3, 2024
JOB:	5087-0101
DRAWN: ABP	CHECK: MD
CADD:	5087-0101-ZMA EXHIBIT_LLOYD.DWG
NCS:	N/A
SHEET:	4 OF 4

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AGENDA ITEM IV.9

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Legal Notice Ranson Heights Phase 1 Bond 11122024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Tuesday, November 12, 2024, at 7 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the bond for Ranson Heights Phase 1 located off Route 9 and Route 340 in Ranson WV to be held in the amount of $10,780,387.45 and the development agreement held between Forestar and the City of Ranson. All persons are invited to attend and make comments about the proposed bond.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to Friday, November 8, 2024, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM IV.10

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: COUNCIL BUSINESS

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

26281 Draft - Ranson Heights Phase 1 Construction Design.pdf

Bond No.: DRAFT

SUBDIVISION IMPROVEMENTS
PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Forestar (USA) Real Estate Group Inc., as Principal, and AXIS Insurance Company, a corporation, duly licensed to conduct a general surety business in the State of West Virginia, as Surety, are held and firmly bound unto the CITY OF RANSON, WEST VIRGINIA, a Municipal Corporation, as Obligee, in the penal sum of $ 10,780,387.45 Dollars, for which payment, well and truly made, we bind ourselves, our heirs, successors, executors, and administrators, jointly and severally, firmly by these presents.

Whereas Principal and Obligee have entered into an Subdivision Agreement for Completion of Subdivision Improvements (the Agreement), dated _____, whereby Principal has agreed to install and complete certain designated public improvements, as a condition to approval of Plat which Agreement is hereby referred to and made a part hereof; and

Whereas Principal is required under the terms of the Agreement to furnish a guaranty for the faithful performance of specified improvements, which the Obligee has determined must be completed once work has commenced, and are described as follows:

Ranson Heights - Phase 1 - erosion control, site preparation & demo, earthwork, paved surface landscaping, sanitary sewer, potable water, storm water management & storm drainage

Now therefore, if Principal shall well and truly, at its own cost and expense, at or within the time required under the Agreement, faithfully install and complete the public improvements, in substantial compliance with the plans and specifications for such improvements, then this obligation shall be void, otherwise to remain in full force and effect, subject to the following conditions:

1. In the event Principal shall fail to complete the improvements within the time allowed by the Agreement, or any extension thereof, as may be granted by the Obligee, then the Surety shall complete the improvements and deliver them to the Obligee for approval or, at the election of the Obligee, Surety shall tender to Obligee the amount necessary, in no event to exceed the penal sum hereof, based upon estimates provided by the Obligee, to carry out completion of the improvements, it being further understood that upon completion of the improvements, any unexpended funds shall be returned to Surety.

2. This bond shall be continuous in effect and shall remain in full force and effect until (a) the improvements have been installed and accepted by Obligee, or (b) the release and surrender of this bond by Obligee, whichever shall first occur.

3. It is further understood that twenty percent (20%) of the face amount of this bond shall remain in effect and continue after completion and acceptance of the improvements by the Obligee for a period of one year from the date of acceptance to guaranty the improvements against any defective work or labor done, or defective materials furnished, in the performance of the improvements.

4. Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of this Agreement, or to the work to be performed there under, or to the specifications relating to the improvements shall, in any way, affect its obligation on this bond, and Surety does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Agreement, or to the work or to the specifications.

5. As part of the obligation secured hereby and in addition to the penal sum specified hereunder, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by Obligee in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

6. No right of action shall accrue hereunder to or for the use of any persons, firm or corporation, other than Obligee. The rights and obligations under this bond are for the exclusive benefit of Obligee and may not be assigned, hypothecated or transferred for any purpose, unless consented to, in writing, executed by Principal and Surety.

7. Surety waives any defense related to the impossibility, illegality, incapacity, bankruptcy or receivership of Principal in connection with the obligation of Principal hereunder and Surety further expressly waives any defense to the extent that it may require the creditor to proceed against the Principal as a condition precedent to any claim or demand hereon.

Witness my hand and seal this _____ day of _____, 20_____.

PRINCIPAL CORPORATE SEAL:

Forestar (USA) Real Estate Group Inc. (Seal)

BY: _____

Patrick J. Williams

Region President

Title

SURETY CORPORATE SEAL:

AXIS Insurance Company

(Surety)

BY: _____

Noah William Pierce, Attorney-In-Fact

AGENDA ITEM IV.11

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Legal Notice Ranson Heights Phase 1 Bond 11122024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

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AGENDA ITEM IV.12

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Ranson Ranson Heights Development Agreement Phase 1.pdf

RECORDING REQUESTED By
City of Ranson Planning Commission

WHEN RECORDED RETURN To

Reiley Stanley
Community Development Director
City of Ranson
312 S. Mildred Street
Ranson, WV 25438

DEVELOPMENT AGREEMENT RANSON HEIGHTS BETWEEN THE CITY OF RANSON AND FORESTAR (USA) REAL ESTATE GROUP, INC.

THIS AGREEMENT is made and entered into by and between the City of Ranson Planning Commission, hereinafter referred to as "City" and sometimes "Ranson" and Forestar (USA) Real Estate Group Inc., hereinafter referred to as "Subdivider/Developer" or "Developer," for a subdivision known as Ranson Heights Neighborhood, both of whom understand and agree as follows:

WHEREAS, Subdivider/Developer has presented to City for approval a final subdivision or parcel map (hereinafter called "Map") entitled and Final Plat Showing Phase 1, Lots 1-148; and

WHEREAS, Subdivider/Developer has requested approval of the map prior to the construction and completion of the improvements required by the Ranson Planning Commission and Ranson City Council, including all street lights, roadways or public ways and public utility facilities which are a part of, or appurtenant to, the subdivision (hereinafter called "Subdivision") designated in the map, all in accordance with the plans and specifications for all or any of said improvements in, appurtenant to, or outside the limits of subdivision, which plans and specifications are now on file in the Planning and Zoning Department of the City, and

WHEREAS, this agreement is executed pursuant to the provisions of land use planning as set forth in West Virginia Code §8A-1 et-seq and the Subdivision Regulations, Chapter 19, Appendix A of the Ranson Municipal Code.

WHEREAS, the Developer has submitted a revised Land Development Plan and Plat, approved by the Ranson Planning Commission, since the prior Development Agreement was recorded that is not entirely consistent with the final plat recorded within the land records.

NOW THEREFORE, in the best interest of the City of Ranson and in consideration of Developer posting renewed security; and, in order to ensure satisfactory performance by Developer of its obligations under Ranson's Land Development ordinances; and to clarify that the recorded final plat for Phase 1 will have to be recorded to ensure consistency with the approved Land Development Plan and Plat, the parties agree as follows:

1. Performance of Work

Subdivider/Developer will do and perform, or cause to be done and performed, at Subdivider/Developer's own expense, in a good and workmanlike manner and furnish all required materials, all under the direction and to the satisfaction of the City, all of the work and improvements required by the Ranson Planning Commission for this subdivision in accordance with the plans and specifications on file as herein specified, or with any changes required or ordered by the City, which in its opinion are necessary or required to complete the work. Any sewer work or water supply work shall be subject to the approval of the certified utility holding the franchise to provide services at the development site.

2. Work: Places and Grades to be Approved by Engineer

All of said work is to be done at the places, of the materials, in the manner, and at the grades, all as shown upon the plans and specifications therefore, heretofore approved by the Ranson Planning Commission and which are now on file in its office, and to the sole satisfaction of the City. The actual work of surveying shall be performed shall be performed by a qualified and duly licensed professional and agent of the Subdivider/Developer.

3. Specifications

The work embraced herein shall be done in accordance with the provisions of the West Virginia Code §8A, the Ranson Municipal Code, the Ranson Design Guidelines, or the Ranson Standard Engineering Detail Manual and the standards and methods required by the serving water and/or sewer utility.

Whenever in the said State Standard Specifications the following terms are used, they shall be understood to mean the following

State, Department of Transportation, City or Owner: City of Ranson, West Virginia.

Director: The City Manage of the City of Ranson.

Engineer: Whenever not qualified, shall mean the City Engineer of the City of Ranson, West Virginia acting either directly or through his or her properly authorized agents, each agent acting only within the scope of the authority delegated by the City.

Laboratory: The laboratory to be approved by the City of Ranson to test materials and work involved in the construction provided for under this agreement.

In case of conflict between any of the aforementioned authorities, the Ranson standard shall prevail.

In case of conflict between the any of the aforementioned authorities, the plans and this agreement, the approved plans and this agreement shall take precedence over and be used in lieu of such conflicting portions of the aforementioned authorities.

4. Work: Time for Completion

City hereby fixes the time for the completion of said work is within two years after the date of approval of the final or parcel map for recordation with the County Recorder of Jefferson County, West Virginia. At least two (2) calendar days prior to the commencement of work hereunder, Subdivider/Developer

shall notify the City of the date fixed by Subdivider/Developer for commencement thereof, so that the City shall be able to provide services of inspection.

5. Time of Essence – Extension

Time is of the essence of this agreement; provided that in the event good cause is shown therefore, the Ranson Planning Commission may extend the time for completion of the improvements hereunder. Any such extension may be granted without notice to the Subdivider/Developer's surety, and extensions so granted shall not relieve the surety's liability on the bond to secure the faithful performance of this agreement. The Ranson Planning Commission shall be the sole and final judge as to whether or not good cause has been shown to entitle Subdivider/Developer to an extension.

