CITY COUNCIL REGULAR MEETING

~ AGENDA ~

REGULAR MEETING

312 South Mildred St
Ranson, WV 25438
www.ransonwv.gov

December 17, 2024 | 7:00 P.M. | Council Chamber

MEETING REGISTRATION:

https://ransonwv.gov/yourgovernment/agendas-and-minutes/

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. December 3, 2024
   Minutes December 3 2024.docx

III. CITIZEN'S PRESENTATIONS/PETITIONS

IV. CITY MANAGER/STAFF REPORTS

1. Police Chief Status Report - November
2. Public Works Status Report - November
   Public Works 12172024.pdf
3. Community Development Status Report - November
   November 2024 CDD Report 12172024.pdf
   November 2024 Permits Issued Report 12172024.pdf
4. Ranson Convention and Visitors Bureau Status Report - November
   CVB Directors Report - November.docx
5. Finance Department Status Report- November
   November 2024 AP Council Report 12172024.pdf
   November 2024 General Fund Budget Report 12172024.pdf
   November 2024 Capital Fund Budget Report 12172024.pdf
6. Ranson Parks and Recreation Staff Report - November
   Parks and Recreation Directors Report - November.docx

V. COMMUNICATIONS FROM THE MAYOR

VI. COUNCIL/COMMITTEE ANNOUNCEMENTS

VII. COUNCIL BUSINESS

1. Consideration - Ordinance 2024-369 An Ordinance of the Ranson City Council, Adopting an Ordinance to Annex 10+ Acres of land into the city of Ranson, Pursuant to §8-6-4a. Annexation without Election for Municipalities in Counties that have an Adopted Countywide Zoning Ordinance which includes Urban Growth Boundaries
   Ordinance 2024-369 Canter Hollow LLC, Annexation 12172024.pdf
   Sign Petition - Canter Hollow LLC.pdf
   24-39-ANX-2024-10-09-REZONING PLAN (1) 12172024.pdf

2. Public Hearing- Ordinance 2024-365 An Ordinance amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19A, Article 1: Certain Portion of Parcel 080001000090000 Rezoning from Smartcode New Community to Highway Commercial
   Legal notice - Ordinance 2024-365 Smartcode New Community to Highway Commerical 12172024.docx

3. Consideration - Ordinance 2024-365 An Ordinance amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19A, Article 1: Certain Portion of Parcel 080001000090000 Rezoning from Smartcode New Community to Highway Commercial
   2024-365- Clay Hill East HC Rezoning CC Ordinance.docx
   R6 and Highway Commercial Parcels.pdf
   24-41-REZ-EAST HC_Rezoning Application-SIGNED.pdf
   24-41-REZ Application.pdf

4. Public Hearing - 2024- 366 An Ordinance Amending and Re-Enacting the official Zoning Map of the City of Ranson Pursuant to Ranson municipal Code § 19-20 and Chapter 19, Article 1: Parcel 08001000090000 Rezoning From Smartcode New Community to R6.
   Legal notice - Ordinance 2024-366 Smartcode New Community to R6 12172024.docx

5. Consideration - 2024- 366 An Ordinance Amending and Re-Enacting the official Zoning Map of the City of Ranson Pursuant to Ranson municipal Code § 19-20 and Chapter 19, Article 1: Certain Portion of Parcel 08001000090000 Rezoning From Smartcode New Community to R6.
   2024-366-Clay_Hill_East_R6_Rezoning_CC_Ordinance (10).docx
   EAST R6_Rezoning Application-SIGNED - Strider.pdf
   24-42-REZ-2527-0301-ZMA_EAST R6-PACKAGE 1 12172024.pdf

6. Public Hearing- 2024-367 An Ordinance amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19A, Article 1: Parcel 080001000080000 Rezoning from Smartcode New Community to R-6.
   Legal notice - Ordinance 2024-367 Smartcode New Community to R6 12172024.docx

7. Consideration - 2024-367 An Ordinance amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19A, Article 1: Parcel 080001000080000 Rezoning from Smartcode New Community to R-6.
   2024-367- Clay Hill West R-6 Rezoning CC Ordinance.docx
   24-43-REZ-WEST R6_Rezoning Application-SIGNED.pdf

24-43-REZ-2527-0301-ZMA_WEST-PACKAGE 12172024.pdf

8. Public Hearing -2024-368- An Ordinance Amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19, Article 1: Parcel 08001000050000 Rezoning from TND-MUX to R-6

Legal notice - Ordinance 2024-368 TND MUX to R-6 12172024.docx

9. Consideration - 2024-368- An Ordinance Amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19, Article 1: Parcel 08001000050000 Rezoning from TND-MUX to R-6.
2024-368 - LLoyd Residual R6 Rezoning CC Ordinance.docx
24-44-REZ-5087-0101-ZMA_LLOYD-PACKAGE 1.pdf
24-44-REZ-LLOYD_Rezoning_Application-SIGNED 12172024.pdf

10. Consideration of four (4) appointment to Board of Building Code Appeals

- January 1, 2025-December 31, 2026
- January 1, 2025-December 31, 2026
- January 1, 2025- December 31, 2025
- January 1,2025 -December 31, 2025

Ed Johnson.pdf
Ginger Oden- Building Code Appeals.pdf
Antoinette Ringgold.pdf
Scott Stewart.pdf

11. Consideration of two (2) appointment to Board of Parks and Recreation

- January 1, 2025 – December 31, 2030
- January 1, 2023 - December 31, 2028

Scott Coulter.pdf
Mike Baker - Applications-for-Board-Commission-and-Committee.docx
MichaelFagan_Applications for Board, Commission, and Committee_12102024.pdf
Antoinette Ringgold.pdf

12. Consideration of Two(2) appointment to Board of Zoning Appeals- Term

- January 1, 2025 - December 31, 2027
- January 1, 2025 - January 1, 2026

James Crane BZA.pdf
MichaelFagan_Applications for Board, Commission, and Committee_12102024.pdf
Antoinette Ringgold.pdf

13. 2024-23 A Resolution of the City Council of Ranson, West Virginia, Calling the 2025 Municipal Election, Authorizing City Clerk to Conduct the Municipal Election Pursuant to the General Laws of the State of West Virginia and City of Ranson; Directing City Clerk to Provide Poll Workers training, setting time and Dates for Municipal Voting and other Related Purposes.

Resolution 2024-23.pdf
Municipal Election Calendar.pdf
Election Advertisement 2025.docx
2024 Ward Map.pdf

14. Consideration of Requiring City-Appointed Representatives to Community Groups to Provide Quarterly Updates to the City Council

15. Employee Recognition Discussion

VIII. ADJOURNMENT

IX. INFORMATION ONLY

1. December 3, 2024- Table Drop
   24 Shepherdstown Welcome Center Invite-v4.jpg

AGENDA ITEM II.1

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **APPROVAL OF MINUTES**

SUBJECT: December 3, 2024

ATTACHMENTS:

Minutes December 3 2024.docx

CITY COUNCIL REGULAR MEETING

~ AGENDA ~

REGULAR MEETING

312 South Mildred St
Ranson, WV 25438
www.ransonwv.gov

December 3, 2024 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

Keith D. Pierson, Mayor	Present
Andy Colandrea	Present
Herbie McDaniel	Present
Mike Anderson	Present
Amanda Stroud	Present
Ken Suits	Present
Tommy Custer	Present

II. APPROVAL OF MINUTES

Keith D. Pierson, Mayor	Abstain
Andy Colandrea	Present
Herbie McDaniel	Present
Mike Anderson	Present
Amanda Stroud	Present
Ken Suits	Present
Tommy Custer	Present

III. CITIZEN'S PRESENTATIONS/PETITIONS

IV. CITY MANAGER/STAFF REPORTS

1. Police Chief Status Report - December

   No Report at this time

2. City Manager Report – December

   City Manager Todd Wilt Thanked everyone for the Ranson Tree Lightning. Mr. Wilt informed the Mayor and Council of the upcoming events for the holidays. Saturday December 7, 2024, is Ranson Charles Town parade, December 14, 2024, is Pizza with Santa at the Ranson Civic Center 11:00 AM -2:00 PM. December 20, 2024, will be Employee Recognition luncheon 11:30-1:00 PM.

All board members, the Mayor and Council are invited. Employees' years of service will be recognized.
December 5, 2024 at 5:30 PM the 250 American Semi quincentennial will be held in the downstairs of the Charles Town Library where Jefferson County commissioners meet. CVB Director and Council Member Tommy Custer will attend, Mr. Wilt encouraged anyone interested to attend.
Mr. Wilt informed the Council that applications for these positions will appear on the next Council agenda for consideration.
Mr. Wilt spoke about the City's retirement plans and mentioned that he sent a letter to the City CPA auditors' office. The matter is being handled more as a managerial decision, and Mr. Wilt has asked the City CPA to calculate the potential liability. He expects to have an answer by the end of January. This discussion is anticipated to be part of the FY 26 budget, with action likely to follow thereafter.
Table Drop from Jefferson County Visitors Convention and Bureau is about to open a new Visitors Center in Shepherdstown.

COMMUNICATIONS FROM THE MAYOR

The mayor announced there will be a personnel committee meeting on Thursday, December 12, 2024, at 2:00 PM in the Third Floor Conference room.

V. VI. COUNCIL/COMMITTEE

ANNOUNCEMENTS

The Board of Education will be holding their December 16, 2024 meeting at the new School location.

Council Member Amanda Stroud informed the Mayor and Council she attended the Charles Town Council meeting. Amanda informed Mayor and Council Private Outdoor designated area Patriots can carry Alcohol beverages to Northern Boundary Mildred Street to George Street (PODO) will be voted on at the next meeting. The hour is 5:00 PM – 10:00 PM Monday- Friday and 10:00 AM - 10:00 PM for Saturday and Sunday.

Charles Town Council approved the purchase of American Public University (APU) The properties are the 3 empty Parcels along the Railroads tracks on both sides of Samuel Street. Council member Stroud asked the council to consider a dog park for 2025.

Council member Andy Colandrea, as reported back from the Development Authority Committee, Mr. Colandrea stated after looking into the numbers this project will be put on hold until further discussion.

VII. COUNCIL BUSINESS

1. Public Hearing - Ordinance 2024-364 An Ordinance Amending Chapter 2, Section 14- Rate of Compensation for City Officers, of the Municipal Code of Ranson, West Virginia.

   The mayor opened the public Hearing, no Comments, Mayor Closed the Public Hearing for a vote.

2. Consideration - Ordinance 2024-364 An Ordinance Amending Chapter 2, Section 14- Rate of Compensation for City Officers, of the Municipal Code of Ranson, West Virginia.

1

Mayor, Keith D. Pierson	Abstain
Andy Colandrea	Yes
Herbie McDaniel	Yes
Mike Anderson	Yes
Tommy Custer	Second
Ken Suits	Yes
Amanda Stroud	Motion

3. Resolution 2024- 22 FY 2025 Capital Fund Budget Revision #2

Mayor, Keith D. Pierson	Abstain
Andy Colandrea	Yes
Herbie McDaniel	Yes
Mike Anderson	Second
Tommy Custer	Yes
Ken Suits	Motion
Amanda Stroud	Yes

4. 19th Avenue & Fairfax Blvd Intersection Stop Sign Request

Council member Mike Anderson spoke to the Mayor and Council regarding a stop sign at this intersection. Mr. Anderson has received citizens' input and feel this is needed for the traffic at that location. Mayor took a vote with Council Colandrea Motion and McDaniel Second. During the discussion other factors were discussed. Members were not sure a stop sign is what is needed, being it could back traffic up to the stop sign, the street is going downhill to stop thinking of slippery weather months, conversation of a roundabout, at this time the city does not own that portion of 19th Avenue. 19th Avenue & Fairfax Blvd Intersection Stop Sign Request was tabled for further details. Council member Amanda Stroud would like to know how Ranson determines where stop signs should go and have something in plan.

5. City or Ranson 2025 Holiday Schedule

Mayor, Keith D. Pierson	Abstain
Andy Colandrea	Yes
Herbie McDaniel	Second
Mike Anderson	Yes
Tommy Custer	Yes
Ken Suits	Yes
Amanda Stroud	Motion

6. City Council Meeting Schedule 2025

Mayor, Keith D. Pierson	Abstain
Andy Colandrea	Second
Herbie McDaniel	Yes
Mike Anderson	Yes
Tommy Custer	Yes
Ken Suits	Moton
Amanda Stroud	Yes

7. Holiday Community Sponsorship Distributions

Council member Amanda Stroud had a discussion with the mayor and Council regarding Holiday Community sponsorship for local organizations in Ranson. Council members have reached out to organizations for the holidays who provide within Ranson. Although the organization did provide in Ranson also would be providing in the neighboring counties of Ranson. The council had a discussion and voted for staff to reach out to Ranson Elementary to assist the children there first with $3,400.00.

Council members discussed and voted on the allocation of $3,400.00 to provide holiday assistance for families at Ranson Elementary School.

Mayor, Keith D. Pierson	Abstain
Andy Colandrea	Yes
Herbie McDaniel	Second
Mike Anderson	Yes
Tommy Custer	Yes
Ken Suits	Moton
Amanda Stroud	Yes

VIII. ADJOURNMENT

Adjournment at 7:53 P.M. Motion was made by Council member Tommy Custer 2nd by Council member Herbie McDaniel. Next Ranson Council meeting will be held Tuesday December 17, 2024 at 7:00 PM Ranson Council Chamber 312 South Midred Street, Ranson WV 25438.

IX. INFORMATION ONLY

1. Table Drop December 3, 2024

AGENDA ITEM IV.1

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **CITY MANAGER/STAFF REPORTS**

SUBJECT: Police Chief Status Report - November

ATTACHMENTS:

AGENDA ITEM IV.2

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **CITY MANAGER/STAFF REPORTS**

SUBJECT: Public Works Status Report - November

Staff has provided November Status Report for Public Works.

ATTACHMENTS:

Public Works 12172024.pdf

RANSON
AT THE CENTER OF OPPORTUNITY

Department of Public Works

Status Report 11/15/24 – 12/12/24

PUBLIC WORKS MISSION STATEMENT

The City of Ranson Public Works Department will meet the needs of our community by professionally managing the public infrastructure and ensuring a safe, clean and healthy environment.

- Conducting our business openly, honestly and ethically.
- Behaving professionally at all times.
- Valuing the relationship with our customers.
- Enhancing the sense of Community with neighboring communities.
- Communicating and cooperating to achieve the goals of the Department and the City.
- Providing our services equally to all our customers, both internally and externally.
- Using the fewest resources possible while still accomplishing our goals.
- Being stewards for responsible development.
- Striving to surpass expectations of the community.

Work Order Summary List

Selected Date Range for Completion Dates:11/15/2024 - 12/12/2024 Order By Status, Location

WOID	Location	Bldg./Unit	Deferred By	Request Date	Target Completion Date	Labor Hours	To Co
Priority	Assigned To	Area Description	Reason	WO Age	Actual Completion Date		
Craft		Area Number	Deferred Until	Created Date/Time	Last Status Change Date		
Description			Action Taken				
Requester Name							

Status: Closed Work Orders

5529	City Hall			9/13/2024			$0
Medium	Keith Pierson			90	12/12/2024		
Inspections				9/13/2024 2:51:14 PM	12/12/2024		
Need to do inspection on all city buildings							
Randy Cook							

Count: 1 Work Orders **Avg. Age of WO's 90** **Total for Closed Work Orders** **0** **$0.**

Status: Complete

5206	Streets			3/28/2024		3	$105
Medium	Randy Cook			259	12/12/2024		
Equipment Maintenance				3/28/2024 1:16:42 PM	12/12/2024		
Inspect and repair all benches thru out town							
Bill Silveous							
5434	City Alley			8/5/2024			$0
Medium	Randy Cook			129	12/12/2024		
Tree Services				8/5/2024 2:33:02 PM	12/12/2024		
Alley behind 508 E 11th Ave - tree branch broke but is still attached to tree and laying over into 508's yard. Luckily it did not break their fence. They are on vacation tomorrow so no one will be home but he gave permission should we need to access his yard to remove the branch.							
kim Hawkins							
5509	Streets			9/12/2024		1	$75
Medium	Randy Cook			91	12/12/2024		
				9/12/2024 8:58:51 AM	12/12/2024		
Need to replace street sign blades at 4th and Preston St. across from hospital entrance. Signs are really faded			replaced sign				
Bill Silveous							
5518	Streets			9/12/2024		17	$425
Medium	Randy Cook			91	12/12/2024		
Grounds				9/12/2024 2:11:42 PM	12/12/2024		
Need to clean alley way behind P.D.							
Randy Cook			cleaned alley				
5522	Streets	N. Mineral St.		9/12/2024		6	$180
Medium	Randy Cook			91	12/12/2024		
Tree Services				9/12/2024 2:31:38 PM	12/12/2024		
Need to trim back tree on N. Mineral an Sixth Ave.							
Randy Cook			cut tree back from road				
5530	Streets			9/13/2024		2	$67
Medium	Randy Cook			90	12/12/2024		
Signage				9/13/2024 2:53:46 PM	12/12/2024		
Need to repair sign by Apple Tree							
Randy Cook			installed new pole				

Work Order Summary List

Selected Date Range for Completion Dates:11/15/2024 - 12/12/2024 Order By Status, Location

WOID	Location	Bldg./Unit	Deferred By	Request Date	Target Completion Date	Labor Hours	Tota Cost
Priority	Assigned To	Area Description	Reason	WO Age	Actual Completion Date		
Craft		Area Number	Deferred Until	Created Date/Time	Last Status Change Date		
Description			Action Taken				
Requester Name							
5532	Streets			9/16/2024		7	$175.0
Medium	Randy Cook			87	12/12/2024		
Graffiti				9/16/2024 12:54:07 PM	12/12/2024		
Go thru out town an clean graffiti off of trash cans and sign			REMOVED GRAFFITI				
Randy Cook							
5538	Streets			9/19/2024			$0.0
Medium	Randy Cook			84	12/12/2024		
Tree Services				9/19/2024 10:09:26 AM	12/12/2024		
Cut trees back from road on Preston PL.			CUT TREES BACK				
Randy Cook							
5539	Streets			9/19/2024			$62.5
Low	Randy Cook			84	12/12/2024		
				9/19/2024 10:13:10 AM	12/12/2024		
Install new street sign pole at Burns St an Cranes Ln			INSTALLED NEW POLE				
Randy Cook							
5560	PD. STATION	PARKING LOT		9/23/2024			$0.0
Medium	Randy Cook			80	12/12/2024		
Parking Lot Striping				9/23/2024 5:07:42 AM	12/12/2024		
Stripe lines in parking lot where the building used to sit for parking			PAINT LINES				
5565	City Alley			9/26/2024			$0.0
Medium	Randy Cook			77	12/12/2024		
Roads/Streets				9/26/2024 12:04:29 PM	12/12/2024		
Resident came in to see if we can fix a pot hole at Marshall and 5th Ave, please.			fix pot hole with 2 bags cold patch				
kim Hawkins							
5602	Public Works Building			10/4/2024			$0.0
Medium				69	12/12/2024		
Doors and Hardware				10/4/2024 2:13:17 PM	12/12/2024		
put door trim on new pole barn							
5603	City Hall			10/4/2024			$0.0
Medium				69	12/12/2024		
Masonry				10/4/2024 2:18:02 PM	12/12/2024		
Caulk cracks in stones at city hall entry way							
5604	City Hall			10/4/2024			$0.0
Medium				69	12/12/2024		
				10/4/2024 2:20:04 PM	12/12/2024		
Repair soffits and eaves on city hall building							