6. Repairs or Replacements

Subdivider/Developer shall replace, or have replaced, or repair, or have repaired, as the case may be, all pipes and monuments shown on the map which have been destroyed or damaged, and Subdivider/Developer shall replace or have replaced, repair, or have repaired, as the case may be, or pay to the owner, the entire cost of replacement or repairs, or any and all property damaged or destroyed by reason of any work done hereunder, whether such property be owned by the United States or any agency thereof, or the State of West Virginia, or any agency or political subdivision thereof, or by the City or by an public or private corporation, or by an person whomsoever, or by any combination of such owners. Any such repair or replacement shall be to the satisfaction, and subject to the approval, of the City Engineer.

7. Permits: Compliance with Law

Subdivider/Developer shall, at Subdivider/Developer's expense, obtain all necessary permits and licenses for the construction of such improvements, give all necessary notices and pay all fees and taxes required by law.

8. Superintendence by Subdivider/Developer

Subdivider/Developer shall give personal superintendence to the work on said improvement, or have a a duly qualified foreman or superintendent or superintendent, by the City and/or the serving utility, on the work at all times during progress, with authority to act for the Subdivider/Developer.

9. Inspection by City of Ranson

Subdivider/Developer shall at all times maintain proper facilities, and provide safe access for inspection by the City and/or the serving utility to all parts of the work, and to the shops wherein the work is in preparation.

10. Contract Security

Concurrently with the execution hereof, Subdivider/Developer shall furnish a bond in an amount equal to one hundred twenty-five percent (125%) of the approved Engineer's estimate as security for the faithful performance of this agreement.

Similarly, Subdivider/Developer shall furnish a bond in an amount equal to at least fifty percent (50%) of the said price as security for the payment of all persons performing labor and furnishing materials in the construction of this tract.

The said bonds shall be in cash, letter of credit, or bonds provided by a surety satisfactory to the City, or in such other form as may be provided for by law. The said bonds shall be worded and dated to become effective immediately upon failure of the Subdivider/Developer to complete the work subject to the bonds within the two-year period allowed or any extensions thereof allowed by the City.

11. Hold-Harmless Agreement

Subdivider/Developer hereby agrees to, and shall, hold City, its elective and appointive boards, commissions, officers, agents and employees, harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims for property damage which may arise from Subdivider/Developer's or Subdivider/Developer's contractors', subcontractors', agents', or employees' operations under this agreement, whether such operations be by Subdivider/Developer or by any of Subdivider/Developer's contractors, subcontractors, or by any one or more, persons directly or indirectly employed by, or acting as agent for Subdivider/Developer or any of Subdivider/Developer's contractors, or subcontractors. Subdivider/Developer agrees to, and shall defend City and its elective and appointive boards, commission, officers, agents and employees from any suits or actions at law or in equity for damages caused, or alleged to have been caused, by reason of any of the aforesaid operations; provided as follows:

That the aforesaid hold-harmless agreement by Subdivider/Developer shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not City has prepared, supplied or approved of, plans and/or specifications for the subdivision, or regardless of whether or not any of the insurance policies described herein shall have been determined to be applicable to any of such damages or claims for damages.

12. Subdivider/Developer's Insurance

Subdivider/Developer shall not commence work under this agreement until Subdivider/Developer shall have obtained all insurance and/or bonding required under this paragraph, nor shall Subdivider/Developer allow any contractor or subcontractor to commence work on his contract or subcontract until all similar insurance required of the contractor or subcontractor shall have been so obtained and approved. All requirements herein provided shall appear either in the body of the insurance policies or as endorsements and shall specifically bind the insurance carrier.

Compensation Insurance

Subdivider/Developer shall maintain, during the life of this agreement, Workmen's Compensation insurance as required by prevailing West Virginia law for all Subdivider/Developer's employees employed at the site of the improvement, and in case any work is sublet, Subdivider/Developer shall require any contractor or subcontractor similarly to provide Workmen's Compensation Insurance for all contractor's or subcontractor's employees, unless such employees are covered by the protection afforded by Subdivider/Developer. Subdivider/Developer hereby indemnifies City for any damage resulting to it from failure of either Subdivider/Developer or any contractor or subcontractor to take out or maintain such insurance.

Public Liability and Property Damage Insurance

Subdivider/Developer shall take out and maintain during the life of this agreement such public liability and property damage insurance with coverage limits adequate to fully insure the City, its elective and

appointive boards, commissions, officers, agents, and employees, Subdivider/Developer and any contractor or subcontractor performing work covered by this agreement from claims for damages for personal injury, including death, as well as from claims for property damage which may arise from Subdivider/Developer's or any contractor's or subcontractor's operations hereunder, whether such operations be by Subdivider/Developer or any contractor or subcontractor, or by anyone directly or indirectly employed by either Subdivider/Developer or any contractor or subcontractor.

Contractual Liability Insurance

Subdivider/Developer shall take out and maintain during the life of the agreement an insurance policy with limits adequate to fully insure the City, its elective and appointive boards, commissions, officers, agents and employees, Subdivider/Developer and any contractor or subcontractor performing work covered by this agreement against damages sustained by reason of any action or actions at law or in equity, and/or any claims or demands by reason of any breach or alleged breach of any contract, or provision thereof, or by reason of any contractual liability or alleged contractual liability on any contract, entered into by Subdivider/Developer and/or any of Subdivider/Developer's contractors, subcontractors, agents and/or employees.

In the event that any of the aforesaid insurance policies provided for herein insures any entity, person, board or commission other than those mentioned in this paragraph, such policy shall contain a standard form of cross-liability endorsement, insuring on such policy, City, its elective and appointive boards, commissions, officers, agents and employees, Subdivider/Developer and any contractor or subcontractor performing work covered by this agreement.

13. Title to Improvements

Title to, and ownership of, all street improvements and sewers constructed hereunder by Subdivider/Developer shall vest absolutely in City, upon completion and acceptance of such improvements by City. Title to water and sewer works shall vest in the serving public utility upon completion and acceptance of these improvements by the serving utility.

14. Repair or Reconstruction of Defective Work

If, within a period of one year after final acceptance of the work performed under this agreement, any structure or part of any structure furnished and/or installed or constructed, or caused to be installed or constructed by Subdivider/Developer, or any of the work done under this agreement, fails to fulfill any of the requirements of this agreement or the specifications referred to herein, Subdivider/Developer shall without delay and without any cost to the City, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work or structure. Should Subdivider/Developer fail to act promptly, or in accordance with this requirement, or should the exigencies of the case require repairs or replacements to be made before Subdivider/Developer can be notified, City may, at its option, make the necessary repairs or replacements or perform the necessary work and Subdivider/Developer shall pay to the City the actual cost of such repairs plus fifteen percent (15%).

15. Subdivider/Developer not Agent of City

Neither Subdivider/Developer nor any of Subdivider/Developer's agents or contractors are or shall be considered to be agents of City in connection with the performance of Subdivider/Developer's obligations under this agreement.

16. Cost of Engineering and Inspection

Subdivider/Developer shall reimburse City for all engineering review, on-site inspection, and administrative fees furnished by City in connection with the subdivision as specified in the Fee Payment Agreement executed by the Subdivider/Developer simultaneously herewith.

17. Notice of Breach and Default

If Subdivider/Developer refuses or fails to obtain prosecution of the work, or any severable part thereof, with such diligence as will insure its completion within the time specified, or any extensions thereof, or fails to obtain completion of said work within such time, or if the Subdivider/Developer should be adjudged a bankrupt, or Subdivider/Developer should make a general assignment for the benefit of Subdivider/Developer's insolvency or is Subdivider/Developer, or any of Subdivider/Developer's contractors, subcontractors, agents, or employees , should violate any of the provisions of this agreement, City Engineer or City Council may serve written notice upon Subdivider/Developer and Subdivider/Developer's surety of breach of this agreement, or of any portion thereof, and default of Subdivider/Developer. An assignment of this Agreement to a to a qualified third party to complete the work complete the work contemplated herein, which is unrelated to any bankruptcy or insolvency proceedings, shall not be deemed a breach of this Agreement.

18. Breach of Agreement: Performance by Surety or City of Ranson

In the event of any such notice, Subdivider/Developer's surety shall have the duty to take over and complete the work and the improvement herein specified; provided, however, that if the surety, within five (5) days after the serving upon it of such notice of breach, does not give City written notice of its intention to take over the performance of the contract, and does not commence performance thereof within five (5) days after notice to City of such election, City may take over the work and prosecute the same to completion, by contract or by any other method City may deem advisable, for the account and at the expense of Subdivider/Developer, and Subdivider/Developer's surety shall be liable to City for any excess cost or damages occasioned City thereby; and, in such event, City, without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to Subdivider/Developer as may be on the site of the work and necessary therefor.

19. Substantial Completion and Completion

Upon Substantial Completion of the work described in the said Agreement and upon the City Council authorizing a written Notice of Substantial Completion and Acceptance of said work, the City will release all hold and any claims to 50% of the amount specified above, for faithful performance. "Substantial Completion" shall include compliant and accepted base paving of the roads in the Subdivision. Upon completion of all the work described in the said Agreement and upon the City Council authorizing a written Notice of Completion and Acceptance of said work, the City will release all hold and any claims to 80% of the reduced bond amount, for faithful performance. The remaining 20% shall be held by the City for a period of one (1) year after the date of the Notice of Completion as a guarantee bond to secure the performance of Section 14 of this Agreement and shall thereafter be released. The amount specified above for labor and materials shall be held by us for a period of one (1) year after the date of final acceptance of the improvements specified in the said Agreement.

20. Notices

All notices herein required shall be in writing, and delivered in person or sent by registered mail, postage prepaid. Notices required to be given to City shall be addressed as follows:

City of Ranson

Attn: City Manager

312 South Mildred Street

Ranson, WV 25438

Notices required to be given to Subdivider/Developer shall be addressed as follows:

Forestar (USA) Real Estate Group, Inc.

7021 Columbia Gateway Drive, Suite 320

Columbia, MD 21047

Provided that any party or the surety may change such address by notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

21. Binding Effect of Agreement

This Agreement shall be binding on and inure to the benefit of the parties to this Agreement and their heirs, personal representatives, successors and assigns.

22. Authority

Any conflict arising from this Agreement shall be governed by and construed in accordance with the laws of the State of West Virginia.

DATED this _____ day of _____, 20____.

RANSON PLANNING COMMISSION

By: _____

Mike Anderson

Its: President

SUBDIVIDER/DEVELOPER

Forestar (USA) Real Estate Group Inc.

By: _____

Patrick J. Williams

Its: Regional President

AGENDA ITEM IV.13

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

24-39-2024-09-19-smart code rezoning petition and application.pdf
24-39-2024-09-20-canter hollow waivers.pdf
24-39-ANX-Canter Hollow Annexation Petition.pdf
24-39-ANX-2024-10-09-REZONING PLAN.pdf

SMARTCODE REZONING PETITION AND APPLICATION

City of Ranson, West Virginia • Department of Community Development
312 S. Mildred Street, Ranson West Virginia 25438 • Phone: 304-725-1010 • www.cityofransonwv.net

OFFICE USE ONLY
Application # _____
Date Received: _____ Fee: _____
Application Accepted By: _____ Payment Type: _____
Comments:

APPLICANT:
NAME: Cantor Hollow LLC c/o Keane Enterprise, Inc. Attention Andy Shuckra
ADDRESS: P.O. Box 1573 CITY/STATE Ashburn, VA ZIP: 20146
PHONE # 571-223-0001 FAX # _____ EMAIL ashuckra@keaneenterprises.com

PROPERTY OWNERS:
NAME: Cantor Hollow LLC c/o Keane Enterprise, Inc. Attention Andy Shuckra
ADDRESS: P.O. Box 1573 CITY/STATE Ashburn, VA ZIP: 20146
PHONE # 571-223-0001 FAX # _____ EMAIL ashuckra@keaneenterprises.com
☐ **CHECK HERE IF LISTING ADDITIONAL OWNERS ON SEPARATE PAGE.**

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE): ☐ **ATTORNEY** ☒ **AGENT**
NAME: Chris Stephenson , Morris & Ritchie Associates, INC.
ADDRESS: 205 E. Hirst Rd CITY/STATE Purcellville , VA ZIP: 20132
PHONE # 703-994-4047 FAX # _____ EMAIL cstephenson@mragta.com

SIGNATURES:
APPLICANT SIGNATURE: _____
PROPERTY OWNER SIGNATURE: _____
ATTORNEY / AGENT SIGNATURE: _____

PLEASE DIRECT CORRESPONDENCE TO: ☐ OWNER ☒ AGENT ☐ ATTORNEY

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City staff review of this application is dependent upon the accuracy of the information provided that any inaccurate or inadequate information provided by me/my firm/my agent, etc. may delay review of this application.

PLEASE NOTE: INCOMPLETE INFORMATION WILL RESULT IN REJECTION OF THIS SUBMITTAL.
FOR ALL QUESTIONS REGARDING THIS FORM AND FEES, PLEASE CALL: 304-725-1010.
ALL FEES MUST BE PAID WITH APPLICATION SUBMITTAL. PLEASE MAKE ALL CHECKS PAYABLE TO THE **CITY OF RANSON.**

SMARTCODE REZONING PETITION AND APPLICATION

City of Ranson, West Virginia ● Department of Community Development
312 S. Mildred Street, Ranson West Virginia 25438 ● Phone: 304-725-1010 ● www.cityofransonwv.net

LOCATION AND ZONING REQUEST

PROPERTY ADDRESS (FOR ZONING PURPOSES): Patrick Henry Way and Captain Chews Terrace

MAP AND PARCEL NUMBER(S) FOR CERTIFIED ADDRESS: TM 10 Parcel # 02-08-0002

☐ **CHECK HERE IF LISTING ADDITIONAL PARCEL NUMBERS ON SEPARATE PAGE.**

CURRENT ZONING DISTRICT R-LI-C (Jefferson County) REQUESTED ZONING DISTRICT SC-NC T4 TOTAL ACREAGE 10.03

PROPOSED USE OR REASON FOR ZONING REQUEST: The proposed request is to rezone the parcel into a village consisting of single family townhomes and associated infrastructure developed using the Smartcode design requirements.

STATEMENT AS TO HOW REZONING REQUEST IS CONSISTENT WITH COMPREHENSIVE PLAN: The subject property is adjacent to the G3 Growth Sector which is a priority expansion area of the 2024-2034 Comp. Plan. This plan encourages the use of the Chapter 19A Smartcode and as such this request conforms with the vision of the Plan.

☐ **CHECK HERE IF EXPLANATION OF USE OR CONSISTENCY WITH COMPREHENSIVE PLAN IS ON SEPARATE PAGE.**

REZONING APPLICATION CHECKLIST

The application package must consist of three (3) complete sets of all items listed below, one of which must contain the original signed forms. **Attach map(s) and other documents including the following information:**

For application to any SmartCode District:

- ❑ Topography at a maximum of 20-foot contour intervals, using USGS topography or other available topographic survey and established or approximated 100-year flood plain limits as shown on the official FEMA flood insurance maps
- ❑ Existing property lines with dimensions
- ❑ Location and widths for adjoining streets
- ❑ Existing structures
- ❑ Existing use of land
- ❑ Current zoning of land and adjoining properties
- ❑ Proposed points of connection for off-site thoroughfares
- ❑ Proposed maximum density

For application to SmartCode New Community District (SC-NC):

Information on left plus:

- ❑ Proposed community unit type(s) with their location and acreage
- ❑ Proposed designation of transect districts at interior perimeter of property to be re-zoned (1 lot deep)

For application to Transect Districts (T1-5) as part of Infill Community Plan:

Information on left plus:

- ❑ Proposed community unit type(s) with their location and acreage
- ❑ Proposed designation of transect districts throughout
- ❑ An infill land development plan and plat shall be submitted and approved as part of a rezoning application to Transect Districts, pursuant to the requirements of Sec. Ch. 19, 4.1.3.

For application to Transect Districts (T1-5) NOT as part of Infill Community Plan:

Information on left plus:

- ❑ Proposed designation of transect districts throughout
- ❑ Statement describing how the requested change enhances the surrounding neighborhood structure per Ch. 19, 1.2.

APPLICATION CONTINUED ON NEXT PAGE

SMARTCODE REZONING PETITION AND APPLICATION

City of Ranson, West Virginia ● Department of Community Development
312 S. Mildred Street, Ranson West Virginia 25438 ● Phone: 304-725-1010 ● www.cityofransonwv.net

SMARTCODE REZONING APPLICATION INSTRUCTIONS

Zoning to SmartCode Districts may be undertaken in order to carry out the purposes stated in 19-1 of the Zoning Ordinance. Proposed amendments should consider whether they:

1) promote health, safety, and the general welfare
2) support the implementation of the Comprehensive Plan
3) support the intent and purpose stated in Ch 19, 1.2 of the Zoning Ordinance
4) encourage the most appropriate use of land

The City Manger may request additional copies of any item listed and may request any additional information needed for an adequate review. At a minimum, the application must include the following:

1) A complete application form and fee accompanied with all information needed for review. Additional copies of the application form may be specified by the City.
2) Three copies of the map(s) required with the application
3) Any additional information required by the City Manager or his designee to ensure an adequate review can be completed
4) A complete description of the request

Any application that does not contain the minimum submittal requirements or requested information shall neither be reviewed nor considered by Council. Such submittal shall be returned to the applicant. A completed application and any staff comments shall be considered by the Planning Commission who shall submit its recommendations and/or comments to the City Council. The request shall be advertised in accordance with the West Virginia Code 8A requirements.