Work Order Summary List

Selected Date Range for Completion Dates:11/15/2024 - 12/12/2024 Order By Status, Location

WOID	Location	Bldg./Unit	Deferred By	Request Date	Target Completion Date	Labor Hours	To Co:
Priority	Assigned To	Area Description	Reason	WO Age	Actual Completion Date		
Craft		Area Number	Deferred Until	Created Date/Time	Last Status Change Date		
Description			Action Taken				
Requester Name							
5633	PD VEHICLE	PD UNIT #13 2018		10/24/2024			$0
Medium	Robert Hawkins			29	11/22/2024		
				10/24/2024 8:16:36 AM	11/22/2024		
Oil change/MVI			service complete at 63,387 next service 68,387. Needs right front wheel bearing replaced				
Robbie Roberts							
5638	Visitors Center - Nancy	Main Floor reception		10/28/2024			$0
Medium	Randy Cook			45	12/12/2024		
Event Setup				10/28/2024 3:21:52 PM	12/12/2024		
please hang the tree lighting banners up.			put up banners				
Debbie McClure							
5650	PD. STATION	Station Inter.		11/4/2024			$0
Medium	Keith Pierson			15	11/19/2024		
				11/4/2024 10:55:18 AM	11/19/2024		
Smell of something dead in lobby administration area			looked all threw ceiling found nothing				
Robbie Roberts							
5658	PD VEHICLE	PD UNIT #14 2015		11/12/2024			$0
Medium	Robert Hawkins			23	12/5/2024		
				11/12/2024 9:04:14 AM	12/5/2024		
Transmission Slipping and Check Engine Light is on			J&k auto Replaced fuel pump,#1 coil,fuel injection o rings.				
Robbie Roberts							
5660	PD VEHICLE			11/14/2024			$0
Medium	Robert Hawkins			13	11/27/2024		
				11/14/2024 7:07:40 AM	11/27/2024		
Car #03 the 2023 Dodge Durango needs an oil change			oil change complete at 5,566. next service at 10,566. Tire rotation front to back				
Robbie Roberts							
5666	PD. STATION	Station Inter.		11/18/2024			$0
Medium	Keith Pierson			1	11/19/2024		
				11/18/2024 7:16:32 AM	11/19/2024		
Top of fence to right of gate has come loose and is hanging. To the right entering the parking lot.			replaced top rail tightened everything up				
Robbie Roberts							
5669	PW VEHICLE	TK #4 FORD F-350		11/19/2024			$0
Medium	Robert Hawkins				11/19/2024		
				11/19/2024 2:21:07 PM	11/19/2024		
NEEDS OIL CHANGED			SERVICE COMPLETE AT 47,053. NEXT SERVICE 52,053				
Robert Hawkins							
5671	City Alley			11/19/2024		8	$220
Medium	Randy Cook			1	11/20/2024		
				11/20/2024 7:20:12 AM	11/20/2024		
trim trees back that are hanging in alley #8-4-14			trim trees back an hauled brush away				
Mayor Pierson							

Work Order Summary List

Selected Date Range for Completion Dates:11/15/2024 - 12/12/2024 Order By Status, Location

WOID	Location	Bldg./Unit	Deferred By	Request Date	Target Completion Date	Labor Hours	Tota
Priority	Assigned To	Area Description	Reason	WO Age	Actual Completion Date		Cost
Craft		Area Number	Deferred Until	Created Date/Time	Last Status Change Date		
Description			Action Taken				
Requester Name							
5677	PW VEHICLE			11/25/2024			$0.0
Medium	Robert Hawkins				11/25/2024		
				11/25/2024 3:02:34 PM	11/25/2024		
Needs w heel bearing replaced front right			Replaced front right bearing				
Robert Haw kins							
5679	PW VEHICLE	Truck # 6 2017 Ford		11/26/2024			$0.0
Medium	Robert Hawkins				11/26/2024		
				11/26/2024 10:02:24 AM	11/26/2024		
Needs oil change			Service complete at 51,346. next service at 56,346				
Robert Haw kins							
5680	PD VEHICLE	PD UNIT #5 2017 Ford		11/26/2024			$0.0
Medium	Robert Hawkins			15	12/11/2024		
				11/26/2024 11:52:15 AM	12/11/2024		
Oil Change			Service complete at 120,492 next service at 125,492. Replaced front rotors and pads. Replaced tpms senors				
Robbie Roberts							
5683	PD VEHICLE	PD UNIT #22 2022		12/3/2024			$0.0
Medium	Robert Hawkins			7	12/10/2024		
				12/3/2024 5:28:03 AM	12/10/2024		
Oil Change			Service complete at 14,120. next service at 19,120. tire rotation and fixed tire with nail in it. State inspection done.				
Robbie Roberts							
5684	PD VEHICLE			12/3/2024			$0.0
Medium	Robert Hawkins			1	12/4/2024		
				12/3/2024 8:49:04 AM	12/4/2024		
Car #19 Needs oil change			Service complete at 6,499. next service at 11,499. Tire rotation, State inspection				
Robbie Roberts							
5685	CH VEHICLE			12/4/2024			$0.0
Medium	Robert Hawkins				12/4/2024		
Vehicle Maintenance				12/4/2024 3:04:12 PM	12/4/2024		
Pat's vehicle needs inspection			State inspection complete				
kim Haw kins							
5688	Streets			12/9/2024		14	$350.0
Medium	Tim Costello				12/9/2024		
Floor Care				12/9/2024 1:29:01 PM	12/9/2024		
Vacuum floor at Trifecta building			Vacuumed the hole floor				
Randy Cook							
5692	PW VEHICLE			12/10/2024			$0.0
Medium	Robert Hawkins			1	12/11/2024		
				12/10/2024 1:55:40 PM	12/11/2024		
PW # 5 NEEDS FRONT TIRE REPLACED,SPLIT IN THE SIDEWALL OF TIRE			Replaced front tire with new one, and balance all four tires. work done at apple valley tire.				
Robert Haw kins							

Count: 30 Work Orders	**Avg. Age of WO's**	**51**	**Total for Complete**	**58** **$1,660.00**
Count: 31 Work Orders	**Avg. Age of WO's**	52	**Grand Total**	58 $1,660.0

AGENDA ITEM IV.3

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **CITY MANAGER/STAFF REPORTS**

SUBJECT: Community Development Status Report - November

ATTACHMENTS:

November 2024 CDD Report 12172024.pdf
November 2024 Permits Issued Report 12172024.pdf

City of Ranson

Community Development Department
312 South Mildred Street
Ranson, West Virginia 25438-1621
Phone (304) 724-5452
Email: permits@ransonwv.us

TO: Ranson City Council

FROM: Reiley Stanley, Community Development Director

RE: Community Development Department Report – November 2024

Permitting:

- Staff received 72 permit applications,
  - 38 – regular permit applications (roof, sign, etc.) 26 were for new homes.
  - 3 – rental registration applications
  - 5 – seasonal site surety

- Staff issued 66 permits with the reported valuation of work totaling $2,693,368. Of those 66 permits, 12 were for new homes.

Code Enforcement:

- Staff started 2 new code cases for work without a permit and a stop work order.

Inspections:

- Staff performed 911 permit inspections.
  - Patrick Coulter performed 315 inspections.
  - Matt Anderson & Jeff Small (contracted) performed 175 inspections
  - Gary Englebert (contracted) performed 178 inspections
  - Reiley Stanley performed 239 site, sidewalk, final, and zoning inspections.
  - The last 4 inspections were rental self-certification inspections, temporary that Kim Hawkins processed.
- Department Staff also performed 4 code enforcement inspections.

Planning & Zoning:

  - There are currently 32 planning projects that are either in review, ready for Planning Commission approval, or being finalized and closed out.
  - Planning Commission agenda items for December –
    - Briar Run Bond Release-tabled until $9,000 overpayment is handled
    - Huntwell 2A bond, development agreement and plat
- Commercial Building Status
  - Sunbelt Tool Rentals- building permit last inspection 12/10/2024 should be closing out within the next few weeks

- Wawa Site Development permit issued- sediment and erosion control inspection 8/7/2024
- Valley Health-site development permit issued 12/11/2024
- Inferno Brewery permit issued-last inspection on 9/3/2024

Permits Issued By Permit Type

Permit Type	Permit Number	Issued Date	Contract Value	Address
Accessory Structure, Carport, Deck, Porch, or Garage	24-786	11/25/2024	$9,900.00	78 SHORT BRANCH DR, RANSON, WV 25438
	24-888	11/6/2024	$4,650.00	254 MINERAL SPRINGS RD, RANSON, WV 25438
	24-897	11/8/2024	$8,100.00	183 HUNTWELL BLVD, RANSON, WV 25438
	24-908	11/14/2024	$2,500.00	50 TURF LN, RANSON, WV 25438
	24-920	11/7/2024	$7,200.00	71 JOUETT ST, RANSON, WV 25438
	24-946	11/13/2024	$15,689.00	410 E 6TH AVE, RANSON, WV 25438
	24-949	11/4/2024	$4,000.00	464 18TH AVE, RANSON, WV 25438
	24-950	11/4/2024	$4,000.00	462 18TH AVE, RANSON, WV 25438
	24-951	11/7/2024	$4,000.00	Lot 46 18th Ave, Ranson, WV 25438
	24-952	11/7/2024	$3,500.00	460 18TH AVE, RANSON, WV 25438
	24-953	11/7/2024	$4,000.00	458 18TH AVE, RANSON, WV 25438
	24-954	11/7/2024	$3,500.00	456 18TH AVE, RANSON, WV 25438
	24-955	11/7/2024	$4,000.00	454 18TH AVE, RANSON, WV 25438
	24-956	11/7/2024	$3,500.00	452 18TH AVE, RANSON, WV 25438
	24-962	11/7/2024	$4,000.00	1264 CEDAR VALLEY RD, RANSON, WV 25438
	24-963	11/7/2024	$4,000.00	1262 CEDAR VALLEY RD, RANSON, WV 25438
	24-964	11/7/2024	$3,500.00	1260 CEDAR VALLEY RD, RANSON, WV 25438
	24-965	11/7/2024	$4,000.00	1258 CEDAR VALLEY RD, RANSON, WV 25438
	24-966	11/7/2024	$4,000.00	1256 CEDAR VALLEY RD, RANSON, WV 25438
	24-967	11/7/2024	$3,500.00	1254 CEDAR VALLEY RD, RANSON, WV 25438
	24-968	11/7/2024	$4,000.00	1252 CEDAR VALLEY RD, RANSON, WV 25438
	24-969	11/7/2024	$4,000.00	1250 CEDAR VALLEY RD, RANSON, WV 25438
	24-985	11/15/2024	$4,000.00	339 MINERAL SPRINGS RD, RANSON, WV 25438
	24-986	11/15/2024	$3,500.00	335 MINERAL SPRINGS RD, RANSON, WV 25438
	24-987	11/15/2024	$3,500.00	331 MINERAL SPRINGS RD, RANSON, WV 25438
	24-988	11/15/2024	$4,000.00	327 MINERAL SPRINGS RD, RANSON, WV 25438

	24-989	11/15/2024	$3,500.00	323 MINERAL SPRINGS RD, RANSON, WV 25438
	24-990	11/15/2024	$3,500.00	319 MINERAL SPRINGS RD, RANSON, WV 25438
	24-991	11/15/2024	$4,000.00	315 MINERAL SPRINGS RD, RANSON, WV 25438
	24-995	11/12/2024	$3,500.00	112 S FAIRFAX BLVD, RANSON, WV 25438
	24-1000	11/25/2024	$15,680.00	268 SANDY BOTTOM CIR, RANSON, WV 25438
	24-1026	11/25/2024	$5,000.00	166 ELLERY ST, RANSON, WV 25438
	24-1027	11/22/2024	$4,000.00	167 ANTHEM ST, RANSON, WV 25438
	24-1034	11/25/2024	$3,500.00	171 ANTHEM ST, RANSON, WV 25438
	24-1035	11/25/2024	$3,500.00	175 ANTHEM ST, RANSON, WV 25438
	24-1036	11/25/2024	$3,500.00	179 ANTHEM ST, RANSON, WV 25438
	24-1037	11/25/2024	$3,500.00	183 ANTHEM ST, RANSON, WV 25438
	24-1038	11/25/2024	$3,500.00	187 ANTHEM ST, RANSON, WV 25438
			$181,219.00	**Total Permit Type: 38**
Commercial & Industrial	24-957	11/18/2024	$80,000.00	500 S FAIRFAX BLVD, RANSON, WV 25438
	24-1007	11/18/2024	$14,000.00	611 N MILDRED ST, RANSON, WV 25438
			$94,000.00	**Total Permit Type: 2**
Fence	24-959	11/22/2024	$3,996.00	327 NATIONAL ST, RANSON, WV 25438
	24-984	11/12/2024	$4,859.00	322 SANDY BOTTOM CIR, RANSON, WV 25438
	24-994	11/22/2024	$6,652.00	312 E 4TH AVE, RANSON, WV 25438
	24-1001	11/20/2024	$3,000.00	101 N FAIRFAX BLVD, RANSON, WV 25438
	24-1011	11/19/2024	$1,500.00	503 N PRESTON ST, RANSON, WV 25438
	24-1013	11/21/2024	$13,421.00	375 OAK LEE DR, RANSON, WV 25438
			$33,428.00	**Total Permit Type: 6**
New Construction - Residential	24-922	11/19/2024	$150,000.00	609 N FAIRFAX BLVD, RANSON, WV 25438
	24-927	11/13/2024	$402,000.00	63 JOUETT ST, RANSON, WV 25438
	24-947	11/15/2024	$159,000.00	87 ANTHEM ST, RANSON, WV 25438
	24-948	11/15/2024	$159,000.00	95 ANTHEM ST, RANSON, WV 25438
	24-958	11/15/2024	$159,000.00	91 ANTHEM ST, RANSON, WV 25438
	24-960	11/15/2024	$159,000.00	99 ANTHEM ST, RANSON, WV 25438
	24-961	11/15/2024	$159,000.00	103 ANTHEM ST, RANSON, WV 25438
	24-978	11/15/2024	$200,000.00	287 MINERAL SPRINGS RD, RANSON, WV 25438

	24-979	11/15/2024	$200,000.00	283 MINERAL SPRINGS RD, RANSON, WV 25438
	24-980	11/15/2024	$200,000.00	275 MINERAL SPRINGS RD, RANSON, WV 25438
	24-981	11/15/2024	$200,000.00	279 MINERAL SPRINGS RD, RANSON, WV 25438
	24-996	11/15/2024	$159,000.00	107 ANTHEM ST, RANSON, WV 25438
			$2,306,000.00	**Total Permit Type: 12**
Residential & Institutional	24-827	11/8/2024	$40,800.00	141 SPARKLING BROOK RD, RANSON, WV 25438
	24-921	11/20/2024	$30,000.00	134 SWAN FIELD AVE, RANSON, WV 25438
	24-975	11/4/2024	$845.00	179 OVERBROOK RD, RANSON, WV 25438
	24-976	11/1/2024	$1,076.00	127 E PARK AVE, RANSON, WV 25438
	24-982	11/13/2024	$2,500.00	300 S PRESTON ST, RANSON, WV 25438
	24-997	11/14/2024	$2,900.00	611 N MILDRED ST, RANSON, WV 25438
			$78,121.00	**Total Permit Type: 6**
Sign Permit	24-973	11/4/2024	NOT OBTAINED	112 HUNTWELL BLVD, RANSON, WV 25438
	24-1015	11/21/2024	$600.00	611 N MILDRED ST, RANSON, WV 25438
			$600.00	**Total Permit Type: 2**
			$2,693,368.00	**Total Permits: 66**

AGENDA ITEM IV.4

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **CITY MANAGER/STAFF REPORTS**

SUBJECT: Ranson Convention and Visitors Bureau Status Report - November

Staff has provided November Status Report for Ranson Convention and Visitor Bureau.

ATTACHMENTS:

CVB Directors Report - November.docx

RANSON
WV
CONVENTION AND VISITORS BUREAU

Monthly CVB Director's Report to City Manager

- Continued to work on the holiday events:

  Tree Lighting – Saturday, November 30th – completed
  Charles Town/Ranson Christmas Parade – Saturday, December 7th – completed
  Light the Cities – Voting begins December
  Letters to Santa – Emilee writes the letters, deadline for letters, December 15th.
  Pizza with Santa – Saturday, December 14th

- Ordered new Welcome to Ranson banners with city logo and new website address.
- Ordered supplies for tree lighting
- Ordered new snowflake banners
- Met with Lori with Martinsburg Journal to discuss advertising the current holiday events.
- Emailed Spirit of Jefferson for rates to advertise for the current holiday events.
- Attended Directors Meeting
- Attended CVB Board Meeting
- Attended committee meetings for Ranson Tree Lighting
- Met with representatives from WV BTA Parent Hub, to discuss volunteering at our holiday events. Helping with Pizza with Santa and showing the Grinch movie afterwards.
- Emailed several Ranson Parks & Recreation Contracts to individuals requesting to rent the civic center.
- Attended committee meeting for Charles Town/Ranson Christmas Parade
- Attended committee meetings for Pizza with Santa.
- Met with High End Production company to give a walk-through of the civic center in reference to sound equipment. Requesting quotes from several vendors.
- Ordered supplies for Pizza with Santa.
- Met with Finance Director to discuss CVB's current budget.
- Continuing to coordinate with Social Connections to finish the voiceover for the Lost History Trail.