SMARTCODE DEVELOPMENT PROCESS OVERVIEW

The following land development approvals will be required after rezoning is complete:

	SmartCode New Community	SmartCode Infill Community	Transect Districts (T1-5) not part of a Community Plan
Land development plan and plat	Applicant may elect to submit land development plan and plat for concurrent approval with rezoning request	Land development plan and plat required to be submitted for concurrent approval with rezoning request	Only required if subdivision needed
Construction Drawings	Required	Only required if subdivision needed	Only required if subdivision needed
Performance bond release and/or City inspection	Required	Only required if site improvements included	Only required if site improvements included
Final plat	Required	Only required if subdivision needed	Only required if subdivision needed
Site plan	Required	Required	***Outside of Old Town:*** Required for all development ***In Old Town:*** Only required if more than one use, equal to or greater than one acre, more than two units, or contains commercial and/or industrial development
As-Built site plans / improvement plans	Required	Only required if site improvements included	Only required if site improvements included

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,

AND LANDSCAPE ARCHITECTS

September 20, 2024

Ms. Reiley Stanley
Community Development Director
Department of Community Development
City of Ranson
312 S. Mildred Street
Ranson, WV 25438

Canter Hollow – Waiver Requests

Ms. Stanley,

Cantor Hollow LLC would like to bring their proposed 124 units townhouse community into the City of Ranson. The development currently has approvals established using the Jefferson County zoning and subdivision regulations along with WV state agencies DEP and DOH. The proposed community has been evaluated and revised to be compliant with the City of Ranson Smart Code where feasibly possible. (See Rezoning Concept Exhibit) In order to bring the proposed community into compliance with the City of Ranson Smart Code and Comprehensive plan, the following list of waivers would be necessary to support the Canter Hollow Annexation and Rezoning applications:

- 3.5.5 Rear access for all lots within T4 shall be provided by a rear lane or rear alley
- 5.9.1.a (Eliminate the requirement that parking shall be accessed by rear alleys)
- 5.9.1.2.a &b (Allow parking and garages to be in first / second layer)
- 5.9.3.a (Increase the max. driveway width from 10 feet to 18 feet)
- 5.9.5 (3) Parking lots and parking structures must be designed so that a vehicle is not forced to back onto the public right-of-way to gain access from one parking aisle to another parking aisle.
- 5.10.2.b. Allow the street trees to be planted within the private frontage as there is no public frontage planting strips / areas
- Table 2 - Community units (village), intensity (low) required (40-100 ac) / provided 10.24 ac)
- Table 3 - Allow T4 up to 100%
- Table 13.a.i (Increase front setback from 18' max to 35' max.)
- Table 13.b. Parking & storage location (allow parking, and trash pick in the 1st/ &2nd/ layers)

Description of Requests

1. **Section 3.5.5:**
   Rear access for all lots within T4 shall be provided by a rear lane or rear alley
   Deviation Request:
   Eliminate the requirement for all lots to be accessed by a rear lane or rear alley
   Justification:
   The development was created and based on Jefferson County zoning and subdivision standards. In order to be compliant with the Smartcode, alleys have been provided where possible, but unfortunately not all lots can be serviced from the rear given the configuration of the development

and the size of the property. Furthermore, the front-load product type associated with this project reflects the desired market trends and is consistent with other similar communities.

2. **Section 5.9.1.a**

Parking shall be accessed by rear alleys

Deviation

Allow parking to be accessed from the front.

Justification

This is request is to support the units that are front-loaded.

3. **Section 5.9.1.2.a &b**

This section is to assure the design and construction of any motor vehicle parking area meet minimum design standards necessary to promote efficient circulation.

Deviation

Allow parking and garages to be in first/second layers

Justification

The Development was created based on Jefferson County requirements, and alleys have been provided where possible, but not all lots are serviced from the rear. The front load product type is based on current market trends and is consistent with other similar communities.

4. **Section 5.9.3.a**

The max. driveway width from 10 feet to 18 feet)

Deviation

To allow driveways to be a maximum of 18’ wide for a double car garage in the first layer in the T-4 district.

Justification

The driveway needs to be 18’ wide in the first layer to access the full garage. The narrowing of the driveway within 6’ of the garage would make it difficult to park and back out and would encourage people to drive into the lawn. This is consistent with the neighboring property that offer wider driveways. A similar product will not injure the value of the adjoining property. This deviation is in conformance with Chapter 1.2 Intent and the Comprehensive Plan. A larger driveway would not be an endangerment to public health or a public nuisance.

5. **Section 5.9.5 (3)**

Parking lots and parking structures must be designed so that a vehicle is not forced to back onto the public right-of-way to gain access from one parking aisle to another parking aisle.

Deviation

Allow head in parking for the 55 visitor parking spaces adjacent to internal roadways.

Justification

This situation is common amongst communities without garages. The movements into the right-of-way are limited and generally in visible areas and having the additional parking is often desires in these types of communities.

6. **Section 5.10.2.b**.
Within the public frontages, the prescribed types of public planting and public lighting shall be as shown in Table 32 and Table 34
Deviation
Allow the any required street trees and lighting to be planted within the Private Frontage
Justification
To provide meaning perimeter open space, sidewalks are provided adjacent to the curb and within townhouse development there are limited planting opportunities along the streetscape. Plantings will be provided where feasible on proposed townhouse lots.

7. **Table 2**
Community Units (Village), Intensity (Low) Requires (40-100 AC)
Deviation
Allow the minimum acreage to be 10AC
Justification
When viewed in the context of the surrounding / adjacent developments that are within the City Limits, the 40-100 acreage requirement is essentially provided. This request is necessary given the land area and proposed programming. While he Hamlet Community type is inline with the area requirements, it doesn't supported the product type nor is it envisioned by the Comp. Plan for this area unlike that of the Village.

8. **Table 3**
T4 Village with Low Intensity 10-40% max.
Deviation
Allow T4 Village up to 100%
Justification
The site is only 10 acres and there is not enough area to support a maximum of 40% of a single product type.

9. **Table 13.A.i**
Front Setback (Principal Building) is 18' max
Deviation
Change the Max front setback to 35'
Justification
To accommodate the front-loaded garages and it becomes necessary when units are along an outer radius along the road frontage.

10. **Table 13.B.**
Parking, Trash & Storage Location not permitted in 1st & 2nd Layer
Deviation
Allow parking, and trash pick in the 1st &2nd Layers)
Justification
This becomes a necessary modification when rear access lots are not provided.

The following information is to address the Impact of Request:

1. **Describe how request is consistent with CH. 19A, S.1.2 Intent:** The proposed waiver requests have minimal impacts on the proposed development as these requests generally are consistent with the intent of the Smartcode to foster infill development in parity with new communities. The waivers will allow a viable single family attached housing product that i and will

2. **Describe how request is consistent with Comprehensive Plan:** The property is located adjacent to G3 Sector which is a preferred growth area and the current designation of S2 allows residential uses. This plan also encourages the use of the Smartcode which conforms with the vision of the plan

3. **Describe how request will not materially endanger public health or safety or constitute a public nuisance:** The proposed community layout as supporting by these requests is consistent with other communities offering a front load housing product which is the more desirable unit type as indicated in current market trends

4. **Describe how request will not substantially injure value of adjoining property:** The proposed development is well below the maximum density allowed and thereby not saturating or burdening the neighboring community. The proposed housing product will be of quality and turning the vacant land that has been an eyesore into a vibrant and safe extension of the existing communities.

5. **Describe how request will be in harmony with proximate land uses and consistent with purposes of the zoning district:** The proposed townhouse development offers a natural transition of density and intensity from the adjacent commercial uses leading to the neighboring single family detached units.

6. **Describe how request will advance the intended form of the development:** The requests are necessary to accommodate an approved layout from Jefferson County standards into the Smartcode requirements. This will allow a community to be incorporated into the City of Ranson that otherwise would not have.

7. **Describe how request will advance pedestrian friendly development:** The waiver requests will not impact the pedestrian circulation within the development. Sidewalks are proposed along both side of roads and up to the lead walks of each unit.

8. **Describe how request will provide enhancement, coordination, or demarcation between the public and provide realm:** The proposed townhouse development offers a natural transition of density and intensity from the adjacent commercial uses leading to the neighboring single family detached units. The proposed housing product will be of quality and turning the vacant land that has been an eyesore into a vibrant and safe extension of the existing communities.

If you have any questions, please do not hesitate to contact me at (703)431-8264 or email at cstephenson@mragta.com.

Sincerely,

MORRIS & RITCHIE ASSOCIATES, INC.



Christopher Stephenson, PLA
Senior Project Manager

FREEHOLDER PETITION FOR ANNEXATION

I, THE UNDERSIGNED, BEING THE FREEHOLDER OF PROPERTY SITUATED WITHIN THE AREA OF PROPOSED ANNEXATION,

HEREBY: PETITION THE CITY COUNCIL OF THE CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA, ASKING SAID COUNCIL TO ANNEX ADDITIONAL TERRITORY TO THE CITY OF RANSON PURSUANT TO THE PROVISIONS OF CHAPTER 8, ARTICLE 6, SECTION 4 OF THE CODE OF WEST VIRGINIA, AS AMENDED. THE PRECISE ADDITIONAL TERRITORY SOUGHT TO BE ANNEXED TO THE CITY OF RANSON IS THE TERRITORY SHOWN ON THE ATTACHED MAP OR PLAT AND FURTHER DESCRIBED BY COURSES AND DISTANCES, AS SHOWN UPON SAID PLAT AS REQUIRED BY LAW.

I PETITION THE CITY COUNCIL OF THE CITY OF RANSON TO PROCEED TO ANNEX THE SAID TERRITORY AND TO TAKE ALL ACTS REQUIRED BY LAW TO EFFECT SUCH ANNEXATION UNDER THE PROVISIONS OF CHAPTER 8, ARTICLE 6, SECTION 4 AND CHAPTER 8, SECTION 4A OF THE CODE OF WEST VIRGINIA.

EXHIBIT A
List of Freeholders

I, the undersigned Freeholder, hereby PETITION the Ranson City Council, pursuant to W.Va. Code §8-6-4, to annex into the City of Ranson the area comprising± 10.03 acres, including the parcels listed below and as further described in Exhibit "B", attached.

CHARLES TOWN DISTRICT, JEFFERSON COUNTY

Map/Parcel #

Parcel Number:02-08-0002
TD: 08 / Map:10 / PCL:0029.0000

Owner/Freeholder Signature and printed name

Cantor Hollow, LLC

_____

_____

EXHIBIT B

Map or Plat

(see attached)

LEGEND

EX. PROPERTY LINE	
EX. ADJ. PROPERTY LINE	
IPF	IRON PIPE FOUND
CRBF	CAPPED REBAR FOUND

LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	25.94	S 17° 21' 15" E
L-2	48.68	S 33° 52' 25" E
L-3	42.99	S 33° 52' 25" E
L-4	17.62	S 17° 21' 15" E

PARCEL ID: 02-8B-0012
TURPIN, JOANN
DB 609 PG 357
22,503 SF

PARCEL ID: 02-8B-0011
MARSHALL C TONY
DB 768 PG 613
10,523 SF

PARCEL ID: 02-8B-0010
YATES MARY E &
LILLY M WASHINGTON
DB 1057 PG 662
10,268 SF

PARCEL ID: 02-8B-0009
BREEDEN LARRY D &
GEORGIE L
DB 500 PG 360
10,512 SF

PARCEL ID: 02-8B-0008
STYER MICHAEL
DB 1063 PG 497
10,073 SF

PARCEL ID: 02-8B-0007
PIDGEON CAROL K
DB 1007 PG 6480
10,107 SF

PARCEL ID: 02-8B-0006
BOHRER SUSAN A
DB 1230 PG 471
10,142 SF

PARCEL ID: 02-8B-0005
STRICKLER HELEN M
DB 1117 PG 328
9,208 SF

PARCEL ID: 08-8-0027
CNB BANK INC
DB 1225 PG 153
69.63 AC

PARCEL ID: 02-8C-0002
CANTOR HOLLOW, LLC
10.03 AC

PARCEL ID: 08-8-0026
UNOPAESANO LLC
DB 1101 PG 495
6.539 AC

PARCEL ID: 02-8-0029-0007
PATRICK HENRY WAY LTD PTN
DB 932 PG 643
4.10 AC

IPF
CRBF
RBF
N 83° 00' 00" E 578.91'
N 16° 22' 48" E 815.79'
S 64° 04' 12" W 1072.98'
S 25° 57' 36" E 206.42'
EX 20' STORM SEWER ESMT PB 20 PG 23
EX 10' POTOMAC EDDISON ESMT DB 395 PG 746
NEW PROPERTY LINE (HEREBY CREATED)
20' STORM SEWER ESMT (HEREBY CREATED)
EX 50' STORM SEWER ESMT PB 20 PG 23
EX 90' STORM SEWER ESMT PB 20 PG 23
EX CABLE PEDESTAL
OHE
PK NAIL
PATRICK HENRY WAY HARP 902/58 (60' ROW)
800' TO INTERSECTION WITH ROUTE 340
N/F MRA PB20 PG23B

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-1	84.54'	921.21'	5.26°	S 15° 28' 09" E	84.51'
C-2	126.50'	927.37'	7.82°	S 22° 01' 09" E	126.40'

60 0 60 120 180
Scale 1" = 60'

ANNEXATION EXHIBIT
ON THE LANDS OF
CANTOR HOLLOW, LLC
DB 1301 PG 267
CHARLES TOWN DISTRICT
JEFFERSON COUNTY, WEST VIRGINIA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 E HIRST ROAD, STE 106
PURCELLVILLE, VA 20132
PHONE: 703-994-4047
MRAGTA.COM

Copyright 2023 Morris & Ritchie Associates, Inc.

DATE	REVISIONS	JOB NO.: 22351
		SCALE: 1"=60'
		DATE: 09/06/24
		DRAWN BY: NAB
		DESIGN BY: NAB
		REVIEW BY: JSD
		SHEET: 1 OF 1

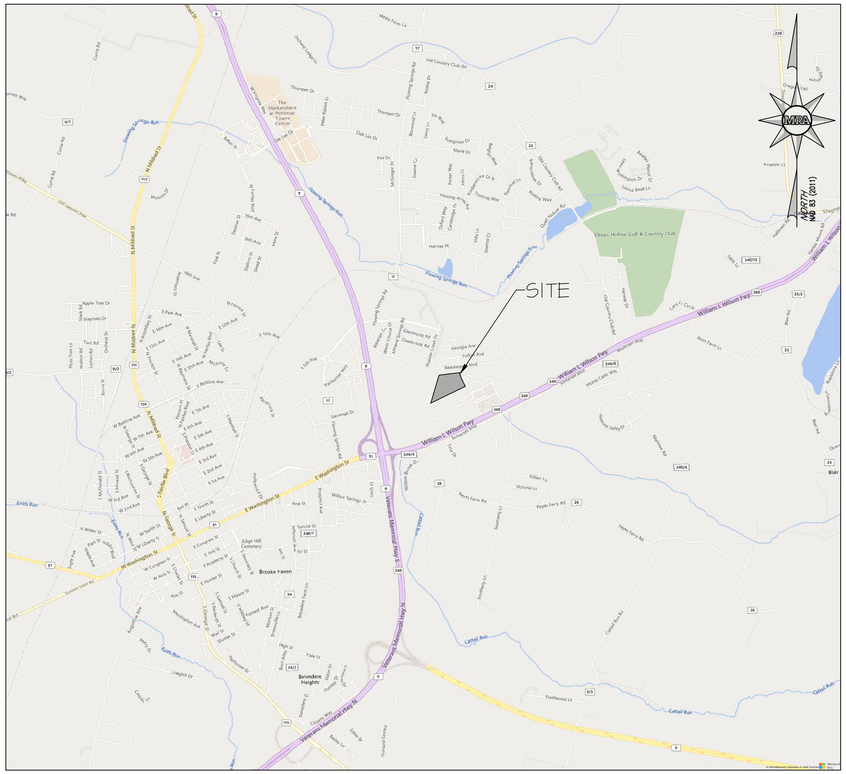
L:\Projects\Miller Station\Annexation\SHEETS\22351-Annexation plat.dwg, 9/13/2024 4:24:16 PM, AutoCAD PDF (General Documentation).pc3

CANTER HOLLOW
REZONING REQUEST
SMART CODE NEW COMMUNITY
CITY OF RANSON, WEST VIRGINIA

DATE: SEPTEMBER 13, 2024

PROJECT NOTES:

1. THE PROPERTY DELINEATED HEREON IS NOW IN CANTOR HOLLOW, LLC. AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
2. THE SUBJECT PROPERTY IS SUBJECT TO ANNEXATION INTO THE CITY OF RANSON AND CURRENTLY ZONED RR (RURAL RESERVE) IN JEFFERSON COUNTY WITH A GROSS SITE AREA OF 10.03 ACRES, LOCATED ON TAX MAP 8C, PARCEL 2.
3. THE PROPERTY IS DEVELOPED WITH A CUL-DE-SAC ROAD AND INFRASTRUCTURE UTILITIES.
4. RESIDENTIAL COMMUNITY, AND CIVIC USES ARE PROPOSED FOR THE PROPERTY.
5. AVAILABLE PUBLIC FACILITIES IN THE GENERAL AREA OF THE SUBJECT PROPERTY INCLUDE: RANSON ELEMENTARY, CHARLES TOWN MIDDLE SCHOOL, JEFFERSON HIGH SCHOOL, RANSON PARK (BASKETBALL, TENNIS, AND PLAYGROUND), CHARLES TOWN RACES AND SLOTS AND OVER 40 DIFFERENT RECREATIONAL FACILITIES IN THE CITY OF RANSON/JEFFERSON COUNTY AREA.
6. WATER AND SEWER SERVICE FOR THE SUBJECT PROPERTY WILL BE PROVIDED BY CHARLES TOWN UTILITY BOARD.
7. ON-SITE STORMWATER AND BEST MANAGEMENT FACILITIES WILL BE PROVIDED TO HANDLE STORMWATER MANAGEMENT FOR THE SUBJECT PROPERTY.
8. THE TOPOGRAPHIC CONTOUR INTERVAL IS TWO (2) FEET. EXISTING TOPOGRAPHY SHOWN IS BASED ON A FIELD RUN SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. ON 8/31/2022 AND AERIAL TOPOGRAPHY PROVIDED BY THRASHER GROUP, INC. A FIELD VISIT WAS MADE IN 8/31/2022 AND IT WAS DETERMINED NO FILL OR DISTURBANCE HAS OCCURRED SINCE THE LAST FIELD RUN SURVEY. HORIZONTAL DATUM IS BASED ON NAD83 AND VERTICAL DATUM IS BASED ON NAD 88.
9. THERE IS NO 100-YEAR FLOOD PLAIN WITHIN THE PROJECT LIMITS PER FEMA MAPS.
10. BOUNDARY INFORMATION IS BASED ON PUBLIC RECORD INFORMATION AND GIS DATA.