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AGENDA ITEM IV.5

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong, Finance

ITEM TYPE: PRESENTATION

AGENDA SECTION: **CITY MANAGER/STAFF REPORTS**

SUBJECT: Finance Department Status Report- November

Staff is providing the following items for your review:

- Accounts Payable Council Report for November 2024
- General Fund Budget Report through November 2024
- Capital Improvement Fund Budget Report through November 2024

Should there be any questions or concerns regarding the data provided, please reach out directly to the Finance Director.

ATTACHMENTS:

November 2024 AP Council Report 12172024.pdf
November 2024 General Fund Budget Report 12172024.pdf
November 2024 Capital Fund Budget Report 12172024.pdf

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
10-42 TACTICAL LLC	11/15/24	MCBRIDE/WATSON SS,LS,HAT B	GENERAL FUND	POLICE DEPARTMENT	239.97
	11/15/24	MCBRIDE/WATSON SS,LS,HAT B	GENERAL FUND	POLICE DEPARTMENT	239.97
	11/15/24	MCBRIDE/WATSON SS,LS,HAT B	GENERAL FUND	POLICE DEPARTMENT	254.97
	11/15/24	MCBRIDE/WATSON SS,LS,HAT B	GENERAL FUND	POLICE DEPARTMENT	97.90
	11/15/24	MCBRIDE/WATSON SS,LS,HAT B	GENERAL FUND	POLICE DEPARTMENT	159.00
				TOTAL:	991.81
7-ELEVEN	11/15/24	STANLEY FUEL 10/10/24	GENERAL FUND	PLANNING & ZONING	41.43
	11/15/24	JENKINS FUEL 9/30/24	GENERAL FUND	POLICE DEPARTMENT	26.43
	11/15/24	LANCASTER FUEL 10/30/24	GENERAL FUND	POLICE DEPARTMENT	42.88
	11/15/24	MEACHAM FUEL 10/3-24/24	GENERAL FUND	POLICE DEPARTMENT	209.80
	11/15/24	WHEAT FUEL 10/6-12/24	GENERAL FUND	POLICE DEPARTMENT	77.26
	11/15/24	COSTELLO FUEL 10/8-15/24	GENERAL FUND	STREETS & TRANSPORT	97.81
	11/15/24	COOK FUEL 10/29/24	GENERAL FUND	STREETS & TRANSPORT	78.24
	11/15/24	BURNER FUEL 10/6/24	PARKS & RECREATION	Parks & Recreation	50.00
				TOTAL:	623.85
8X8, INC	11/08/24	PHONES OCT 24	GENERAL FUND	CITY HALL	504.48
				TOTAL:	504.48
ABC PEST CONTROL	11/15/24	PEST CONTROL NOV 24	GENERAL FUND	POLICE DEPARTMENT	30.00
				TOTAL:	30.00
AC&T CO INC	11/15/24	PT CRANES LANE 9/16/24	PARKS & RECREATION	Parks & Recreation	176.00
	11/15/24	P&R PT LANCE SLUSHER 9/16/	PARKS & RECREATION	Parks & Recreation	176.00
	11/15/24	P&R PT MF WEST END PK 9/16	PARKS & RECREATION	Parks & Recreation	176.00
				TOTAL:	528.00
ADVANCE AUTO PARTS	11/15/24	PW SCRAPER, MUFFLER MENDER	GENERAL FUND	STREETS & TRANSPORT	6.82
	11/15/24	PW SCRAPER, MUFFLER MENDER	GENERAL FUND	STREETS & TRANSPORT	6.79
				TOTAL:	13.61
AFLAC	11/07/24	AFLAC AT	GENERAL FUND	NON-DEPARTMENTAL	11.34
	11/07/24	AFLAC AT	GENERAL FUND	NON-DEPARTMENTAL	11.34
	11/07/24	AFLAC Payable B4	GENERAL FUND	NON-DEPARTMENTAL	617.04
	11/07/24	AFLAC Payable B4	GENERAL FUND	NON-DEPARTMENTAL	617.04
				TOTAL:	1,256.76
ALERT 3650 ALARM CONNECTIONS	11/15/24	CH FIRE ALARM MONT 10/1-12	GENERAL FUND	CITY HALL	90.00
	11/15/24	CH CELL MONT 10/1-12/31/24	GENERAL FUND	CITY HALL	94.50
	11/15/24	CVB CELL MONT 10/1-12/31/2	CONVENTION & VISIT	Convention Visitor Bur	94.50
				TOTAL:	279.00
AMAZON.COM	11/15/24	FALL FEST 24' CRAFTS,PRIZE	GENERAL FUND	CITY HALL	32.99
	11/15/24	FALL FEST 24' CRAFTS,PRIZE	GENERAL FUND	CITY HALL	44.97
	11/15/24	FALL FEST 24' CRAFTS,PRIZE	GENERAL FUND	CITY HALL	29.99
	11/15/24	FALL FEST 24' CRAFTS,PRIZE	GENERAL FUND	CITY HALL	25.98
	11/15/24	FALL FEST 24' CRAFTS,PRIZE	GENERAL FUND	CITY HALL	30.99
	11/15/24	FALL FEST 24' CRAFTS,PRIZE	GENERAL FUND	CITY HALL	39.96
	11/15/24	FALL FEST 24' CRAFTS,PRIZE	GENERAL FUND	CITY HALL	12.99
	11/15/24	FALL FEST 24' CRAFTS,PRIZE	GENERAL FUND	CITY HALL	19.99
	11/15/24	FALL FEST 24' CRAFTS,PRIZE	GENERAL FUND	CITY HALL	15.99
	11/15/24	FALL FEST 24' CRAFTS,PRIZE	GENERAL FUND	CITY HALL	19.99
	11/15/24	FALL FEST 24' CRAFTS,PRIZE	GENERAL FUND	CITY HALL	15.99
	11/15/24	FALL FEST 24' CRAFTS,PRIZE	GENERAL FUND	CITY HALL	12.74
	11/15/24	FALL FEST 24' CRAFTS,PRIZE	GENERAL FUND	CITY HALL	19.98

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	11/15/24	FALL FEST 24' CRAFTS,PRIZE	GENERAL FUND	CITY HALL	15.98
	11/15/24	FALL FEST 24' CRAFTS,PRIZE	GENERAL FUND	CITY HALL	41.30
	11/15/24	FALL FEST 24' SUPPLIES	GENERAL FUND	CITY HALL	27.99
	11/15/24	FALL FEST 24' SUPPLIES	GENERAL FUND	CITY HALL	23.99
	11/15/24	FALL FEST 24' SUPPLIES	GENERAL FUND	CITY HALL	19.99
	11/15/24	FALL FEST 24' SUPPLIES	GENERAL FUND	CITY HALL	21.24
	11/15/24	FALL FEST 24' SUPPLIES	GENERAL FUND	CITY HALL	55.55
	11/15/24	P&Z PAPER TOWELS	GENERAL FUND	CITY HALL	31.54
	11/15/24	3RD FLR COFFEE CUPS X100	GENERAL FUND	CITY HALL	27.48
	11/15/24	P&ZMOUSE PAD, COFFEE, SUG	GENERAL FUND	CITY HALL	17.99
	11/15/24	P&ZMOUSE PAD, COFFEE, SUG	GENERAL FUND	CITY HALL	20.89
	11/15/24	P&ZMOUSE PAD, COFFEE, SUG	GENERAL FUND	CITY HALL	74.49
	11/15/24	P&Z PENS X12	GENERAL FUND	CITY HALL	13.49
	11/15/24	PW/P&R CREAMER, CUTLERY	GENERAL FUND	CITY HALL	6.84
	11/15/24	PD COPY PAPER X3	GENERAL FUND	POLICE DEPARTMENT	155.58
	11/15/24	PD CALCULATOR ROLLS X24	GENERAL FUND	POLICE DEPARTMENT	27.90
	11/15/24	PD CALCULATOR RIBBON X6	GENERAL FUND	POLICE DEPARTMENT	16.00
	11/15/24	PW BRASS TAGS X1000	GENERAL FUND	STREETS & TRANSPORT	193.00
	11/15/24	PW/P&R CREAMER, CUTLERY	GENERAL FUND	STREETS & TRANSPORT	29.99
	11/15/24	PW/P&R CREAMER, CUTLERY	GENERAL FUND	STREETS & TRANSPORT	43.78
	11/15/24	PW/P&R CREAMER, CUTLERY	GENERAL FUND	STREETS & TRANSPORT	31.41
	11/15/24	P&R PAPER TOWELS X6 ROLLS	PARKS & RECREATION	Parks & Recreation	40.99
	11/15/24	P&R PAPERX2, BLOTTER,TB,LE	PARKS & RECREATION	Parks & Recreation	122.70
	11/15/24	P&R PAPERX2, BLOTTER,TB,LE	PARKS & RECREATION	Parks & Recreation	17.99
	11/15/24	P&R PAPERX2, BLOTTER,TB,LE	PARKS & RECREATION	Parks & Recreation	39.98
	11/15/24	P&R PAPERX2, BLOTTER,TB,LE	PARKS & RECREATION	Parks & Recreation	16.99
	11/15/24	P&R PAPERX2, BLOTTER,TB,LE	PARKS & RECREATION	Parks & Recreation	54.95
	11/15/24	P&R PAPERX2, BLOTTER,TB,LE	PARKS & RECREATION	Parks & Recreation	15.98
	11/15/24	P&R PAPERX2, BLOTTER,TB,LE	PARKS & RECREATION	Parks & Recreation	20.99
	11/15/24	P&R PAPERX2, BLOTTER,TB,LE	PARKS & RECREATION	Parks & Recreation	8.66
	11/15/24	P&R PAPERX2, BLOTTER,TB,LE	PARKS & RECREATION	Parks & Recreation	9.91
	11/15/24	P&R PRINTER X1	PARKS & RECREATION	Parks & Recreation	294.99
	11/15/24	PW/P&R CREAMER, CUTLERY	PARKS & RECREATION	Parks & Recreation	249.99
	11/15/24	FALL FEST 24' DECOR, CANDY	CONVENTION & VISIT	Convention Visitor Bur	23.98
	11/15/24	FALL FEST 24' DECOR, CANDY	CONVENTION & VISIT	Convention Visitor Bur	23.38
	11/15/24	FALL FEST 24' DECOR, CANDY	CONVENTION & VISIT	Convention Visitor Bur	23.98
	11/15/24	FALL FEST 24' DECOR, CANDY	CONVENTION & VISIT	Convention Visitor Bur	31.99
	11/15/24	FALL FEST 24' DECOR, CANDY	CONVENTION & VISIT	Convention Visitor Bur	7.99
	11/15/24	FALL FEST 24' DECOR, CANDY	CONVENTION & VISIT	Convention Visitor Bur	38.60
	11/15/24	TREE LGHT 24' HATS AND GLO	CONVENTION & VISIT	Convention Visitor Bur	76.91
	11/15/24	TREE LGHT 24' HATS & GLOVE	CONVENTION & VISIT	Convention Visitor Bur	359.75
	11/15/24	TREE LGHT 24' HATS & GLOVE	CONVENTION & VISIT	Convention Visitor Bur	55.95
	11/15/24	TREE LGHT 24' HATS & GLOVE	CONVENTION & VISIT	Convention Visitor Bur	241.76
				TOTAL:	2,997.38
AMERICAN EXPRESS - MERCH FEES	11/05/24	OCT2024 AMEX TRANSACTION F	GENERAL FUND	CITY HALL	11.72
				TOTAL:	11.72
ANDERSON TRUCK EQUIPMENT	11/21/24	SALT BOX SPRDER PARTS	GENERAL FUND	POLICE DEPARTMENT	562.00
				TOTAL:	562.00
APPLE VALLEY TIRE LLC.	11/15/24	PW #19 REPL WHEEL SENSORX2	GENERAL FUND	STREETS & TRANSPORT	130.00
	11/15/24	TIRE CHANGE X4	GENERAL FUND	STREETS & TRANSPORT	154.00
				TOTAL:	284.00
APPLE VALLEY WASTE	11/15/24	PW TRASH P/U SEP 24	GENERAL FUND	STREETS & TRANSPORT	1,158.76

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	1,158.76
ARBYS	11/15/24	LANCASTER PD ACDM MEAL 10/	GENERAL FUND	POLICE DEPARTMENT	7.42
				TOTAL:	7.42
AUTO ZONE	11/15/24	PW #33 METAL STRAP KIT/CLA	GENERAL FUND	STREETS & TRANSPORT	10.38
	11/15/24	PW #33 METAL STRAP KIT/CLA	GENERAL FUND	STREETS & TRANSPORT	3.49
	11/15/24	PW #33 METAL STRAP KIT/CLA	GENERAL FUND	STREETS & TRANSPORT	6.98
	11/15/24	PW #33 FUSES,CONDUIT,GAUGE	GENERAL FUND	STREETS & TRANSPORT	8.90
	11/15/24	PW #33 FUSES,CONDUIT,GAUGE	GENERAL FUND	STREETS & TRANSPORT	3.39
	11/15/24	PW #33 FUSES,CONDUIT,GAUGE	GENERAL FUND	STREETS & TRANSPORT	9.58
	11/15/24	PW #33 FUSES,CONDUIT,GAUGE	GENERAL FUND	STREETS & TRANSPORT	45.99
	11/15/24	PW #33 FUSES,CONDUIT,GAUGE	GENERAL FUND	STREETS & TRANSPORT	38.99
	11/15/24	PW DIESEL FUEL COND, SUPP,	GENERAL FUND	STREETS & TRANSPORT	23.99
	11/15/24	PW DIESEL FUEL COND, SUPP,	GENERAL FUND	STREETS & TRANSPORT	28.78
	11/15/24	PW DIESEL FUEL COND, SUPP,	GENERAL FUND	STREETS & TRANSPORT	5.75
	11/15/24	PW SOCKET SETS, WKLIGHT, M	GENERAL FUND	STREETS & TRANSPORT	33.59
	11/15/24	PW SOCKET SETS, WKLIGHT, M	GENERAL FUND	STREETS & TRANSPORT	15.29
	11/15/24	PW SOCKET SETS, WKLIGHT, M	GENERAL FUND	STREETS & TRANSPORT	15.29
	11/15/24	PW SOCKET SETS, WKLIGHT, M	GENERAL FUND	STREETS & TRANSPORT	29.99
	11/15/24	PW #33 EXHAUST CLAMP X2	GENERAL FUND	STREETS & TRANSPORT	6.98
				TOTAL:	287.36
AXON ENTERPRISE INC	11/21/24	FY25 BODY WORN CAM CONT	GENERAL FUND	POLICE DEPARTMENT	649.25
	11/21/24	FY25 BODY WORN CAM CONT	GENERAL FUND	POLICE DEPARTMENT	4,419.67
	11/21/24	FY25 BODY WORN CAM CONT	GENERAL FUND	POLICE DEPARTMENT	3,447.60
	11/21/24	FY25 BODY WORN CAM CONT	GENERAL FUND	POLICE DEPARTMENT	169.80
	11/21/24	FY25 BODY WORN CAM CONT	GENERAL FUND	POLICE DEPARTMENT	1,170.00
	11/21/24	FY25 BODY WORN CAM CONT	GENERAL FUND	POLICE DEPARTMENT	1,106.70
	11/21/24	FY25 BODY WORN CAM CONT	GENERAL FUND	POLICE DEPARTMENT	2,005.31
	11/21/24	PD NEW CAR CAMS X2	CAPITAL IMPROVEMEN	PUBLIC SAFETY	19,369.22
				TOTAL:	32,337.55
BCN TELECOM INC	11/20/24	INTERNET NOV 24	GENERAL FUND	CITY HALL	524.24
	11/20/24	INTERNET NOV 24	GENERAL FUND	POLICE DEPARTMENT	161.90
	11/20/24	INTERNET NOV 24	GENERAL FUND	STREETS & TRANSPORT	149.40
	11/20/24	INTERNET NOV 24	PARKS & RECREATION	Parks & Recreation	190.90
	11/20/24	INTERNET NOV 24	CONVENTION & VISIT	Convention Visitor Bur	149.40
				TOTAL:	1,175.84
BLUERIDGE HOSPICE	11/15/24	FALL FEST 24' FAKE PUMPKIN	CONVENTION & VISIT	Convention Visitor Bur	11.58
				TOTAL:	11.58
BP	11/15/24	MCBRIDE FUEL 9/30-10/16/24	GENERAL FUND	POLICE DEPARTMENT	68.72
	11/15/24	BLACK FUEL 10/1-10/29/24	GENERAL FUND	POLICE DEPARTMENT	391.13
	11/15/24	SWARTZ FUEL 10/3-25/24	GENERAL FUND	POLICE DEPARTMENT	195.49
	11/15/24	WATSON FUEL 10/8-25/24	GENERAL FUND	POLICE DEPARTMENT	271.47
	11/15/24	HOSBY-BROWN FUEL 10/2-25/2	GENERAL FUND	POLICE DEPARTMENT	271.19
	11/15/24	PORTNER FUEL 9/30-10/29/24	GENERAL FUND	POLICE DEPARTMENT	292.13
	11/15/24	MEACHAM FUEL 10/29/24	GENERAL FUND	POLICE DEPARTMENT	31.54
	11/15/24	WHEAT FUEL 10/2-19/24	GENERAL FUND	POLICE DEPARTMENT	219.88
				TOTAL:	1,741.55
BREEZY HR INC	11/15/24	HR CONSULTING 10/20-11/20/	GENERAL FUND	CITY ADMINISTRATION	189.00
				TOTAL:	189.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
BUREAU FOR CHILD SUPPORT ENFORCEMENT	11/08/24	# 438446	GENERAL FUND	NON-DEPARTMENTAL	164.77
	11/22/24	# 438446	GENERAL FUND	NON-DEPARTMENTAL	164.77
	11/08/24	CASE ID #455252	GENERAL FUND	NON-DEPARTMENTAL	198.00
	11/22/24	CASE ID #455252	GENERAL FUND	NON-DEPARTMENTAL	198.00
				TOTAL:	725.54
BURGER KING	11/15/24	LANCASTER PD ACDMY MEAL 10	GENERAL FUND	POLICE DEPARTMENT	8.47
				TOTAL:	8.47
BURR PARK LIBERTY	11/15/24	ROBERTS FUEL 10/2-23/24	GENERAL FUND	POLICE DEPARTMENT	204.03
	11/15/24	LUTMAN FUEL 10/24/24	GENERAL FUND	POLICE DEPARTMENT	43.63
	11/15/24	LYNCH FUEL 10/13-27/24	GENERAL FUND	POLICE DEPARTMENT	108.37
				TOTAL:	356.03
CAN AM COATINGS	11/15/24	P&R PAINT X5	PARKS & RECREATION	Parks & Recreation	603.01
				TOTAL:	603.01
CANVA	11/15/24	CVB 1 YEAR MEMBERSHIP	CONVENTION & VISIT	Convention Visitor Bur	120.00
				TOTAL:	120.00
CAROLINA FLAG & BANNER	11/15/24	CITY FLAGS (10)	GENERAL FUND	CITY ADMINISTRATION	200.00
	11/15/24	CITY FLAGS (10)	GENERAL FUND	CITY ADMINISTRATION	259.50
				TOTAL:	459.50
CERTIFIED TRAINING INSTITUTE	11/15/24	R HAWKINS WEED CONTROL TES	GENERAL FUND	STREETS & TRANSPORT	63.00
				TOTAL:	63.00
CHARLES TOWN AUTO WASH	11/15/24	P&Z #22 CAR WASH	GENERAL FUND	PLANNING & ZONING	13.00
				TOTAL:	13.00
CHARLES TOWN UTILITIES GENERAL FUND	11/15/24	WATER 8/15-9/15/24	GENERAL FUND	CITY HALL	163.37
	11/15/24	WATER 8/15-9/15/24	GENERAL FUND	POLICE DEPARTMENT	56.16
	11/15/24	WATER 8/15-9/15/24	GENERAL FUND	STREETS & TRANSPORT	249.81
	11/15/24	WATER 8/15-9/15/24	GENERAL FUND	STREETS & TRANSPORT	56.16
	11/15/24	WATER 8/15-9/15/24	GENERAL FUND	STREET LIGHTS	56.16
	11/15/24	P&R WATER 8/15-9/15/24	PARKS & RECREATION	Parks & Recreation	290.17
	11/15/24	P&R WATER 8/15-9/15/24	PARKS & RECREATION	Parks & Recreation	56.16
	11/15/24	MF SEWER 8/30-9/30/24	PARKS & RECREATION	Parks & Recreation	30.48
	11/15/24	CVB WATER 8/15-9/15/24	CONVENTION & VISIT	Convention Visitor Bur	61.78
				TOTAL:	1,020.25
CHATGPT SUBSCRIPTION	11/15/24	WILT OPEN AI SUB 10/24	GENERAL FUND	CITY ADMINISTRATION	21.40
				TOTAL:	21.40
CITGO	11/15/24	LANCASTER FUEL 9/29/24	GENERAL FUND	POLICE DEPARTMENT	50.84
	11/15/24	C SILVEOUS FUEL 10/11/24	GENERAL FUND	STREETS & TRANSPORT	109.23
				TOTAL:	160.07
CIVICPLUS	11/08/24	OL HSTING 10/4/24-9/30/25	GENERAL FUND	CITY ADMINISTRATION	945.00
				TOTAL:	945.00
COMPLETE DOCUMENT SOLUTIONS, CENTRAL P	11/15/24	CH COP CONT 10/24-OVGS 9/2	GENERAL FUND	CITY HALL	33.08
	11/15/24	CH COP CONT 10/24-OVGS 9/2	GENERAL FUND	CITY HALL	218.65
	11/15/24	PW COPIER OVGS 9/1-30/24	GENERAL FUND	STREETS & TRANSPORT	2.19
	11/15/24	CVB COP CONT 10/24-OVG 9/2	CONVENTION & VISIT	Convention Visitor Bur	13.23
	11/15/24	CVB COP CONT 10/24-OVG 9/2	CONVENTION & VISIT	Convention Visitor Bur	51.01

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	318.16
CONSTANT CONTACT	11/15/24	EMAIL ADS OCT 24	CONVENTION & VISIT	Convention Visitor Bur	119.00
				TOTAL:	119.00
CORPORATION OF RANSON	11/21/24	FY2025 Q1 REIMB	CAPITAL IMPROVEMEN	NON-DEPARTMENTAL	73,863.93
				TOTAL:	73,863.93
CREAMERS TIRE & AUTO SERVICE CENTER	11/15/24	PD#8 MOUNT TIRES (4)	GENERAL FUND	POLICE DEPARTMENT	218.35
	11/15/24	PD #5 MOUNT/BALANCE TIRE	GENERAL FUND	POLICE DEPARTMENT	38.60
				TOTAL:	256.95
DEPARTMENT OF TAX & REVENUE	11/22/24	WV State Withholding	GENERAL FUND	NON-DEPARTMENTAL	4,352.00
	11/22/24	WV State Withholding	GENERAL FUND	NON-DEPARTMENTAL	187.00
	11/22/24	WV State Withholding	GENERAL FUND	NON-DEPARTMENTAL	5,208.00
	11/22/24	WV State Withholding	GENERAL FUND	NON-DEPARTMENTAL	13.00
				TOTAL:	9,760.00
DIRTY GIRL	11/20/24	CLEANING 10/30-11/11/24	GENERAL FUND	CITY HALL	800.00
	11/08/24	CLEANING OCT 24	GENERAL FUND	CITY HALL	400.00
	11/20/24	CLEANING 10/30-11/11/24	GENERAL FUND	POLICE DEPARTMENT	251.00
	11/08/24	CLEANING OCT 24	GENERAL FUND	POLICE DEPARTMENT	125.50
	11/20/24	CLEANING 10/30-11/11/24	GENERAL FUND	STREETS & TRANSPORT	150.00
	11/08/24	CLEANING OCT 24	GENERAL FUND	STREETS & TRANSPORT	125.50
	11/20/24	CLEANING 10/30-11/11/24	PARKS & RECREATION	Parks & Recreation	400.00
	11/08/24	CLEANING OCT 24	PARKS & RECREATION	Parks & Recreation	300.00
	11/20/24	CLEANING 10/30-11/11/24	CONVENTION & VISIT	Convention Visitor Bur	150.00
	11/08/24	CLEANING OCT 24	CONVENTION & VISIT	Convention Visitor Bur	200.00
				TOTAL:	2,902.00
DL MORGAN JR INC	11/15/24	4TH AVE SIDEWALKS CONCRETE	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	1,381.00
				TOTAL:	1,381.00
DOLLAR TREE	11/15/24	FALL FEST 24' TABLE CLOTHS	CONVENTION & VISIT	Convention Visitor Bur	26.75
	11/15/24	FALL FEST 24' PRIZES, PENC	CONVENTION & VISIT	Convention Visitor Bur	133.00
	11/15/24	FALL FEST 24' DECOR, TABLE	CONVENTION & VISIT	Convention Visitor Bur	122.50
	11/15/24	FALL FEST 24' CARVING KITS	CONVENTION & VISIT	Convention Visitor Bur	93.75
	11/15/24	FALL FEST 24' CRAFT SUPPLI	CONVENTION & VISIT	Convention Visitor Bur	140.25
	11/15/24	FALL FEST 24' PIC FRAMES	CONVENTION & VISIT	Convention Visitor Bur	23.75
				TOTAL:	540.00
ETS CORPORATION	11/04/24	OCT2024 MERCH FEES - CITY	GENERAL FUND	CITY HALL	169.13
	11/04/24	OCT2024 MERCH FEES - MGO C	GENERAL FUND	CITY HALL	1,409.69
				TOTAL:	1,578.82
FIRST WATCH	11/15/24	LANCASTER PD ACDY MEAL 10/	GENERAL FUND	POLICE DEPARTMENT	13.90
				TOTAL:	13.90
FISHER AUTO PARTS INC	11/15/24	PD #8 BRK FLD/ AIR FILTER	GENERAL FUND	POLICE DEPARTMENT	9.48
	11/15/24	PD #8 BRK FLD/ AIR FILTER	GENERAL FUND	POLICE DEPARTMENT	20.36
	11/15/24	PD #23 YELLOW COOLANT (2)	GENERAL FUND	POLICE DEPARTMENT	33.96
	11/15/24	PD #8 BRK PAD SET/ROTORS	GENERAL FUND	POLICE DEPARTMENT	63.39
	11/15/24	PD #8 BRK PAD SET/ROTORS	GENERAL FUND	POLICE DEPARTMENT	72.37
	11/15/24	PD #8 BRK PAD SET/ROTORS	GENERAL FUND	POLICE DEPARTMENT	110.98
	11/15/24	PD #8 BRK PAD SET/ROTORS	GENERAL FUND	POLICE DEPARTMENT	104.90
	11/15/24	PW #32 FRONT WHEEL OIL (2)	GENERAL FUND	STREETS & TRANSPORT	17.90

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	433.34
FIVE BELOW	11/15/24	FALL FEST 24' SUPPLIES	GENERAL FUND	STREETS & TRANSPORT	4.00
	11/15/24	FALL FEST 24' SUPPLIES	GENERAL FUND	STREETS & TRANSPORT	30.00
	11/15/24	FALL FEST 24' SUPPLIES	GENERAL FUND	STREETS & TRANSPORT	18.00
	11/15/24	FALL FEST 24' SUPPLIES	GENERAL FUND	STREETS & TRANSPORT	5.00
	11/15/24	FALL FEST 24' SUPPLIES	GENERAL FUND	STREETS & TRANSPORT	5.00
	11/15/24	FALL FEST 24' SUPPLIES	GENERAL FUND	STREETS & TRANSPORT	8.62
				TOTAL:	70.62
FRESH FOLDED LAUNDRY	11/15/24	TABLECLOTHS CLEANED	CONVENTION & VISIT	Convention Visitor Bur	21.15
				TOTAL:	21.15
FRONTIER	11/08/24	CH FIRE ALARM NOV 24	GENERAL FUND	CITY HALL	118.90
	11/08/24	CH FAX LINE NOV 24	GENERAL FUND	CITY HALL	120.06
	11/20/24	TRIFECT PL ALARM NOV 24	GENERAL FUND	CITY HALL	163.94
	11/20/24	CH ELEVATOR NOV 24	GENERAL FUND	CITY HALL	95.94
	11/21/24	PD FAX LINE OCT 24	GENERAL FUND	POLICE DEPARTMENT	165.64
	11/21/24	PD FAX LINE NOV 24	GENERAL FUND	POLICE DEPARTMENT	180.81
				TOTAL:	845.29
GALLS INC	11/15/24	LYNCH/MCBRIDGE BOOTS/INSIG	GENERAL FUND	POLICE DEPARTMENT	17.00
	11/15/24	LYNCH/MCBRIDGE BOOTS/INSIG	GENERAL FUND	POLICE DEPARTMENT	157.99
	11/15/24	PD NAMEPLATE/LETTERS	GENERAL FUND	POLICE DEPARTMENT	11.70
	11/15/24	PD NAMEPLATE/LETTERS	GENERAL FUND	POLICE DEPARTMENT	33.98
	11/15/24	PD TACTICAL VEST	GENERAL FUND	POLICE DEPARTMENT	95.94
	11/15/24	PD NAMEPLATE/LTRS/BDY ARMO	GENERAL FUND	POLICE DEPARTMENT	11.70
	11/15/24	PD NAMEPLATE/LTRS/BDY ARMO	GENERAL FUND	POLICE DEPARTMENT	26.99
	11/15/24	PD NAMEPLATE/LTRS/BDY ARMO	GENERAL FUND	POLICE DEPARTMENT	642.25
				TOTAL:	997.55
GOLDEN RULE CREATIONS	11/15/24	PD SHOULDER EMBLEMS X200	GENERAL FUND	POLICE DEPARTMENT	374.52
				TOTAL:	374.52
HARBOR FREIGHT TOOLS	11/15/24	PW MAG LGHT, FLEX TOOL, WR	GENERAL FUND	STREETS & TRANSPORT	29.99
	11/15/24	PW MAG LGHT, FLEX TOOL, WR	GENERAL FUND	STREETS & TRANSPORT	19.99
	11/15/24	PW MAG LGHT, FLEX TOOL, WR	GENERAL FUND	STREETS & TRANSPORT	11.99
	11/15/24	PW MAG LGHT, FLEX TOOL, WR	GENERAL FUND	STREETS & TRANSPORT	9.99
	11/15/24	PW MAG LGHT, FLEX TOOL, WR	GENERAL FUND	STREETS & TRANSPORT	24.99
	11/15/24	PW MAG LGHT, FLEX TOOL, WR	GENERAL FUND	STREETS & TRANSPORT	24.99
	11/15/24	PW BRINE TANK TIE DOWNS,CH	GENERAL FUND	STREETS & TRANSPORT	85.98
	11/15/24	PW BRINE TANK TIE DOWNS,CH	GENERAL FUND	STREETS & TRANSPORT	69.98
				TOTAL:	277.90
HDL COMPANIES	11/20/24	B&O COLLECTIONS OCT 24	GENERAL FUND	CITY HALL	1,879.43
				TOTAL:	1,879.43
HOLIDAY EXPRESS MORGANTOWN WV	11/15/24	HUTCHERSON TRNG HOTEL 10/1	GENERAL FUND	POLICE DEPARTMENT	107.00
				TOTAL:	107.00
HOME DEPOT	11/15/24	CH EXT SOFFIT REPAIR	GENERAL FUND	CITY HALL	85.00
	11/15/24	CH EXT SOFFIT REPAIR	GENERAL FUND	CITY HALL	26.67
	11/15/24	TRIFECTA PL DRYWALL, TAPE	GENERAL FUND	CITY HALL	234.80
	11/15/24	TRIFECTA PL DRYWALL, TAPE	GENERAL FUND	CITY HALL	25.98
	11/15/24	TRIFECTA PL DRYWALL, TAPE	GENERAL FUND	CITY HALL	22.25
	11/15/24	TRIFECTA PL DRYWALL, TAPE	GENERAL FUND	CITY HALL	3.67

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	11/15/24	TRIFECTA PL DRYWALL, TAPE	GENERAL FUND	CITY HALL	13.04
	11/15/24	TRIFECTA PL DRYWALL, KNIFE	GENERAL FUND	CITY HALL	15.57
	11/15/24	TRIFECTA PL DRYWALL TOOLS	GENERAL FUND	CITY HALL	32.46
	11/15/24	TRIFECTA PL DRYWALL CAULK	GENERAL FUND	CITY HALL	42.75
	11/15/24	TRIFECTA PL NAILS & ANCHOR	GENERAL FUND	CITY HALL	51.26
	11/15/24	TRIFECTA PL LUMBER&SUPPLIE	GENERAL FUND	CITY HALL	24.94
	11/15/24	TRIFECTA PL LUMBER&SUPPLIE	GENERAL FUND	CITY HALL	154.00
	11/15/24	TRIFECTA PL LUMBER&SUPPLIE	GENERAL FUND	CITY HALL	48.72
	11/15/24	TRIFECTA PL LUMBER&SUPPLIE	GENERAL FUND	CITY HALL	43.84
	11/15/24	TRIFECTA PL LUMBER&SUPPLIE	GENERAL FUND	CITY HALL	261.45
	11/15/24	TRIFECTA PL 4X8 PLYWOOD X1	GENERAL FUND	CITY HALL	447.95
	11/15/24	115 ST MULCH X6/FLASHLGT X	GENERAL FUND	STREETS & TRANSPORT	19.98
	11/15/24	115 ST MULCH X6/FLASHLGT X	GENERAL FUND	STREETS & TRANSPORT	29.94
	11/15/24	CONCRETE, WASHER, BLK TP P	GENERAL FUND	STREETS & TRANSPORT	39.74
	11/15/24	CONCRETE, WASHER, BLK TP P	GENERAL FUND	STREETS & TRANSPORT	19.80
	11/15/24	CONCRETE, WASHER, BLK TP P	GENERAL FUND	STREETS & TRANSPORT	34.30
	11/15/24	ZINC WASHER, SCREWS	GENERAL FUND	STREETS & TRANSPORT	19.80
	11/15/24	ZINC WASHER, SCREWS	GENERAL FUND	STREETS & TRANSPORT	15.93
	11/15/24	GLOSS BLACK PAINT X3	GENERAL FUND	STREETS & TRANSPORT	19.44
	11/15/24	TAPE, PHOTO CELL, WINGNUTS	GENERAL FUND	STREETS & TRANSPORT	14.98
	11/15/24	TAPE, PHOTO CELL, WINGNUTS	GENERAL FUND	STREETS & TRANSPORT	41.96
	11/15/24	TAPE, PHOTO CELL, WINGNUTS	GENERAL FUND	STREETS & TRANSPORT	12.98
	11/15/24	TAPE, PHOTO CELL, WINGNUTS	GENERAL FUND	STREETS & TRANSPORT	7.92
	11/15/24	CARBIDE BIT	GENERAL FUND	STREETS & TRANSPORT	20.32
	11/15/24	SWIVEL BOLTS X4	GENERAL FUND	STREETS & TRANSPORT	19.68
	11/15/24	NYLON ROPE, GLOVES	GENERAL FUND	STREETS & TRANSPORT	62.94
	11/15/24	NYLON ROPE, GLOVES	GENERAL FUND	STREETS & TRANSPORT	14.57
	11/15/24	POLY ROPE X2	GENERAL FUND	STREETS & TRANSPORT	37.96
	11/15/24	ROOFING CAP, POLY SHEETING	GENERAL FUND	STREETS & TRANSPORT	11.53
	11/15/24	ROOFING CAP, POLY SHEETING	GENERAL FUND	STREETS & TRANSPORT	7.98
	11/15/24	ROOFING CAP, POLY SHEETING	GENERAL FUND	STREETS & TRANSPORT	59.48
	11/15/24	PW CABLE TIES X100	GENERAL FUND	STREETS & TRANSPORT	10.98
	11/15/24	SPRAY PAINT X1	GENERAL FUND	STREETS & TRANSPORT	8.48
	11/15/24	METAL FENCING	GENERAL FUND	STREETS & TRANSPORT	222.67
	11/15/24	SIDEWALK REBAR X10	GENERAL FUND	STREETS & TRANSPORT	35.00
	11/15/24	PW BLDG TRIM AND SCREWS	GENERAL FUND	STREETS & TRANSPORT	265.44
	11/15/24	PW BLDG TRIM AND SCREWS	GENERAL FUND	STREETS & TRANSPORT	17.98
	11/15/24	PW BLDG TRIM AND SCREWS	GENERAL FUND	STREETS & TRANSPORT	12.56
	11/15/24	PW BLDG TRIM AND SCREWS	GENERAL FUND	STREETS & TRANSPORT	26.64
	11/15/24	PW BLDG TRIM NAILS	GENERAL FUND	STREETS & TRANSPORT	8.47
	11/15/24	METAL FENCING RETURN	GENERAL FUND	STREETS & TRANSPORT	111.33-
	11/15/24	PW SCREWS & BRACES	GENERAL FUND	STREETS & TRANSPORT	10.30
	11/15/24	TRIFECTA PL DRYWALL, KNIFE	GENERAL FUND	STREETS & TRANSPORT	10.97
	11/15/24	TRIFECTA PL LUMBER&SUPPLIE	GENERAL FUND	STREETS & TRANSPORT	22.00
	11/15/24	TRIFECTA PL LUMBER&SUPPLIE	GENERAL FUND	STREETS & TRANSPORT	124.00
	11/15/24	TRIFECTA PL LUMBER&SUPPLIE	GENERAL FUND	STREETS & TRANSPORT	29.96
	11/15/24	TRIFECTA PL LUMBER&SUPPLIE	GENERAL FUND	STREETS & TRANSPORT	5.00
	11/15/24	PW SAE/MET RATCHET/SOCKET	GENERAL FUND	STREETS & TRANSPORT	99.00
	11/15/24	FALL FEST 24' ANIMATRONICS	CONVENTION & VISIT	Convention Visitor Bur	111.00
	11/15/24	FALL FEST 24' ANIMATRONICS	CONVENTION & VISIT	Convention Visitor Bur	282.15
	11/15/24	FALL FEST 24' ANIMATRONICS	CONVENTION & VISIT	Convention Visitor Bur	24.98
	11/15/24	FALL FEST 24' ANIMATRONICS	CONVENTION & VISIT	Convention Visitor Bur	45.98
	11/15/24	FALL FEST 24' ANIMATRONICS	CONVENTION & VISIT	Convention Visitor Bur	45.98
	11/15/24	TOTES FOR FALL FEST STORAG	CONVENTION & VISIT	Convention Visitor Bur	39.92
				TOTAL:	3,393.71