VICINITY MAP
SCALE: 1"=2000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	COMPREHENSIVE PLAN COMPLIANCE
4	COMMUNITY UNIT TYPES & EDGE CONDITIONS

PARCEL INFORMATION:
PARCEL NUMBER: 02-08-0002

TD: 08 / MAP: 10 / PCL: 0029.0000

BOOK: WB26 PAGE:736

DEED BOOK /PAGE: 1318 / 442

ADDRESS: 44031 PIPELINE PLZ STE 100
ASHBURN, VA 20147-5888

SECTOR ALLOCATION:

EXISTING ZONING:

OWNER / APPLICANT:
CANTOR HOLLOW LLC
C/O KEANE ENTERPRISE, INC.
ATTENTION: ANDY SHUCKRA
P.O.BOX 1573
ASHBURN, VA 20146
ASHUCKRA@KEANEENTERPRISES.COM
(571)-223-0001

PREPARED BY:
MORRIS & RITCHIE ASSOCIATES, INC.
205 E. HIRST ROAD, STE 106
PURCELLVILLE, VA 20132
(703) 994-4047

REVISIONS
DATE: 10/09/24 — REVISED PER CITY COMMENTS

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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CANTER HOLLOW
REZONING REQUEST
CITY OF RANSON, WV

JOB NO.: 22351
SCALE:
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REVIEW BY: TDH
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EXISTING CONDITIONS:

THE PROPERTY IS LOCATED IN RANSON CORPORATION, DISTRICT 8, OF JEFFERSON COUNTY, WEST VIRGINIA. THE PROPERTY IS VACANT AND CONSISTS OF WOODS AND GRASS AREAS. THE TOTAL AREA OF THE PROPERTY AND APPLICATION IS 10.03 ACRES.

THE SITE IS CURRENTLY ZONED RESIDENTIAL-LIGHT INDUSTRIAL-COMMERCIAL ADMINISTERED UNDER RESIDENTIAL GROWTH (RG) WITHIN JEFFERSON COUNTY.

THE SITE IS LOCATED SOUTH OF THE EXISTING PATRICK HENRY SUBDIVISION AND EAST OF RANSON HEIGHTS (FORMALLY FLYNN-JEFFERSON) CURRENTLY UNDERDEVELOPMENT AND NORTH OF JEFFERSON TERRACE SUBDIVISION.

ROAD CONNECTIONS WILL UTILIZE EXISTING ENTRANCE (CAPTAIN CHEWS TERRACE) AND ALLOW POTENTIAL FUTURE CONNECTION WITH ADJACENT PROPERTY TO THE SOUTH.

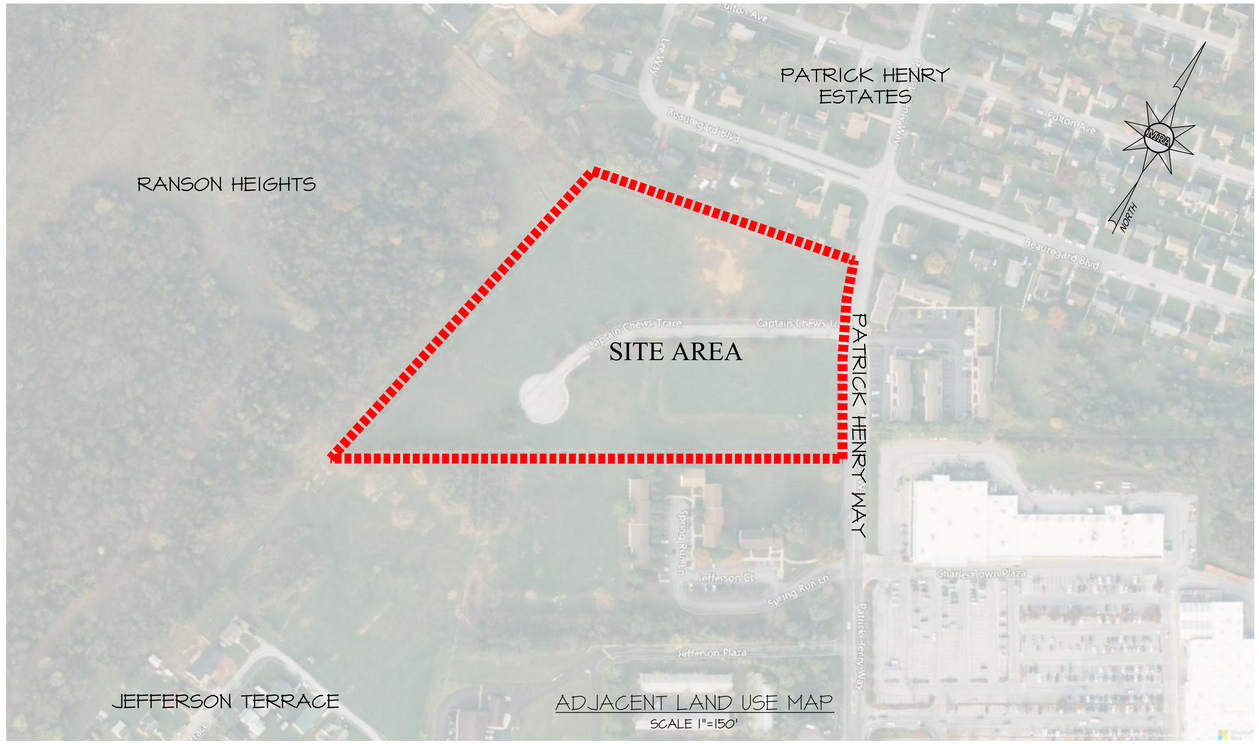
FOR ALL NEW DEVELOPMENTS THE CITY ENCOURAGES THOSE COMMUNITIES TO DEVELOP UNDER THE SMARTCODE NEW COMMUNITY (SC-NC) STANDARDS AND EVEN INCENTIVES DEVELOPERS TO REZONE INTO THE SC-NC BUT OFFERING DISCOUNTS ON BUILDING PERMITS.

WATER TO BE PROVIDED BY JEFFERSON UTILITIES OR CHARLES TOWN UTILITY BOARD.

SEWER TO BE PROVIDED BY CHARLES TOWN UTILITY BOARD.