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
HOME TEAM PEST DEFENSE	11/15/24	CH PEST CONTROL OCT 24	GENERAL FUND	CITY HALL	248.90
	11/15/24	PW PEST CONTROL OCT 24	GENERAL FUND	STREETS & TRANSPORT	72.20
				TOTAL:	321.10
HORIZON GOODWILL	11/15/24	FALL FEST 24' DECOR	CONVENTION & VISIT	Convention Visitor Bur	37.92
				TOTAL:	37.92
ICMA	11/15/24	WILT MEMBERSHIP FY25	GENERAL FUND	CITY ADMINISTRATION	625.00
				TOTAL:	625.00
INTERNAL REVENUE SERVICE	11/08/24	Federal Withholding	GENERAL FUND	NON-DEPARTMENTAL	11,221.93
	11/07/24	Federal Withholding	GENERAL FUND	NON-DEPARTMENTAL	564.80
	11/22/24	Federal Withholding	GENERAL FUND	NON-DEPARTMENTAL	12,412.87
	11/20/24	Federal Withholding	GENERAL FUND	NON-DEPARTMENTAL	25.85
	11/08/24	Social Security Payable	GENERAL FUND	NON-DEPARTMENTAL	7,663.76
	11/07/24	Social Security Payable	GENERAL FUND	NON-DEPARTMENTAL	298.09
	11/22/24	Social Security Payable	GENERAL FUND	NON-DEPARTMENTAL	1,419.98
	11/22/24	Social Security Payable	GENERAL FUND	NON-DEPARTMENTAL	8,166.88
	11/20/24	Social Security Payable	GENERAL FUND	NON-DEPARTMENTAL	30.33
	11/08/24	Medicare Payable	GENERAL FUND	NON-DEPARTMENTAL	1,792.31
	11/07/24	Medicare Payable	GENERAL FUND	NON-DEPARTMENTAL	69.72
	11/22/24	Medicare Payable	GENERAL FUND	NON-DEPARTMENTAL	332.07
	11/22/24	Medicare Payable	GENERAL FUND	NON-DEPARTMENTAL	1,909.95
	11/20/24	Medicare Payable	GENERAL FUND	NON-DEPARTMENTAL	7.09
	11/22/24	Social Security Payable	GENERAL FUND	MAYOR'S OFFICE	62.00
	11/22/24	Medicare Payable	GENERAL FUND	MAYOR'S OFFICE	14.50
	11/22/24	Social Security Payable	GENERAL FUND	CITY COUNCIL	310.02
	11/22/24	Medicare Payable	GENERAL FUND	CITY COUNCIL	72.48
	11/08/24	Social Security Payable	GENERAL FUND	CITY ADMINISTRATION	579.20
	11/22/24	Social Security Payable	GENERAL FUND	CITY ADMINISTRATION	100.71
	11/22/24	Social Security Payable	GENERAL FUND	CITY ADMINISTRATION	579.20
	11/08/24	Medicare Payable	GENERAL FUND	CITY ADMINISTRATION	135.46
	11/22/24	Medicare Payable	GENERAL FUND	CITY ADMINISTRATION	23.55
	11/22/24	Medicare Payable	GENERAL FUND	CITY ADMINISTRATION	135.46
	11/22/24	Social Security Payable	GENERAL FUND	POLICE JUDGE'S OFFICE	50.34
	11/22/24	Social Security Payable	GENERAL FUND	POLICE JUDGE'S OFFICE	117.80
	11/22/24	Medicare Payable	GENERAL FUND	POLICE JUDGE'S OFFICE	11.79
	11/22/24	Medicare Payable	GENERAL FUND	POLICE JUDGE'S OFFICE	27.55
	11/08/24	Social Security Payable	GENERAL FUND	PLANNING & ZONING	880.49
	11/22/24	Social Security Payable	GENERAL FUND	PLANNING & ZONING	167.85
	11/22/24	Social Security Payable	GENERAL FUND	PLANNING & ZONING	860.08
	11/08/24	Medicare Payable	GENERAL FUND	PLANNING & ZONING	205.92
	11/22/24	Medicare Payable	GENERAL FUND	PLANNING & ZONING	39.25
	11/22/24	Medicare Payable	GENERAL FUND	PLANNING & ZONING	201.15
	11/08/24	Social Security Payable	GENERAL FUND	CITY HALL	616.26
	11/22/24	Social Security Payable	GENERAL FUND	CITY HALL	134.28
	11/22/24	Social Security Payable	GENERAL FUND	CITY HALL	616.26
	11/08/24	Medicare Payable	GENERAL FUND	CITY HALL	144.12
	11/22/24	Medicare Payable	GENERAL FUND	CITY HALL	31.40
	11/22/24	Medicare Payable	GENERAL FUND	CITY HALL	144.12
	11/08/24	Social Security Payable	GENERAL FUND	POLICE DEPARTMENT	4,016.73
	11/07/24	Social Security Payable	GENERAL FUND	POLICE DEPARTMENT	298.09
	11/22/24	Social Security Payable	GENERAL FUND	POLICE DEPARTMENT	704.97
	11/22/24	Social Security Payable	GENERAL FUND	POLICE DEPARTMENT	4,262.52
	11/08/24	Medicare Payable	GENERAL FUND	POLICE DEPARTMENT	939.39
	11/07/24	Medicare Payable	GENERAL FUND	POLICE DEPARTMENT	69.72

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	11/22/24	Medicare Payable	GENERAL FUND	POLICE DEPARTMENT	164.85
	11/22/24	Medicare Payable	GENERAL FUND	POLICE DEPARTMENT	996.87
	11/08/24	Social Security Payable	GENERAL FUND	POLICE SPECIAL DUTY	55.80
	11/22/24	Social Security Payable	GENERAL FUND	POLICE SPECIAL DUTY	26.84
	11/22/24	Social Security Payable	GENERAL FUND	POLICE SPECIAL DUTY	55.80
	11/08/24	Medicare Payable	GENERAL FUND	POLICE SPECIAL DUTY	13.04
	11/22/24	Medicare Payable	GENERAL FUND	POLICE SPECIAL DUTY	6.28
	11/22/24	Medicare Payable	GENERAL FUND	POLICE SPECIAL DUTY	13.04
	11/08/24	Social Security Payable	GENERAL FUND	STREETS & TRANSPORT	1,515.28
	11/22/24	Social Security Payable	GENERAL FUND	STREETS & TRANSPORT	234.99
	11/22/24	Social Security Payable	GENERAL FUND	STREETS & TRANSPORT	1,303.20
	11/20/24	Social Security Payable	GENERAL FUND	STREETS & TRANSPORT	30.33
	11/08/24	Medicare Payable	GENERAL FUND	STREETS & TRANSPORT	354.38
	11/22/24	Medicare Payable	GENERAL FUND	STREETS & TRANSPORT	54.95
	11/22/24	Medicare Payable	GENERAL FUND	STREETS & TRANSPORT	304.78
	11/20/24	Medicare Payable	GENERAL FUND	STREETS & TRANSPORT	7.09
				TOTAL:	67,605.81
INTERNATIONAL CODE COUNCIL	11/15/24	STANLEY MG LEGAL EXAM	GENERAL FUND	PLANNING & ZONING	160.00
				TOTAL:	160.00
JACKSON CONCRETE CORP	11/15/24	4THREYMANN ST SIDEWALKS	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	3,500.00
				TOTAL:	3,500.00
JACQUELINE C SHADLE, COUNTY CLERK	11/08/24	DEED&PLAT BOOK OCT 24	GENERAL FUND	PLANNING & ZONING	2.50
	11/08/24	DEED&PLAT BOOK OCT 24	GENERAL FUND	PLANNING & ZONING	8.50
				TOTAL:	11.00
JC KUNKLE & ASSOCIATES INC	11/15/24	FY22 COMP STMTS	GENERAL FUND	CITY HALL	18,500.00
				TOTAL:	18,500.00
JEFFERSON COUNTY CHAMBER OF COMMERCE,	11/15/24	RA NOV 24 GRATITUDE&GROWTH	GENERAL FUND	PLANNING & ZONING	27.00
				TOTAL:	27.00
JEFFERSON COUNTY EMERGENCY COMMUNICATI	11/08/24	CAD HOTSPOT 7/6-8/5/24	GENERAL FUND	POLICE DEPARTMENT	404.79
				TOTAL:	404.79
JEFFERSON COUNTY CVB	11/08/24	HOTEL TX COL OCT 2024	GENERAL FUND	INVALID DEPARTMENT	21,264.75
				TOTAL:	21,264.75
JEFFERSON SECURITY BANK	11/08/24	Christmas Club	GENERAL FUND	NON-DEPARTMENTAL	630.00
	11/22/24	Christmas Club	GENERAL FUND	NON-DEPARTMENTAL	630.00
				TOTAL:	1,260.00
JOHN HANCOCK	11/08/24	457b payment	GENERAL FUND	NON-DEPARTMENTAL	7,754.49
	11/22/24	457b payment	GENERAL FUND	NON-DEPARTMENTAL	7,818.24
	11/08/24	Ret OVT Contribution	GENERAL FUND	NON-DEPARTMENTAL	402.66
	11/22/24	Ret OVT Contribution	GENERAL FUND	NON-DEPARTMENTAL	215.56
	11/08/24	ROTH 457b Payment	GENERAL FUND	NON-DEPARTMENTAL	656.18
	11/22/24	ROTH 457b Payment	GENERAL FUND	NON-DEPARTMENTAL	656.18
	11/08/24	401a Payment	GENERAL FUND	CITY ADMINISTRATION	447.00
	11/22/24	401a Payment	GENERAL FUND	CITY ADMINISTRATION	447.00
	11/08/24	457b payment	GENERAL FUND	CITY ADMINISTRATION	447.00
	11/22/24	457b payment	GENERAL FUND	CITY ADMINISTRATION	447.00
	11/08/24	401a Payment	GENERAL FUND	PLANNING & ZONING	672.38
	11/22/24	401a Payment	GENERAL FUND	PLANNING & ZONING	672.38

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	11/08/24	457b payment	GENERAL FUND	PLANNING & ZONING	523.15
	11/22/24	457b payment	GENERAL FUND	PLANNING & ZONING	523.15
	11/08/24	401a Payment	GENERAL FUND	CITY HALL	478.20
	11/22/24	401a Payment	GENERAL FUND	CITY HALL	478.20
	11/08/24	457b payment	GENERAL FUND	CITY HALL	375.58
	11/22/24	457b payment	GENERAL FUND	CITY HALL	375.58
	11/08/24	401a Payment	GENERAL FUND	POLICE DEPARTMENT	2,821.00
	11/22/24	401a Payment	GENERAL FUND	POLICE DEPARTMENT	2,897.46
	11/08/24	457b payment	GENERAL FUND	POLICE DEPARTMENT	2,560.72
	11/22/24	457b payment	GENERAL FUND	POLICE DEPARTMENT	2,634.97
	11/08/24	401a Payment	GENERAL FUND	STREETS & TRANSPORT	1,132.98
	11/22/24	401a Payment	GENERAL FUND	STREETS & TRANSPORT	1,027.36
	11/08/24	457b payment	GENERAL FUND	STREETS & TRANSPORT	962.60
	11/22/24	457b payment	GENERAL FUND	STREETS & TRANSPORT	889.77
				TOTAL:	38,316.79
JSN WELDING	11/15/24	FF BLVD HANDRAIL REPAIR	GENERAL FUND	STREETS & TRANSPORT	75.00
				TOTAL:	75.00
JUDD FIRE PROTECTION LLC	11/15/24	TRIFECTA PL SPRINKLER INST	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	9,256.45
				TOTAL:	9,256.45
KENT PARSONS FORD	11/15/24	PD#7 RADIATOR	GENERAL FUND	POLICE DEPARTMENT	152.82
				TOTAL:	152.82
KIMLEY - HORN AND ASSOCIATES INC.	11/15/24	MILDRED DESIGN OCT 24	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	14,356.23
	11/21/24	PW BLDG OCT 24	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	9,510.00
				TOTAL:	23,866.23
KRYTERION WEBASSESSOR	11/15/24	WILT ICMA MNGT ASSESSMENT	GENERAL FUND	CITY ADMINISTRATION	79.50
				TOTAL:	79.50
LABEL TAPE PRINT INC	11/15/24	OIL CHNG PRINTER & 1000 ST	GENERAL FUND	STREETS & TRANSPORT	545.00
				TOTAL:	545.00
LEAF	11/04/24	P&Z COPIER OCT 24	GENERAL FUND	CITY HALL	129.00
				TOTAL:	129.00
LINCOLN FINANCIAL GROUP	11/06/24	Life Insurance	GENERAL FUND	NON-DEPARTMENTAL	133.84
	11/06/24	Life Insurance	GENERAL FUND	NON-DEPARTMENTAL	133.84
	11/06/24	NOV LIFE INS, STD, LTD,PRE	GENERAL FUND	CITY ADMINISTRATION	224.09
	11/06/24	AUG-OCT2024 DISABILITY ADJ	GENERAL FUND	CITY ADMINISTRATION	12.66
	11/06/24	NOV LIFE INS, STD, LTD,PRE	GENERAL FUND	PLANNING & ZONING	370.41
	11/06/24	AUG-OCT2024 DISABILITY ADJ	GENERAL FUND	PLANNING & ZONING	138.72
	11/06/24	NOV LIFE INS, STD, LTD,PRE	GENERAL FUND	CITY HALL	267.14
	11/06/24	AUG-OCT2024 DISABILITY ADJ	GENERAL FUND	CITY HALL	52.02
	11/06/24	NOV LIFE INS, STD, LTD,PRE	GENERAL FUND	POLICE DEPARTMENT	1,508.34
	11/06/24	AUG-OCT2024 DISABILITY ADJ	GENERAL FUND	POLICE DEPARTMENT	536.94
	11/06/24	NOV LIFE INS, STD, LTD,PRE	GENERAL FUND	STREETS & TRANSPORT	626.97
	11/06/24	AUG-OCT2024 DISABILITY ADJ	GENERAL FUND	STREETS & TRANSPORT	213.99
	11/06/24	NOV LIFE INS, STD, LTD,PRE	PARKS & RECREATION	Parks & Recreation	39.21
	11/06/24	AUG-OCT2024 DISABILITY ADJ	PARKS & RECREATION	Parks & Recreation	16.92
	11/06/24	NOV LIFE INS, STD, LTD,PRE	CONVENTION & VISIT	Convention Visitor Bur	75.83
	11/06/24	AUG-OCT2024 DISABILITY ADJ	CONVENTION & VISIT	Convention Visitor Bur	33.00
				TOTAL:	4,383.92

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
LOWE'S	11/15/24	FALL FEST 24' GHOSTS, FOGG	CONVENTION & VISIT	Convention Visitor Bur	59.96
	11/15/24	FALL FEST 24' GHOSTS, FOGG	CONVENTION & VISIT	Convention Visitor Bur	109.00
	11/15/24	FALL FEST 24' GHOSTS, FOGG	CONVENTION & VISIT	Convention Visitor Bur	32.98
	11/15/24	FALL FEST 24' GHOSTS, FOGG	CONVENTION & VISIT	Convention Visitor Bur	32.98
	11/15/24	FALL FEST 24' GHOSTS, FOGG	CONVENTION & VISIT	Convention Visitor Bur	120.06
				TOTAL:	354.98
MARATHON PETRO	11/15/24	LANCASTER FUEL 10/4/24	GENERAL FUND	POLICE DEPARTMENT	47.24
				TOTAL:	47.24
MARTINS FOOD STORE	11/15/24	FALL FEST 24' BATTERIES	PARKS & RECREATION	Parks & Recreation	47.65
				TOTAL:	47.65
MATTHEW W. ANDERSON, PE, PLLC	11/15/24	INSPECTIONS 10/1/24	GENERAL FUND	PLANNING & ZONING	525.00
	11/15/24	INSPECTIONS 10/18/24	GENERAL FUND	PLANNING & ZONING	450.00
				TOTAL:	975.00
MCP INSPECTIONS	11/04/24	INSPECTIONS 9/16-10/11/24	GENERAL FUND	PLANNING & ZONING	4,900.00
	11/15/24	INSPECTIONS 10/14-11/1/24	GENERAL FUND	PLANNING & ZONING	4,950.00
	11/22/24	SITE INSP 11/4-15/24	GENERAL FUND	PLANNING & ZONING	1,100.00
	11/22/24	SITE INSP 11/4-15/24	GENERAL FUND	PLANNING & ZONING	750.00
				TOTAL:	11,700.00
METLIFE	11/01/24	OCT 2024 DENTAL INS PREMIU	GENERAL FUND	CITY ADMINISTRATION	330.87
	11/01/24	OCT 2024 DENTAL INS PREMIU	GENERAL FUND	PLANNING & ZONING	312.04
	11/01/24	OCT 2024 DENTAL INS PREMIU	GENERAL FUND	CITY HALL	122.40
	11/01/24	OCT 2024 DENTAL INS PREMIU	GENERAL FUND	POLICE DEPARTMENT	1,439.16
	11/01/24	OCT 2024 DENTAL INS PREMIU	GENERAL FUND	STREETS & TRANSPORT	784.14
	11/01/24	OCT 2024 DENTAL INS PREMIU	PARKS & RECREATION	Parks & Recreation	30.94
	11/01/24	OCT 2024 DENTAL INS PREMIU	CONVENTION & VISIT	Convention Visitor Bur	30.94
				TOTAL:	3,050.49
NAPA AUTO PARTS	11/15/24	PW SHOP ANTIFREEZE X2 GAL	GENERAL FUND	STREETS & TRANSPORT	16.18
	11/15/24	PW SHOP MULTI PURPOSE GREA	GENERAL FUND	STREETS & TRANSPORT	27.99
	11/15/24	PW 5W-30 OIL CASEX12	GENERAL FUND	STREETS & TRANSPORT	39.48
	11/15/24	PW 5W-30 OIL CASEX12	GENERAL FUND	STREETS & TRANSPORT	35.96
	11/15/24	PW DEGREASER X3	GENERAL FUND	STREETS & TRANSPORT	29.97
				TOTAL:	149.58
NCR PAYMENT SOLUTIONS, FL, LLC	11/20/24	PSI PMT PORTAL SUP OCT 24	GENERAL FUND	CITY HALL	50.00
				TOTAL:	50.00
NO RULES LETTERING	11/21/24	PD #19 SIDE REPAIR	GENERAL FUND	POLICE DEPARTMENT	265.00
				TOTAL:	265.00
ORACLE ELEVATOR HOLDCO, INC	11/08/24	ELEVATOR MAINT NOV 24	GENERAL FUND	CITY HALL	155.35
				TOTAL:	155.35
ORIENTAL TRADING COMPANY	11/15/24	FALL FEST 24' WITCHES	CONVENTION & VISIT	Convention Visitor Bur	95.97
				TOTAL:	95.97
PA TURNPIKE	11/15/24	TW ICMA CONF 24' TOLL 10/1	GENERAL FUND	CITY ADMINISTRATION	28.50
				TOTAL:	28.50
PARAGON TITLE	11/15/24	LAND PURCH- NEW PD	CAPITAL IMPROVEMEN	PUBLIC SAFETY	10,000.00
				TOTAL:	10,000.00

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
PARTY CITY	11/15/24	FALL FEST 24' DECOR, CANDY	CONVENTION & VISIT	Convention Visitor Bur	272.55
				TOTAL:	272.55
PAST & PRESENT	11/15/24	FALL FEST 24' DECOR	CONVENTION & VISIT	Convention Visitor Bur	32.50
				TOTAL:	32.50
PAYMENTECH - MERCH FEES	11/04/24	OCT2024 TYLER CITY CC FEES	GENERAL FUND	CITY HALL	374.32
				TOTAL:	374.32
PEIA	11/06/24	NOV 2024 HEALTH INS PREMIU	GENERAL FUND	CITY ADMINISTRATION	4,378.48
	11/06/24	NOV 2024 HEALTH INS PREMIU	GENERAL FUND	PLANNING & ZONING	5,358.90
	11/06/24	NOV 2024 HEALTH INS PREMIU	GENERAL FUND	CITY HALL	2,990.92
	11/06/24	NOV 2024 HEALTH INS PREMIU	GENERAL FUND	POLICE DEPARTMENT	25,060.58
	11/06/24	NOV 2024 HEALTH INS PREMIU	GENERAL FUND	STREETS & TRANSPORT	11,526.84
	11/06/24	NOV 2024 HEALTH INS PREMIU	PARKS & RECREATION	Parks & Recreation	716.98
	11/06/24	NOV 2024 HEALTH INS PREMIU	CONVENTION & VISIT	Convention Visitor Bur	716.98
				TOTAL:	50,749.68
PIEDMONT DESIGN GROUP, LLC	11/21/24	16TH AVE DESIGN/FINAL PMT	CAPITAL IMPROVEMEN	STREETS - PUBLIC WORKS	13,968.90
				TOTAL:	13,968.90
PITNEY BOWES PURCHASE POWER	11/20/24	POSTAGE NOV 24	GENERAL FUND	CITY HALL	250.00
				TOTAL:	250.00
POTOMAC EDISON	11/08/24	FF BLVD PHASE III OCT 24	GENERAL FUND	STREET LIGHTS	117.04
				TOTAL:	117.04
R&L LANDSCAPES, INC.	11/08/24	LANDSCAPE NOV 24	GENERAL FUND	POLICE DEPARTMENT	166.66
	11/08/24	LANDSCAPE NOV 24	GENERAL FUND	STREETS & TRANSPORT	8,120.43
	11/08/24	BRIAR RUN POND OCT 24	GENERAL FUND	STREETS & TRANSPORT	600.00
	11/08/24	LANDSCAPE NOV 24	PARKS & RECREATION	Parks & Recreation	1,475.00
	11/08/24	LANDSCAPE NOV 24	CONVENTION & VISIT	Convention Visitor Bur	291.66
				TOTAL:	10,653.75
RANSON POST OFFICE	11/15/24	941 MAILING 2024 Q3	GENERAL FUND	CITY HALL	6.62
	11/15/24	GRANT DOCUMENTS MAILED	CONVENTION & VISIT	Convention Visitor Bur	10.75
				TOTAL:	17.37
RICE TIRE CO	11/15/24	PD #5 TIRE(1)	GENERAL FUND	POLICE DEPARTMENT	135.73
	11/15/24	PD #8 TIRES (4)	GENERAL FUND	POLICE DEPARTMENT	583.76
				TOTAL:	719.49
RUCKMAN ENGINEERING PLC	11/08/24	PERMIT RV 10/28-11/1/24	GENERAL FUND	PLANNING & ZONING	225.00
	11/20/24	PERMIT REV 11/4-8/24	GENERAL FUND	PLANNING & ZONING	712.50
	11/22/24	PERMIT REVW 11/11-15/24	GENERAL FUND	PLANNING & ZONING	525.00
				TOTAL:	1,462.50
SAMS CLUB	11/15/24	FALL FEST 24' CANDY, DECOR	CONVENTION & VISIT	Convention Visitor Bur	379.11
	11/15/24	FALL FEST 24' CANDY, DECOR	CONVENTION & VISIT	Convention Visitor Bur	159.96
	11/15/24	FALL FEST 24' CANDY, DECOR	CONVENTION & VISIT	Convention Visitor Bur	89.97
	11/15/24	FALL FEST 24' CANDY, DECOR	CONVENTION & VISIT	Convention Visitor Bur	27.98
	11/15/24	FALL FEST 24' CANDY, DECOR	CONVENTION & VISIT	Convention Visitor Bur	24.97
	11/15/24	FALL FEST 24' CANDY, DECOR	CONVENTION & VISIT	Convention Visitor Bur	69.96
	11/15/24	FALL FEST 24' CANDY, DECOR	CONVENTION & VISIT	Convention Visitor Bur	194.95
	11/15/24	FALL FEST 24' GRIM REAPER	CONVENTION & VISIT	Convention Visitor Bur	251.73
	11/15/24	FALL FEST 24' CANDY, PRIZE	CONVENTION & VISIT	Convention Visitor Bur	593.76

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	1,792.39
SARGENT'S COURT REPORTING SERVICE, INC	11/15/24	CERTIFIED TRANSCRIPT HEARI	GENERAL FUND	POLICE DEPARTMENT	511.60
				TOTAL:	511.60
SCPDC	11/08/24	MY GOV OCT 24	GENERAL FUND	PLANNING & ZONING	540.42
				TOTAL:	540.42
SHEETZ	11/15/24	COULTER FUEL 10/18/24	GENERAL FUND	PLANNING & ZONING	47.47
	11/15/24	ROBERTS FUEL 10/7/24	GENERAL FUND	POLICE DEPARTMENT	26.01
	11/15/24	JENKINS FUEL 10/1-28/24	GENERAL FUND	POLICE DEPARTMENT	476.96
	11/15/24	LUTMAN FUEL 10/1-15/24	GENERAL FUND	POLICE DEPARTMENT	96.88
	11/15/24	HUTCHERSON FUEL 9/29-10/29	GENERAL FUND	POLICE DEPARTMENT	673.88
	11/15/24	LYNCH FUEL 9/29/24	GENERAL FUND	POLICE DEPARTMENT	40.96
	11/15/24	LANCASTER FUEL 10/22-28/24	GENERAL FUND	POLICE DEPARTMENT	93.94
	11/15/24	MEACHAM FUEL 10/5-29/24	GENERAL FUND	POLICE DEPARTMENT	141.39
	11/15/24	WHEAT FUEL 10/10/24	GENERAL FUND	POLICE DEPARTMENT	48.56
	11/15/24	PALMER FUEL 10/26/24	GENERAL FUND	POLICE DEPARTMENT	45.14
	11/15/24	DIX FUEL 9/30-10/17/24	GENERAL FUND	STREETS & TRANSPORT	156.26
	11/15/24	K PIERSON FUEL 10/15-16/24	GENERAL FUND	STREETS & TRANSPORT	178.99
	11/15/24	COSTELLO FUEL 9/30-10/22/2	GENERAL FUND	STREETS & TRANSPORT	100.09
	11/15/24	HARDER FUEL 10/8-11/24	GENERAL FUND	STREETS & TRANSPORT	167.51
	11/15/24	COOK FUEL 9/30-10/11/24	GENERAL FUND	STREETS & TRANSPORT	162.01
	11/15/24	W SILVEOUS FUEL 10/1-15/24	GENERAL FUND	STREETS & TRANSPORT	188.46
	11/15/24	C SILVEOUS FUEL 10/1-24/24	GENERAL FUND	STREETS & TRANSPORT	193.25
				TOTAL:	2,837.76
SIRCHIE FINGER PRINT	11/15/24	EVIDENCE BAG X100/BIOHAZ L	GENERAL FUND	POLICE DEPARTMENT	32.45
	11/15/24	EVIDENCE BAG X100/BIOHAZ L	GENERAL FUND	POLICE DEPARTMENT	42.06
	11/15/24	EVIDENCE BAG X100/BIOHAZ L	GENERAL FUND	POLICE DEPARTMENT	93.42
				TOTAL:	167.93
SOCIAL CONNECTION MARKETING	11/15/24	LOST HIST TRL VIDEO/BROCHU	CONVENTION & VISIT	Convention Visitor Bur	5,000.00
	11/15/24	LOST HIST TRL VIDEO/BROCHU	CONVENTION & VISIT	Convention Visitor Bur	500.00
				TOTAL:	5,500.00
SOUTHERN STATES	11/15/24	4TH AVE GRASS SEED X50LBS	GENERAL FUND	STREETS & TRANSPORT	89.99
	11/15/24	STRAW X2	GENERAL FUND	STREETS & TRANSPORT	17.50
	11/15/24	PROPANE	GENERAL FUND	STREETS & TRANSPORT	23.10
	11/15/24	PROPANE	GENERAL FUND	STREETS & TRANSPORT	13.68
				TOTAL:	144.27
SPECIALTY PRINTING	11/15/24	ADMIN RANSON FLAGS	GENERAL FUND	CITY ADMINISTRATION	575.00
				TOTAL:	575.00
SUNBELT RENTALS	11/15/24	60' MANLIFT 10/7-11/24	GENERAL FUND	STREETS & TRANSPORT	1,635.00
				TOTAL:	1,635.00
SUNOCO	11/15/24	HOOD FUEL 9/30-10/29/24	GENERAL FUND	POLICE DEPARTMENT	253.28
	11/15/24	LYNCH FUEL 10/7/24	GENERAL FUND	POLICE DEPARTMENT	43.08
	11/15/24	LANCASTER FUEL 10/21/24	GENERAL FUND	POLICE DEPARTMENT	48.51
	11/15/24	MEACHAM FUEL 10/26/24	GENERAL FUND	POLICE DEPARTMENT	48.88
	11/15/24	WHEAT FUEL 10/30/24	GENERAL FUND	POLICE DEPARTMENT	42.66
	11/15/24	PALMER FUEL 10/2-27/24	GENERAL FUND	POLICE DEPARTMENT	604.95
	11/15/24	WHITE FUEL 9/30-10/29/24	GENERAL FUND	STREETS & TRANSPORT	203.46
	11/15/24	DIX FUEL 10/4-28/24	GENERAL FUND	STREETS & TRANSPORT	225.95

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	11/15/24	R HAWKINS FUEL 10/9-17/24	GENERAL FUND	STREETS & TRANSPORT	119.56
				TOTAL:	1,590.33
SUPERIOR AUTO BODY LLC	11/15/24	PD #23 INS DEDUCTIBLE 7/14	GENERAL FUND	POLICE DEPARTMENT	1,000.00
	11/15/24	PD #7 FRONT DR APPLIQUE	GENERAL FUND	POLICE DEPARTMENT	113.55
				TOTAL:	1,113.55
SUPERIOR LAUNDRIES INC.	11/08/24	PD & PW MATS 10/2/24	GENERAL FUND	POLICE DEPARTMENT	22.41
	11/08/24	PD & PW MATS 10/9/24	GENERAL FUND	POLICE DEPARTMENT	22.41
	11/08/24	PD & PW MATS 10/16/24	GENERAL FUND	POLICE DEPARTMENT	22.41
	11/08/24	PD & PW MATS 10/23/24	GENERAL FUND	POLICE DEPARTMENT	22.41
	11/08/24	PD & PW MATS 10/30/24	GENERAL FUND	POLICE DEPARTMENT	22.41
	11/08/24	PD & PW MATS 10/2/24	GENERAL FUND	STREETS & TRANSPORT	15.27
	11/08/24	PD & PW MATS 10/9/24	GENERAL FUND	STREETS & TRANSPORT	15.27
	11/08/24	PD & PW MATS 10/16/24	GENERAL FUND	STREETS & TRANSPORT	15.27
	11/08/24	PD & PW MATS 10/23/24	GENERAL FUND	STREETS & TRANSPORT	15.27
	11/08/24	PD & PW MATS 10/30/24	GENERAL FUND	STREETS & TRANSPORT	15.27
				TOTAL:	188.40
T-MOBILE	11/15/24	CELL PHONE JUL 24	GENERAL FUND	CITY ADMINISTRATION	31.99
	11/15/24	CELL PHONE AUG 24	GENERAL FUND	CITY ADMINISTRATION	18.97
	11/15/24	CELL PHONE JUL 24	GENERAL FUND	PLANNING & ZONING	89.18
	11/15/24	CELL PHONE AUG 24	GENERAL FUND	PLANNING & ZONING	89.18
	11/15/24	CELL PHONE SEP 24	GENERAL FUND	PLANNING & ZONING	89.18
	11/15/24	CELL PHONE OCT 24	GENERAL FUND	PLANNING & ZONING	98.18
	11/15/24	CELL PHONE JUL 24	GENERAL FUND	CITY HALL	60.55
	11/15/24	CELL PHONE AUG 24	GENERAL FUND	CITY HALL	262.36
	11/15/24	CELL PHONE SEP 24	GENERAL FUND	CITY HALL	243.39
	11/15/24	CELL PHONE OCT 24	GENERAL FUND	CITY HALL	243.39
	11/15/24	CELL PHONE JUL 24	GENERAL FUND	POLICE DEPARTMENT	95.97
	11/15/24	CELL PHONE AUG 24	GENERAL FUND	POLICE DEPARTMENT	95.97
	11/15/24	CELL PHONE SEP 24	GENERAL FUND	POLICE DEPARTMENT	95.97
	11/15/24	CELL PHONE OCT 24	GENERAL FUND	POLICE DEPARTMENT	95.97
	11/15/24	CELL PHONE JUL 24	GENERAL FUND	STREETS & TRANSPORT	293.51
	11/15/24	CELL PHONE AUG 24	GENERAL FUND	STREETS & TRANSPORT	293.51
	11/15/24	CELL PHONE SEP 24	GENERAL FUND	STREETS & TRANSPORT	293.51
	11/15/24	CELL PHONE OCT 24	GENERAL FUND	STREETS & TRANSPORT	299.31
	11/15/24	CELL PHONE JUL 24	PARKS & RECREATION	Parks & Recreation	63.98
	11/15/24	CELL PHONE AUG 24	PARKS & RECREATION	Parks & Recreation	37.94
	11/15/24	CELL PHONE JUL 24	CONVENTION & VISIT	Convention Visitor Bur	31.99
	11/15/24	CELL PHONE AUG 24	CONVENTION & VISIT	Convention Visitor Bur	31.99
	11/15/24	CELL PHONE SEP 24	CONVENTION & VISIT	Convention Visitor Bur	31.99
	11/15/24	CELL PHONE OCT 24	CONVENTION & VISIT	Convention Visitor Bur	31.99
				TOTAL:	3,019.97
TARGET	11/15/24	TAX REFUND	GENERAL FUND	CITY HALL	10.85-
	11/15/24	FALL FEST 24' SUPPLIES	GENERAL FUND	CITY HALL	26.75
	11/15/24	FALL FEST 24' SUPPLIES	GENERAL FUND	CITY HALL	10.70
	11/15/24	FALL FEST 24' SUPPLIES	GENERAL FUND	CITY HALL	21.40
	11/15/24	FALL FEST 24' SUPPLIES	GENERAL FUND	CITY HALL	26.75
	11/15/24	FALL FEST 24' INFLATABLE X	GENERAL FUND	CITY HALL	26.74
	11/15/24	FALL FEST 24' INFLATABLE X	GENERAL FUND	CITY HALL	53.49
				TOTAL:	154.98
TEK ADVISORS LLC	11/15/24	COMP MAINT NOV 24	GENERAL FUND	CITY HALL	6,729.84
	11/15/24	COMP MAINT NOV 24	GENERAL FUND	CITY HALL	736.25