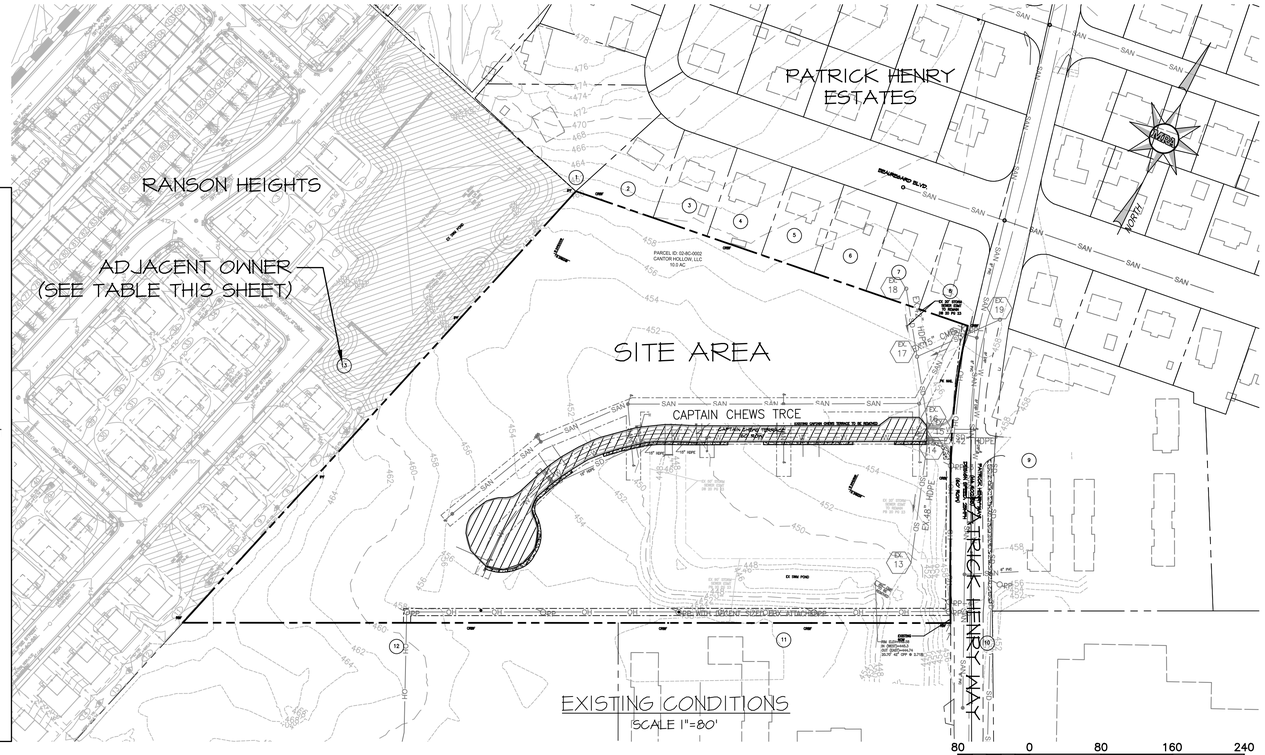
ADJACENT PROPERTY OWNERS

NUMBER	OWNER	PARCEL ID	DEED BOOK	LAND USE	ZONING
1	TURPIN, JOANN	02 88001200000000	DB 609 PG 357	RESIDENTIAL	RG (JEFFERSON COUNTY)
2	MARSHALL C TONY	02 88001100000000	DB 768 PG 613	RESIDENTIAL	RG (JEFFERSON COUNTY)
3	YATES MARY E & LILLY M WASHINGTON	02 88001000000000	DB 1057 PG 662	RESIDENTIAL	RG (JEFFERSON COUNTY)
4	BREEDEN LARRY D & GEORGIE L	02 88000900000000	DB 500 PG 360	RESIDENTIAL	RG (JEFFERSON COUNTY)
5	STYER MICHAEL	02 88000800000000	DB 1063 PG 497	RESIDENTIAL	RG (JEFFERSON COUNTY)
6	PIDGEON CAROL K	02 88000700000000	DB 1007 PG 6480	RESIDENTIAL	RG (JEFFERSON COUNTY)
7	BOHRER SUSAN A	02 88000600000000	DB 1230 PG 471	RESIDENTIAL	RG (JEFFERSON COUNTY)
8	STRICKLER HELEN M	02 88000500000000	DB 117 PG 328	RESIDENTIAL	RG (JEFFERSON COUNTY)
9	PHA ASSOCIATES LIMITED PARTNERSHIPS	02 8002900040000	DB 849 PG 214	RESIDENTIAL	RG (JEFFERSON COUNTY)
10	SUSO 2 ALABAMA LP	02 8002900020000	DB 1170 PG 471	COMMERCIAL	RG (JEFFERSON COUNTY)
11	PATRICK HENRY WAY LTD PTN	02 8002900070000	DB 932 PG 643	RESIDENTIAL	RG (JEFFERSON COUNTY)
12	UNOPAESANO LLC	08 8002800000000	DB 1101 PG 495	VACANT	TND-UCX (CITY OF RANSON)
13	FORESTAR USA REAL ESTATE GROUP INC	08 8002700000000	DB 1323 PG 433	VACANT /RESIDENTIAL	SCNC (CITY OF RANSON)



ADJACENT LAND USE MAP
SCALE 1"=150'

150 0 150 300 450
Scale 1" = 150'



EXISTING CONDITIONS
SCALE 1"=80'

80 0 80 160 240
Scale 1" = 80'

LEGEND

- EX. R/W LINE
- EX. PROPERTY LINE
- EX. ADJ. PROPERTY LINE
- EX. 10' CONTOUR
- EX. 2' CONTOUR
- EX. TREE LINE
- EX. BUILDING
- EX. EASEMENT
- EX. PAVEMENT
- EX. CURB
- EX. WALKWAY
- EX. STORM DRAIN
- W — W — EX. WATER LINE
- SAN — SAN — EX. SANITARY LINE
- OH — OH — EX. OVERHEAD LINE
- UG — UG — EX. UNDERGROUND CONDUIT
- G — G — EX. GAS LINE
- X — X — EX. FENCE LINE
- EX. STREAM
- EX. STREAM BUFFER
- EX. POND LINE
- EX. FLOODPLAIN
- EX. CRITICAL AREA
- FB — FB — EX. FOREST BUFFER
- NW — NW — EX. WETLAND LINE
- SOILS LINE
- EX. SEPTIC RESERVE AREA
- EX. RETAINING WALL
- EX. ZONING LINE
- I.P.F. IRON PIPE FOUND
- I.P.S. IRON PIPE SET
- I.R.F. IRON REBAR FOUND
- I.R.S. IRON REBAR SET
- EX. SIGN
- EX. LIGHT POLE
- EX. UTILITY POLE
- 450 EX. SPOT ELEVATION

DATE	REVISIONS
10/09/24	REVISED PER CITY COMMENTS

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EXISTING CONDITIONS

CANTER HOLLOW
REZONING REQUEST
CITY OF RANSON, WV

JOB NO.: 22351
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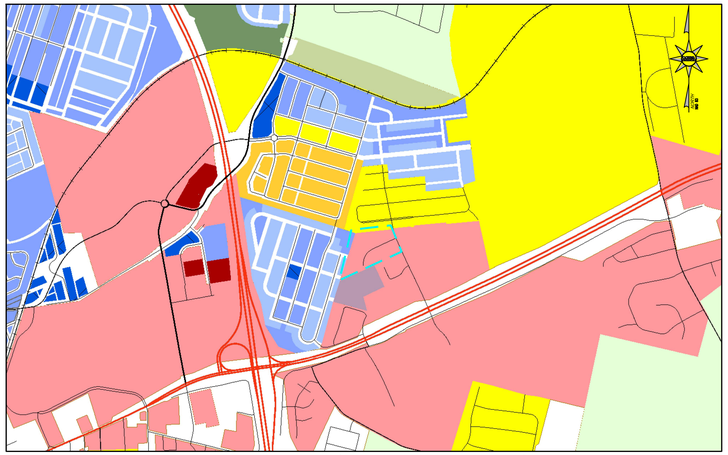
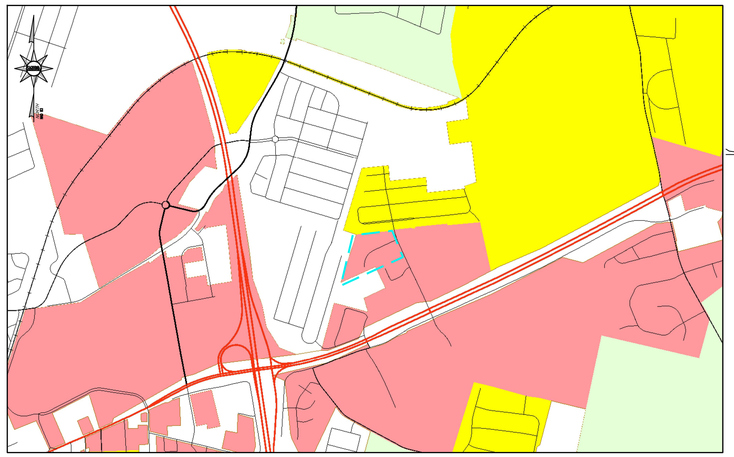


ZONING MAP (CITY OF RANSON)
NOT TO SCALE

CITY OF RANSON ZONING

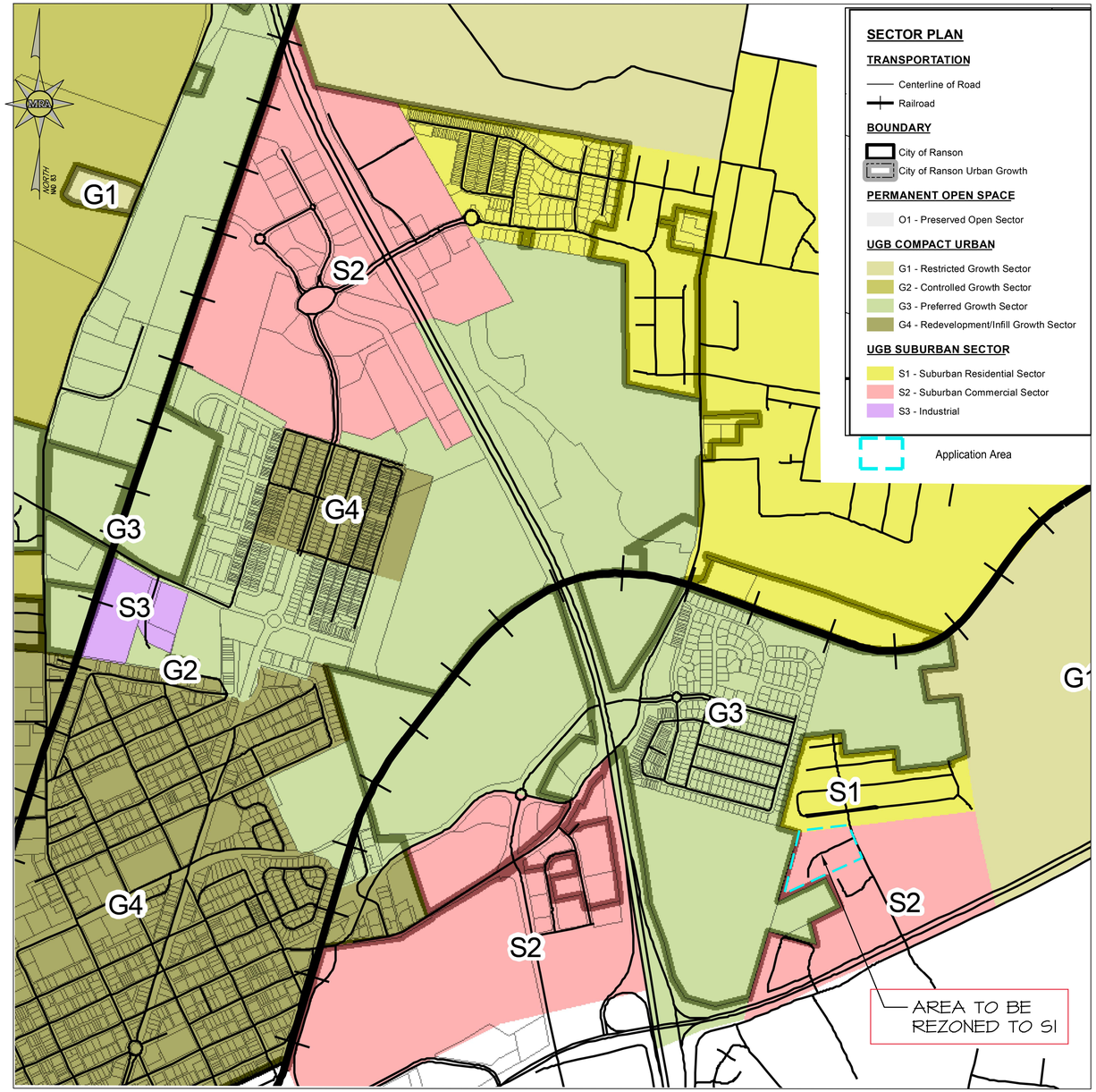
- RR - Rural Reserve
- R-6 - R-6 Residential
- R-7 - R-7 Residential
- HC - Highway Commercial
- RC - Racetrack Commercial
- I - Industrial
- T1 - Natural
- T2 - Rural
- T2O - Rural Open
- T3 - Sub-Urban
- T4 - General Neighborhood
- T4O - General Neighborhood Open
- T5L - Town Center Limited
- T5 - Town Center
- SD - Special District
- MUX - Mixed Use - Retired
- NCX - Neighborhood Center Mix - Retired
- UCX - Urban Commercial - Retired



ZONING MAP (JEFFERSON COUNTY)
NOT TO SCALE

JEFFERSON COUNTY ZONING

- 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



SECTOR PLAN
NOT TO SCALE

SECTOR PLAN

1. THIS SITE IS ASSIGNED AS (S2) SECTOR AND IS DIRECTLY ADJACENT TO SECTORS (G3) & (S1) WHICH GROWTH AREAS FOR THE CITY.
2. THIS APPLICATION SEEKS TO REZONE TO (S1) SUBURBAN RESIDENTIAL.

PERMITTED COMMUNITY UNITS

WITHIN THE S1 - SUBURBAN RESIDENTIAL SECTOR, THE FOLLOWING ACREAGE REQUIREMENTS ARE NECESSARY FOR ANY REZONING TO THE SMARTCODE NEW COMMUNITY DISTRICT (SC-NC):

a. VILLAGE (VIL):NO FEWER THAN 40 ACRES AND NO MORE THAN 200 ACRES PER VILLAGE.

THIS REZONING REQUEST PROPOSES ONE VILLAGE (VIL) WHICH IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN STANDARD WITHIN SECTION 1.3.5.

REVISIONS	DATE
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COMPREHENSIVE COMPLIANCE PLAN

CANTER HOLLOW
REZONING REQUEST
CITY OF RANSON, WV

JOB NO.:	22351
SCALE:	
DATE:	09/04/24
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PROPOSED COMMUNITY UNITY TYPE:

VILLAGE #1 - LOW INTENSITY

SHALL USE THE ALLOCATION PERCENTAGES OF CHAPTER 19A TABLE 3 AS A GUIDELINE.

MAXIMUM DENSITY:

- VILLAGE #1 (LOW INTENSITY)
  - (T4) MAX. DENSITY (24 DUA)
  - (10.03 AC X 24 = 240 DWELLING UNITS)
- PROPOSED VILLAGE #1 (LOW INTENSITY) = 124 DWELLING UNITS (12.03 DUA)

PERIMETER CONNECTIVITY

- CONNECTION WILL BE PROVIDED TO PATRICK HENRY WAY VIA EXISTING ENTRANCE FROM CAPTAIN CHEWS TERRACE
- RESERVATION FOR ADJACENT INTER-PARCEL ACCESS TO THE SOUTH HAS BEEN PROVIDED.

ACREAGE REQUIREMENTS:

- VILLAGE #1 - REQUIRED: 40-120 ACRES
  PROVIDED: 10.03 ACRES*

(WAIVER REQUEST HAS BEEN PROVIDED)

EDGE TRANSECT DISTRICTS:

THE PROPOSED T-ZONES ALONG THE PERIMETER WILL CONSIST OF OPEN SPACE AREA.

MAXIMUM BLOCK PERIMETERS

T-4 MAX BLOCK PERIMETER = 2,400 FT

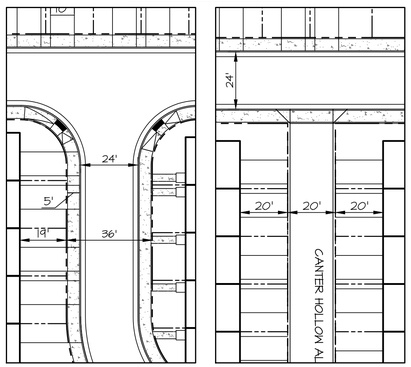
PROPOSED MAX. BLOCK = ±1,200 FT

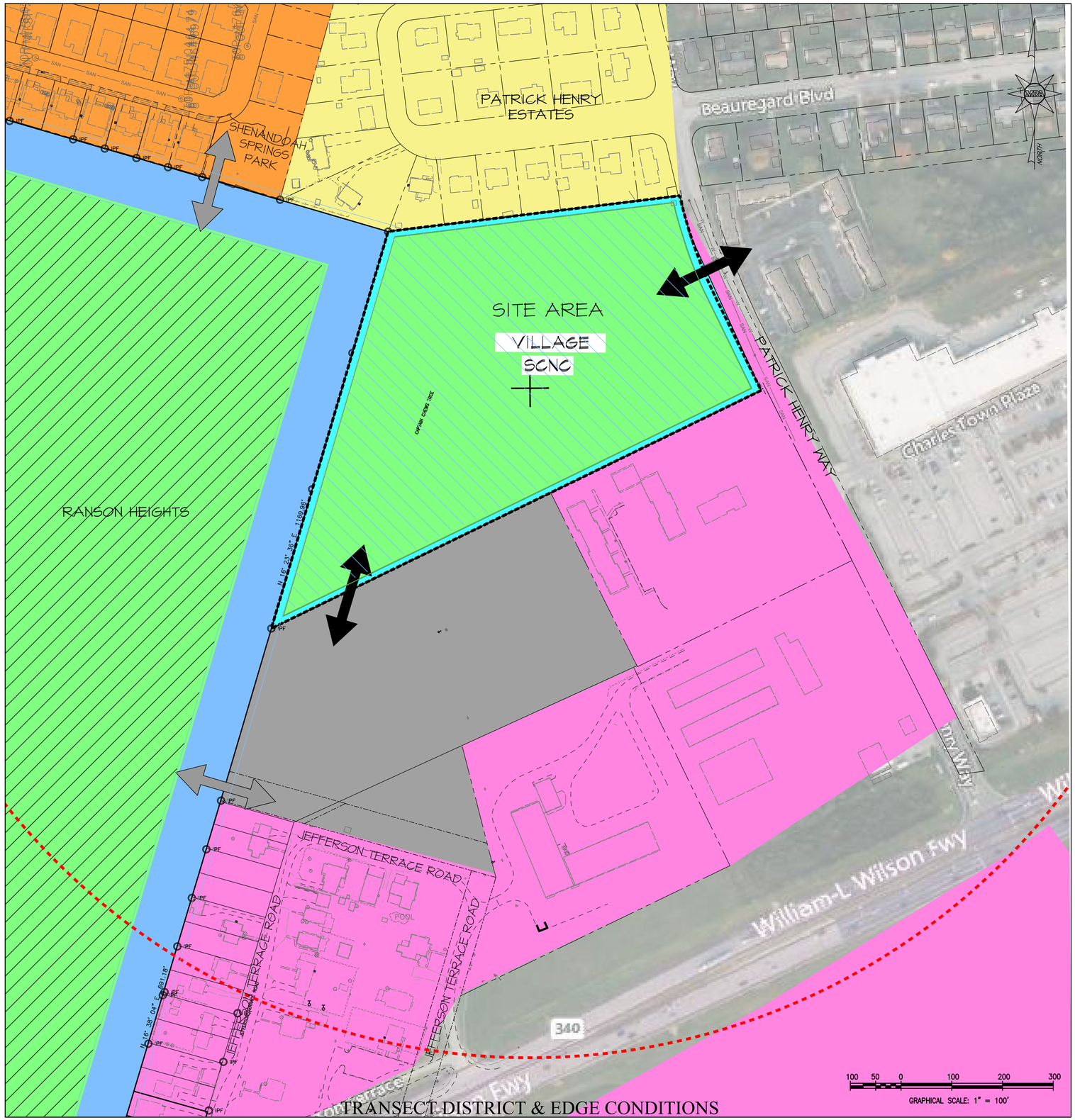
LOT STRUCTURE

EACH LOT SHALL HAVE A PRIMARY FRONTAGE ABUTTING A VEHICULAR THOROUGHFARE, EXCEPT THAT 20% OF THE LOTS BY NUMBER WITHIN THE SC-NC DISTRICT MAY HAVE THEIR PRIMARY FRONTAGE ALONG A PUBLICITY ACCESSIBLE PASSAGE OR SIDEWALK.

LOTS NOT FACING THROUGHFARE	
NUMBER OF LOTS NOT FACING THROUGHFARE	PERCENTAGE
21	16.94%

PROPOSED ASSEMBLIES





LEGEND

- POINT OF CONNECTION
- POINT OF CONNECTION APPROVED (21-171-REZ)
- T4 ZONING
- SC-SMARTCODE NEW COMMUNITY
- OPEN SPACE PERIMETER EDGE
- VILLAGE LIMITS
- PEDESTRIAN SHED

ADJACENT ZONING LEGEND

- T3 ZONING
- T4 ZONING
- SC-SMARTCODE NEW COMMUNITY
- TND-UCX
- R-6
- RESIDENTIAL GROWTH
- RESIDENTIAL/LIGHT INDUSTRIAL/COMMERCIAL

TRANSECT DISTRICT & EDGE CONDITIONS

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COMMUNITY UNIT TYPES

CANTER HOLLOW REZONING REQUEST
CITY OF RANSON, WV

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