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	11/15/24	COMP MAINT NOV 24	GENERAL FUND	POLICE DEPARTMENT	617.50
	11/15/24	COMP MAINT NOV 24	PARKS & RECREATION	Parks & Recreation	498.75
				TOTAL:	8,582.34
THE JOURNAL	11/15/24	FALL FUN/CRAFT SHOW 10/2/2	PARKS & RECREATION	Parks & Recreation	112.00
	11/15/24	FALL FUN 10/2/24	PARKS & RECREATION	Parks & Recreation	220.00
	11/15/24	P&R BINGO AD 10/9/24	PARKS & RECREATION	Parks & Recreation	55.00
				TOTAL:	387.00
THOMPSON GAS	11/20/24	PW PROPANE 11/7/24	GENERAL FUND	STREETS & TRANSPORT	95.65
				TOTAL:	95.65
TIMOTHY P. STRANKO, ESQ	11/15/24	LEGAL RETAINER NOV 24	GENERAL FUND	CITY HALL	4,500.00
				TOTAL:	4,500.00
TRACTOR SUPPLY	11/15/24	PW SHOP SILICONE AEROSOL X	GENERAL FUND	STREETS & TRANSPORT	26.99
	11/15/24	KNEELING PAD, GREASE X2	GENERAL FUND	STREETS & TRANSPORT	9.99
	11/15/24	KNEELING PAD, GREASE X2	GENERAL FUND	STREETS & TRANSPORT	14.98
	11/15/24	FALLS FEST 24' DECORATIONS	GENERAL FUND	STREETS & TRANSPORT	27.99
	11/15/24	FALLS FEST 24' DECORATIONS	GENERAL FUND	STREETS & TRANSPORT	41.94
	11/15/24	PW TRUCK HITCH	GENERAL FUND	STREETS & TRANSPORT	51.98
	11/15/24	PW VALVES & FITTINGS	GENERAL FUND	STREETS & TRANSPORT	98.76
				TOTAL:	272.63
TRAVELERS INSURANCE	11/08/24	C KING F1H1292 2/15/22	GENERAL FUND	POLICE DEPARTMENT	280.00
				TOTAL:	280.00
TRUIST MERCHANT SERVICES	11/15/24	OCT2024 PD OFFLINE CC FEES	GENERAL FUND	CITY HALL	400.68
				TOTAL:	400.68
TYLER TECHNOLOGIES	11/08/24	PO TUTORING 10/7/24	GENERAL FUND	CITY HALL	160.00
				TOTAL:	160.00
UNITED WAY OF THE EASTERN PANHANDLE	11/08/24	OCT 2024 TEEN COURT FEE	GENERAL FUND	POLICE DEPARTMENT	800.37
				TOTAL:	800.37
US AUTOFORCE	11/20/24	PW #14 TIRES (4)	GENERAL FUND	STREETS & TRANSPORT	579.96
				TOTAL:	579.96
US BANK	11/15/24	OCT 2024 PMT PCARD	GENERAL FUND	NON-DEPARTMENTAL	63,143.18
				TOTAL:	63,143.18
VARCO	11/15/24	PW 4-BOLT POLY ELE BALL VA	GENERAL FUND	STREETS & TRANSPORT	1,002.03
				TOTAL:	1,002.03
VE MAUCK PLUMBING SUPPLY	11/15/24	CC SINK BRACKET	PARKS & RECREATION	Parks & Recreation	127.80
				TOTAL:	127.80
VISION SERVICE PLAN	11/06/24	NOV 2024 VISION INS PREMIU	GENERAL FUND	CITY ADMINISTRATION	58.69
	11/06/24	NOV 2024 VISION INS PREMIU	GENERAL FUND	PLANNING & ZONING	66.49
	11/06/24	NOV 2024 VISION INS PREMIU	GENERAL FUND	CITY HALL	29.77
	11/06/24	NOV 2024 VISION INS PREMIU	GENERAL FUND	POLICE DEPARTMENT	350.31
	11/06/24	NOV 2024 VISION INS PREMIU	GENERAL FUND	STREETS & TRANSPORT	164.17
	11/06/24	NOV 2024 VISION INS PREMIU	PARKS & RECREATION	Parks & Recreation	8.08
	11/06/24	NOV 2024 VISION INS PREMIU	CONVENTION & VISIT	Convention Visitor Bur	8.08
				TOTAL:	685.59

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
WALMART	11/15/24	FALL FEST 24' CNDY BKTS, I	GENERAL FUND	CITY HALL	35.82
	11/15/24	FALL FEST 24' CNDY BKTS, I	GENERAL FUND	CITY HALL	84.40
	11/15/24	FALL FEST 24' CNDY BKTS, I	GENERAL FUND	CITY HALL	6.97
	11/15/24	FALL FEST 24' CNDY BKTS, I	GENERAL FUND	CITY HALL	18.68
	11/15/24	FALL FEST 24' CNDY BKTS, I	GENERAL FUND	CITY HALL	34.98
	11/15/24	FALL FEST 24' CNDY BKTS, I	GENERAL FUND	CITY HALL	9.98
	11/15/24	FALL FEST 24' CNDY BKTS, I	GENERAL FUND	CITY HALL	5.36
	11/15/24	FALL FEST 24' CNDY BKTS, I	GENERAL FUND	CITY HALL	14.46
	11/15/24	PD PT, COFFEE, TB, CARWASH	GENERAL FUND	POLICE DEPARTMENT	174.89
	11/15/24	BATTERY X2, AIR FRESHNER X	GENERAL FUND	POLICE DEPARTMENT	104.36
	11/15/24	TREE LGHT 24' MARSHMALLOWS	CONVENTION & VISIT	Convention Visitor Bur	11.04
	11/15/24	TREE LGHT CANDY CANES X120	CONVENTION & VISIT	Convention Visitor Bur	131.96
	11/15/24	TREE LGHT 24' CANDY CANES	CONVENTION & VISIT	Convention Visitor Bur	135.92
	11/15/24	CVB THANK YOU CARDS, PAPER	CONVENTION & VISIT	Convention Visitor Bur	38.45
				TOTAL:	807.27
WEIS	11/15/24	SIGULINSKY FUEL 10/2-26/24	GENERAL FUND	POLICE DEPARTMENT	289.52
				TOTAL:	289.52
WEPM-AM	11/15/24	JEFF CO FAIR AD 8/5-18/24	CONVENTION & VISIT	Convention Visitor Bur	1,124.64
				TOTAL:	1,124.64
WEST VIRGINIA AMERICAN WATER	11/15/24	MF WATER 9/5-10/3/24	PARKS & RECREATION	Parks & Recreation	162.10
	11/15/24	MF IRRIGATION 9/5-10/3/24	PARKS & RECREATION	Parks & Recreation	1,895.28
				TOTAL:	2,057.38
WICL-FM	11/15/24	JEFF CO FAIR AD 8/5-18/24	CONVENTION & VISIT	Convention Visitor Bur	1,124.64
	11/15/24	JEFF CO FAIR AD 8/21/24	CONVENTION & VISIT	Convention Visitor Bur	150.00
	11/15/24	JEFF CO FAIR AD 8/21/24	CONVENTION & VISIT	Convention Visitor Bur	100.00
				TOTAL:	1,374.64
WLTF-FM	11/15/24	JEFF CO FAIR AD 8/5-18/24	CONVENTION & VISIT	Convention Visitor Bur	1,124.64
	11/15/24	JEFF CO FAIR 8/19/24	CONVENTION & VISIT	Convention Visitor Bur	150.00
				TOTAL:	1,274.64
WV STATE TREASURER'S OFFICE	11/04/24	OCT2024 COURT FEE REMIT	GENERAL FUND	POLICE DEPARTMENT	6,015.89
				TOTAL:	6,015.89
WVU MARKETPLACE	11/15/24	R HAWKINS WEED CONTROL TES	GENERAL FUND	STREETS & TRANSPORT	10.00
				TOTAL:	10.00
WXDC-FM	11/15/24	JEFF CO FAIR AD 8/5-18/24	CONVENTION & VISIT	Convention Visitor Bur	1,124.64
				TOTAL:	1,124.64
**PAYROLL EXPENSES		11/01/2024 - 11/30/2024	GENERAL FUND	MAYOR'S OFFICE	1,000.00
			GENERAL FUND	CITY COUNCIL	5,000.04
			GENERAL FUND	CITY ADMINISTRATION	19,503.92
			GENERAL FUND	POLICE JUDGE'S OFFICE	2,712.13
			GENERAL FUND	PLANNING & ZONING	29,931.42
			GENERAL FUND	CITY HALL	21,293.97

VENDOR SORT KEY	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
**PAYROLL EXPENSES			GENERAL FUND	POLICE DEPARTMENT	144,683.92
			GENERAL FUND	POLICE SPECIAL DUTY	2,233.12
			GENERAL FUND	STREETS & TRANSPORT	48,721.12
			PARKS & RECREATION	Parks & Recreation	13,312.55
			CONVENTION & VISIT	Convention Visitor Bur	6,211.84
				TOTAL:	294,604.03

========== FUND TOTALS ==========

001	GENERAL FUND	653,008.65
201	CAPITAL IMPROVEMENT	155,205.73
900	PARKS & RECREATION	22,163.02
901	CONVENTION & VISITORS	23,775.23
	GRAND TOTAL:	854,152.63

TOTAL PAGES: 17

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-City of Ranson, WV
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 0/00/0000 THRU 99/99/9999
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 11/01/2024 THRU 11/30/2024

PAYROLL SELECTION

PAYROLL EXPENSES: YES
EXPENSE TYPE: GROSS
CHECK DATE: 11/01/2024 THRU 11/30/2024

PRINT OPTIONS

PRINT DATE: Check Date
SEQUENCE: By Vendor Sort
DESCRIPTION: Item
GL ACCTS: NO
REPORT TITLE: C O U N C I L R E P O R T
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:NO

FY 2025
General Fund Budget
November 2024 Financials

41.67% through Budget Year

	Current Budget FY2025	Year to Date	Budget Balance	% of Budget Received
FY24 Carryover Fund Balance	*4,881,368*	*4,881,368*	-	100%
Revenue Summary				
Taxes	4,906,480	2,389,926	(2,516,554)	49%
Fines & Forfeitures	425,000	159,834	(265,167)	38%
Licenses & Permits	601,000	450,361	(150,639)	75%
Charges for Services	-	-	-	-
Intergovernmental	730,000	363,276	(366,724)	50%
Miscellaneous	52,500	55,400	2,900	106%
Total Revenues	***11,596,348***	***8,300,165***	***(3,296,183)***	***72%***
Expenditure Summary				
Mayor's Office	16,560	5,383	11,178	33%
City Council	67,800	26,913	40,887	40%
City Administrator	450,500	167,262	283,238	37%
Police Judge's Office	34,300	11,101	23,199	32%
Contribution to Commissions	183,887	8,898	174,989	5%
Regional Development Authority	5,150	5,107	43	99%
Planning & Zoning	948,875	372,303	576,572	39%
Elections	37,750	23,163	14,587	61%
City Hall	1,282,000	516,762	765,238	40%
Contribution/Transfer	2,605,451	1,302,726	1,302,726	50%
Contingency	1,159,635	-	1,159,635	0%
Police Department	2,800,200	1,125,912	1,674,288	40%
Police Special Duty	20,690	6,522	14,168	32%
Streets Department	1,358,550	455,433	903,117	34%
Street Lights	125,000	47,436	77,564	38%
Parks & Recreation	300,000	100,981	199,019	34%
Convention & Visitor's Bureau	200,000	70,330	129,670	35%
Total Expenditures	***11,596,348***	***4,246,230***	***7,350,118***	***37%***
Revenue Over Expenses		***4,053,935***		

FY 2025 General Fund Budget Revenues

Account Number	*Description*	*Current FY25 Budget as of 9/17/2024*	*FY2025 Q1*	*Oct-24*	*Nov-24*	*Year to Date*	*Budget Balance*	*% of Budget Received*
	FY24 Carryover Fund Balance	**4,881,368**	4,881,368	**-**	**-**	**4,881,368**	**-**	*100%*
001.301.100	Ad Valorem Tax Current Year	1,620,230	930,240	-	80,084	1,010,324	609,906	*62%*
001.303.100	Gas and Oil Severance Tax Current Year	55,000	-	20,000	-	20,000	35,000	*36%*
001.304.100	Utility Tax	250,000	34,841	38,704	31,579	105,125	144,875	*42%*
001.305.100	B&O Tax	2,500,000	55,098	557,583	420,980	1,033,660	1,466,340	*41%*
001.306.100	Wine and Liquor Tax	80,000	-	17,741	-	17,741	62,259	*22%*
001.307.100	Animal Tax	1,250	856	130	130	1,115	135	*89%*
001.308.100	Hotel/Motel Tax	400,000	98,131	42,530	61,300	201,961	198,039	*50%*
001.320.100	Fines, Fees, and Court Costs	425,000	98,325	29,280	32,059	159,664	265,337	*38%*
001.321.100	Parking Tickets	-	155	5	10	170	(170)	*N/A*
001.325.100	Business Licenses	20,000	12,543	599	1,045	14,187	5,813	*71%*
001.326.100	Building Permits	450,000	208,627	90,982	99,462	399,071	50,929	*89%*
001.328.100	Franchise Tax	45,000	-	-	11,648	11,648	33,352	*26%*
001.329.100	Rental Registration	1,000	220	240	380	840	160	*84%*
001.330.100	IRP Fees	85,000	13,973	5,220	5,423	24,616	60,384	*29%*
001.369.100	Contributions from Other Funds (Sales Tax)	700,000	-	350,000	-	350,000	350,000	*50%*
001.374.100	Payroll Reimbursement	30,000	6,229	4,031	3,016	13,276	16,724	*44%*
001.380.100	Interest Gained on Investments	30,000	10,196	2,581	2,371	15,147	14,853	*50%*
001.382.100	Refunds & Rebates	15,000	3,626	3,241	4,499	11,366	3,634	*76%*
001.383.100	Sale of Fixed Asset	1,000	15,000	-	2,700	17,700	(16,700)	*1770%*
001.386.100	Insurance Claim	-	6,315	1,251	-	7,566	(7,566)	*N/A*
001.389.100	Accident Reports	5,000	1,476	440	400	2,316	2,684	*46%*
001.399.100.	Miscellaneous	1,000	1,075	-	-	1,075	(75)	*108%*
001.399.102	Yard Sale Fees	250	85	15	5	105	145	*42%*
001.399.103	Fingerprint Fee	250	85	40		125	125	*50%*
	Total Revenues	***11,596,348***	***6,378,462***	***1,164,613***	***757,090***	***8,300,165***	***3,296,183***	***72%***

FY 2025 General Fund Budget Expenditures

Account Number	Description	Current FY25 Budget as of 9/17/2024	FY2025 Q1	Oct-24	Nov-24	Year-to-date	Budget Balance	Percent of Budget Expended
409 - Mayor's Office								
001.409.101	Mayor Salary	12,000	3,000	1,000	1,000	5,000	7,000	42%
001.409.104	Mayor FICA	960	230	77	77	383	578	40%
001.409.214	Mayor Travel	2,000	-	-	-	-	2,000	0%
001.409.226	Mayor Insurance Bonds	100	-	-	-	-	100	0%
001.409.230	Mayor Contracted Services	500	-	-	-	-	500	0%
001.409.341	Mayor Departmental Supplies	500	-	-	-	-	500	0%
001.409.568	Mayor Contributions	500	-	-	-	-	500	0%
	Total	**16,560**	**3,230**	***1,077***	***1,077***	***5,383***	***11,178***	***33%***
410 - City Council								
001.410.101	City Council Salary	60,000	15,000	5,000	5,000	25,000	35,000	42%
001.410.104	City Council FICA	4,800	1,148	383	383	1,913	2,888	40%
001.410.214	City Council Travel	2,000	-	-	-	-	2,000	0%
001.410.230	City Council Contracted Services	500	-	-	-	-	500	0%
001.410.341	City Council Departmental Supplies	500	-	-	-	-	500	0%
	Total	**67,800**	**16,148**	**5,383**	**5,383**	**26,913**	**40,887**	**40%**
412 - City Administration Office								
001.412.103	City Administration Salary (3 FT employees)	243,000	59,102	17,880	19,504	96,485	146,515	40%
001.412.104	City Administration FICA	19,000	4,723	1,429	1,554	7,706	11,294	41%
001.412.105	City Administration Insurance	60,500	15,114	4,988	5,005	25,106	35,394	41%
001.412.106	City Administration Retirement	29,500	5,910	1,788	1,788	9,486	20,014	32%
001.412.211	City Administration Phone	1,250	-	51	-	51	1,199	4%
001.412.214	City Administration Travel	4,000	2,461	471	49	2,980	1,020	74%
001.412.220	City Administration Ads/Legal Publications	2,500	-	-	40	40	2,460	2%
001.412.221	City Administration Training	2,500	1,383	80	-	1,463	1,038	59%
001.412.222	City Administration Dues and Subscriptions	3,500	634	646	206	1,487	2,013	42%
001.412.223	City Administration Professional Services	25,000	567	189	7,189	7,945	17,055	32%
001.412.226	City Administration Insurance and Bonds	250	-	-	-	-	250	0%
001.412.230	City Administration Contracted Services	20,000	-	-	-	-	20,000	0%
001.412.341	City Adminstration Supplies and Materials	5,000	-	1,035	-	1,035	3,966	21%
001.412.343	City Administration Gas Oil Tires	500	219	-	-	219	281	44%
001.412.345	City Administration Uniforms	1,500	238	-	-	238	1,262	16%
001.412.353	City Administration Computer Software	32,500	12,076	945	-	13,021	19,479	40%
	Total	**450,500**	**102,427**	***29,501***	***35,335***	***167,262***	***283,238***	***37%***
416 - Police Judge's Office								
001.416.103	Police Judge Salary (2 Mags; 1 Prosecutor)	25,000	5,700	1,900	2,712	10,312	14,688	41%
001.416.104	Police Judge FICA	2,000	436	145	207	789	1,211	39%
001.416.223	Police Judge Professional Services	7,000	-	-	-	-	7,000	0%
001.416.226	Police Judge Insurance and Bonds	300	-	-	-	-	300	0%
	Total	**34,300**	**6,136**	***2,045***	***2,920***	***11,101***	***23,199***	***32%***
424 - Contributions								
001.424.568	Contributions - Dispersed		-	-	-	-		

FY 2025 General Fund Budget Expenditures

Account Number	Description	Current FY25 Budget as of 9/17/2024	FY2025 Q1	Oct-24	Nov-24	Year-to-date	Budget Balance	Percent of Budget Expended
	PANTRAN	15,000	-	-	-	-	15,000	0%
	Independent Fire Dept	19,000	-	-	-	-	19,000	0%
	Citizen Fire Dept.	14,000	-	-	-	-	14,000	0%
	Charles Town Library	5,000	-	-	-	-	5,000	0%
	Jefferson County P&R - Fireworks	5,000	-	-	-	-	5,000	0%
	Mini-Grant Program	50,000	-	-	-	-	50,000	0%
	2023 Ranson Community Distribution Program	70,887	7,298	-	-	7,298	63,589	10%
	Community Sponsorship	5,000	1,600	-	-	1,600	3,400	32%
	Total	**183,887**	***8,898***	**-**	**-**	***8,898***	***174,989***	***5%***
435 - Regional Development Authority								
001.435.222	Region 9 Planning & Development Council	**5,150**	5,107	-	-	5,107	43	99%
437 - Planning and Zoning								
001.437.103	Planning & Zoning Salary (5 FT employees)	354,000	92,849	26,895	29,602	149,346	204,654	42%
001.437.104	Planning and Zoning FICA	27,500	7,314	2,100	2,318	11,732	15,768	43%
001.437.105	Planning and Zoning Insurance	73,500	18,435	6,062	6,247	30,743	42,757	42%
001.437.106	Planning and Zoning Retirement	42,500	8,255	2,391	2,391	13,037	29,463	31%
001.437.108	Planning and Zoning Overtime/Extra Help	5,000	489	-	-	489	4,511	10%
001.437.110	Planning and Zoning Fringe Benefits	250	250	-	-	250	-	100%
001.437.211	Planning and Zoning Telephone	2,000	-	366	-	366	1,634	18%
001.437.214	Planning and Zoning Travel	2,000	672	-	-	672	1,328	34%
001.437.217	Planning and Zoning Vehicle Repair	500	-	-	-	-	500	0%
001.437.218	Planning and Zoning Postage	1,000	-	-	-	-	1,000	0%
001.437.220	Planning and Zoning Legal Publications	4,000	365	-	86	451	3,549	11%
001.437.221	Planning and Zoning Training	7,500	1,136	187	45	1,368	6,132	18%
001.437.222	Planning and Zoning Dues and Subscriptions	1,500	100	-	-	100	1,400	7%
001.437.223	Planning and Zoning Professional Services	400,000	120,988	19,578	18,513	159,079	240,921	40%
001.437.226	Planning and Zoning Insurance & Bonds	125	-	-	-	-	125	0%
001.437.230	Planning and Zoning Contracted Services	1,000	237	-	-	237	763	24%
001.437.341	Planning and Zoning Supplies and Materials	8,500	1,026	13	-	1,039	7,461	12%
001.437.343	Planning and Zoning Gas, Oil, Tires	2,500	558	89	45	691	1,809	28%
001.437.345	Planning and Zoning Uniforms	2,500	-	-	-	-	2,500	0%
001.437.353	Planning and Zoning Computer Software	13,000	1,621	540	540	2,702	10,298	21%
	Total	**948,875**	**254,296**	***58,221***	***59,786***	***372,303***	***576,572***	***39%***
438 - Elections								
001.438.220	Elections Advertising	750	-	-	-	-	750	0%
001.438.230	Elections Contracted Services (Poll workers)	35,250	23,163	-	-	23,163	12,087	66%
001.438.341	Elections Supplies and Materials	1,750	-	-	-	-	1,750	0%
	Total	**37,750**	**23,163**	**-**	**-**	**23,163**	**14,587**	**61%**

FY 2025 General Fund Budget Expenditures

Account Number	Description	Current FY25 Budget as of 9/17/2024	FY2025 Q1	Oct-24	Nov-24	Year-to-date	Budget Balance	Percent of Budget Expended
440 - City Hall								
001.440.103	City Hall Salary (4 FT employees)	270,000	65,113	19,134	21,294	105,541	164,459	39%
001.440.104	City Hall FICA	21,500	5,208	1,522	1,686	8,416	13,084	39%
001.440.105	City Hall Insurance	50,500	9,367	3,393	3,462	16,223	34,277	32%
001.440.106	City Hall Retirement	32,500	5,540	1,708	1,708	8,955	23,545	28%
001.440.108	City Hall Overtime / Extra Help	5,000	544	9	-	553	4,447	11%
001.440.211	City Hall Telephone	25,000	4,254	2,443	1,555	8,252	16,748	33%
001.440.212	City Hall Printing	7,500	-	-	-	-	7,500	0%
001.440.213	City Hall Utilities	20,000	4,048	1,050	878	5,976	14,024	30%
001.440.214	City Hall Travel	1,500	-	-	-	-	1,500	0%
001.440.215	City Hall Maintenance / Repair Building	10,000	3,047	1,534	-	4,581	5,419	46%
001.440.216	City Hall Maintenance / Repair Equipment	500	-	-	-	-	500	0%
001.440.217	City Hall Vehicle Repair	500	-	-	-	-	500	0%
001.440.218	City Hall Postage / Meter	8,000	1,472	7	260	1,738	6,262	22%
001.440.219	City Hall Building and Equipment Rents	11,000	3,407	981	601	4,989	6,011	45%
001.440.220	City Hall Advertising / Legal Publications	5,000	1,830	-	266	2,095	2,905	42%
001.440.221	City Hall Training	5,500	-	160	-	160	5,340	3%
001.440.222	City Hall Dues and Subscriptions	10,000	1,956	-	-	1,956	8,044	20%
001.440.223	City Hall Professional Services	125,000	13,750	6,379	4,500	24,629	100,371	20%
001.440.224	City Hall Audit Costs	50,000	9,241	-	18,500	27,741	22,259	55%
001.440.226	City Hall Insurance and Bonds (Travelers)	291,500	134,142	8,372	-	142,514	148,986	49%
001.440.230	City Hall Contracted Services	141,500	56,906	10,999	10,698	78,603	62,897	56%
001.440.232	City Hall Bank Charges	50,000	12,416	3,684	2,621	18,721	31,279	37%
001.440.341	City Hall Supplies and Materials	36,000	4,738	1,072	839	6,649	29,351	18%
001.440.343	City Hall Oil, Gas & Tires	500	28	-	31	59	441	12%
001.440.345	City Hall Uniforms	2,000	-	-	-	-	2,000	0%
001.440.353	City Hall Computer Software	99,500	48,411	-	-	48,411	51,089	49%
001.440.570	City Hall Miscellaneous Fees	2,000	-	-	-	-	2,000	0%
	Total	**1,282,000**	**385,417**	***62,445***	***68,899***	***516,762***	***765,238***	***40%***
444 - Contributions to Other Funds								
1.444.566	Contributions to Others Funds							
	Municipal Capital Improvement	1,930,246	-	965,123	-	965,123	965,123	50%
	Municipal Stabilization	675,205	-	337,603	-	337,603	337,603	50%
	Total	2,605,451	***-***	***1,302,726***	***-***	***1,302,726***	***1,302,726***	***50%***
699 - Contingencies								
1.699.000	Contingencies	1,159,635	-	-	-	-	1,159,635	0%
	Total	1,159,635	***-***	***-***	***-***	***-***	***1,159,635***	***0%***
700 - Police								

FY 2025 General Fund Budget Expenditures

Account Number	Description	Current FY25 Budget as of 9/17/2024	FY2025 Q1	Oct-24	Nov-24	Year-to-date	Budget Balance	Percent of Budget Expended
001.700.103	Police Salary (19 FT Officers & 2 FT Admin)	1,574,950	423,409	110,827	131,098	665,334	909,616	42%
001.700.104	Police FICA	123,050	36,675	9,404	11,453	57,532	65,518	47%
001.700.105	Police Insurance	352,500	88,537	26,107	28,895	143,540	208,960	41%
001.700.106	Police Retirement	179,250	37,859	10,453	10,914	59,226	120,024	33%
001.700.108	Police Overtime / Extra Help	175,000	38,095	7,245	13,586	58,925	116,075	34%
001.700.110	Police Fringe Benefits	4,750	-	-	-	-	4,750	0%
001.700.211	Police Telephone	7,500	982	711	343	2,036	5,464	27%
001.700.212	Police Printing	500	-	-	-	-	500	0%
001.700.213	Police Utilities	17,500	2,665	1,099	931	4,695	12,805	27%
001.700.214	Police Travel	10,000	2,140	137	881	3,159	6,841	32%
001.700.215	Police Maintenance / Repair Building	2,500	655	-	-	655	1,845	26%
001.700.216	Police Maintenance / Repair Equipment	1,500	-	-	562	562	938	37%
001.700.217	Police Vehicle Maintenance	20,000	3,789	1,797	2,867	8,453	11,547	42%
001.700.218	Police Postage	1,000	34	-	19	53	947	5%
001.700.219	Police Building and Equipment Rents	4,750	1,158	382	382	1,922	2,828	40%
001.700.220	Police Advertising / Legal Publication	750	-	-	-	-	750	0%
001.700.221	Police Training	10,000	2,965	-	795	3,760	6,240	38%
001.700.222	Police Dues and Subscriptions	1,500	100	-	50	150	1,350	10%
001.700.223	Police Professional Services	30,000	13,827	6,642	-	20,468	9,532	68%
001.700.226	Police Insurance and Bonds	200	-	-	-	-	200	0%
001.700.230	Police Contracted Services	35,500	8,249	1,575	1,531	11,356	24,144	32%
001.700.233	Police Investigation Fees	1,000	-	-	-	-	1,000	0%
001.700.235	Police Remittance of Fees Collected	102,000	15,886	8,232	6,816	30,934	71,066	30%
001.700.236	Police Refunds	1,000	-	-	-	-	1,000	0%
001.700.341	Police Supplies and Materials	30,000	2,992	731	3,164	6,887	23,113	23%
001.700.343	Police Gas Oil Tires	72,000	16,074	6,503	6,536	29,113	42,887	40%
001.700.345	Police Uniforms	10,500	604	2,280	1,299	4,182	6,318	40%
001.700.353	Police Software	31,000	12,968	-	-	12,968	18,032	42%
	Total	**2,800,200**	**709,663**	***194,125***	***222,123***	***1,125,912***	***1,674,288***	***40%***
704 - Crossing Guards								
001.704.103	Crossing Guards Salary (5 PT Employees)	19,125	1,888	1,938	2,233	6,058	13,067	32%
001.704.104	Crossing Guards FICA	1,465	144	148	171	463	1,002	32%
001.704.570	Crossing Guards Misc	100	-	-	-	-	100	0%
	Total	**20,690**	***2,032***	***2,086***	***2,404***	***6,522***	***14,168***	***32%***
750 - Streets								
001.750.103	Streets Salary (10 FT employees)	653,000	163,839	45,319	47,486	256,644	396,356	39%
001.750.104	Streets FICA	52,000	13,081	3,565	3,805	20,452	31,548	39%
001.750.105	Streets Insurance	187,000	41,711	13,754	13,316	68,781	118,219	37%
001.750.106	Streets Retirement	78,500	14,411	4,191	4,013	22,615	55,885	29%
001.750.108	Streets Overtime / Extra Help	15,000	1,207	198	1,236	2,640	12,360	18%
001.750.110	Streets Fringe Benefits	2,500	2,250	-	-	2,250	250	90%
001.750.211	Streets Telephone	6,750	448	1,329	149	1,927	4,823	29%
001.750.213	Streets Utilities	10,000	1,774	550	610	2,934	7,066	29%

FY 2025 General Fund Budget Expenditures

Account Number	*Description*	*Current FY25 Budget as of 9/17/2024*	*FY2025 Q1*	*Oct-24*	*Nov-24*	*Year-to-date*	*Budget Balance*	*Percent of Budget Expended*
001.750.214	Streets Travel	2,500	-	-	-	-	2,500	0%
001.750.215	Streets Maintenance / Repair Building	3,000	35	323	9	366	2,634	12%
001.750.216	Streets Maintenance / Repair Equipment	15,000	1,460	-	270	1,731	13,269	12%
001.750.217	Streets Maintenance / Repair Vehicles	22,500	889	153	-	1,042	21,458	5%
001.750.219	Streets Building and Equipment Rents	5,000	281	222	9	512	4,488	10%
001.750.221	Streets Training	2,500	-	73	-	73	2,427	3%
001.750.222	Streets Dues	500	-	-	-	-	500	0%
001.750.223	Streets Professional Services	500	-	-	-	-	500	0%
001.750.226	Streets Insurance and Bonds	300	-	-	-	-	300	0%
001.750.230	Streets Contracted Services	200,000	22,664	12,188	9,978	44,830	155,170	22%
001.750.341	Streets Supplies and Materials	60,000	8,651	3,954	1,928	14,533	45,467	24%
001.750.343	Streets Gas Oil Tires	30,000	8,329	2,884	1,465	12,678	17,322	42%
001.750.345	Streets Uniforms	5,000	-	-	-	-	5,000	0%
001.750.353	Streets Software	7,000	1,428	-	-	1,428	5,572	20%
	Total	**1,358,550**	**282,458**	***88,702***	***84,274***	***455,433***	***903,117***	***34%***
751 - Street Lights								
001.751.213	Street Lights - Utilities	125,000	28,132	9,673	9,631	47,436	77,564	38%
	Total	**125,000**	**28,132**	***9,673***	***9,631***	***47,436***	***77,564***	***38%***
900 - Parks & Recreation		-						
001.900.568	Parks & Recreation Pass through Hotel Tax	200,000	49,066	21,265	30,650	100,981	99,019	50%
001.900.568.001	Parks & Recreation Operational Contribution	100,000	-	-	-	-	100,000	0%
	Total	***300,000***	**49,066**	***21,265***	***30,650***	***100,981***	***199,019***	***34%***
901 - Convention & Visitors Bureau (CVB)		-						
001.901.568	CVB Pass through Hotel Tax	200,000	24,889	24,176	21,265	70,330	129,670	35%
	Total	**200,000**	**24,889**	***24,176***	***21,265***	***70,330***	***129,670***	***35%***
	Total Expenses	***11,596,348***	***1,901,061***	***1,801,423***	***543,746***	***4,246,230***	***7,350,118***	***37%***
	Revenue Over Expenses	***-***	***4,477,401***	***(636,810)***	***213,344***	***4,053,935***		

CITY OF RANSON
CAPITAL FUND BUDGET
FY2025 - November 30, 2024
42% through Budget Year

	FY2025 REVISED BUDGET 12-03-2024	*FY2025 Q1*	*OCTOBER 2024*	*NOVEMBER 2024*	*YEAR TO DATE*	*Budget Balance*
Carryover Balance	8,488,226	8,488,226	-	-	8,488,226	-
201.348.100 Special Assessments - Sidewalk Funds	-	-	-	-	-	-
201.350.100 City Service Fees	150,000	87,000	19,000	28,439	134,439	15,561
201.365.100 Grants	29,000	-	29,100	-	29,100	(100)
201.369.100 Contributions from Other Funds	1,930,246	-	965,123	-	965,123	965,123
201.376.000 Table Games Income	190,000	32,573	16,663	14,741	63,977	126,023
201.380.100 Interest Income	80,000	22,943	6,937	5,911	35,790	44,210
201.381.200 Demo Reimbursements	6,500	-	6,500	-	6,500	-
201.397.100 Video Lottery Income	600,000	42,135	63,427	81,111	186,673	413,327
TOTAL REVENUES	***11,473,972***	***8,672,877***	***1,106,749***	***130,203***	***9,909,829***	***1,564,143***
EXPENDITURES						
201 Misc Fees						
Bank Charges	175	51	17	18	85	90
201.975.459 GENERAL GOVERNMENT CAPITAL EXPENSES						
Computer Replacement Program (201-975.459.001)	150,000	-	-	-	-	150,000
Condemnation of Properties (201-975.459.002)	25,000	-	-	-	-	25,000
Replacement Vehicle (201-975.459.003)	70,000	-	-	-	-	70,000
Total - General Government	*245,175*	*51*	*17*	*18*	*85*	*245,090*
201.976.459 PUBLIC SAFETY CAPITAL EXPENSES						
3 Patrol Vehicles (201-976.459.001)	135,000	127,224	-	-	127,224	7,776
Equipment for Patrol Vehicles (201-976.459.002)	75,000	50,009	-	1,250	51,259	23,741
Two In-Car Camera Systems (201-976.459.002)	20,000	-	19,369	-	19,369	631
Three CAD units (201-976.459.002)	10,000	-	-	-	-	10,000
E-Ticketing (201-976.459.003)	8,000	-	-	-	-	8,000
Radios (201-976.459.003)	15,000	2,836	-	-	2,836	12,164
Radars (201-976.459.003)	7,500	7,500	-	-	7,500	-
Tasers (201-976.459.003)	15,000	-	-	-	-	15,000
Electronic Fingerprint Machine (201-976.459.004)	30,000	10,200	-	-	10,200	
Crash Reconstructor Equipment (201-976.459.004)	29,500	29,250	-	-	29,250	250

CITY OF RANSON
CAPITAL FUND BUDGET
FY2025 - November 30, 2024
42% through Budget Year

	FY2025 REVISED BUDGET 12-03-2024	*FY2025 Q1*	*OCTOBER 2024*	*NOVEMBER 2024*	*YEAR TO DATE*	*Budget Balance*
Exterior Storage Building at PD (201-976.459.005)	10,000	7,416	-	-	7,416	2,584
New Police Department Building (201-976.459.005)	750,000	18,954	-	10,000	28,954	721,046
Total - Public Safety	*1,105,000*	*253,389*	*19,369*	*11,250*	*284,009*	*820,991*
201.977.459 STREET & TRANSPORTATION CAPITAL EXPENSES						
Street Construction & Repairs						
5th Avenue Streetscape (201-977.459.016)	1,300,000	-	-	-	-	1,300,000
Stormwater Engineering/Repairs						
SWM/Engineering & Construction	50,000	-	-	-	-	50,000
Stormwater Management/Engineering (Mildred) - Design (201-977.459.012)	200,000	66,173	14,356	-	80,529	119,471
Stormwater Management/Engineering (Mildred) Phase 1 (201-977.459.012)	1,000,000	-	-	-	-	1,000,000
Stormwater Management/Engineering (Mildred) Phase 2 (201-977.459.012)	250,000	-	-	-	-	250,000
Miscellaneous Other Capital Projects						
City Hall Roof (201-977.459.011)	20,000	-	-	-	-	20,000
Trifecta Place (201-977.459.013)	500,000	7,983	9,256	-	17,239	482,761
PW Capital Budget Items						
Street Preservation (Asphalt Overlay) (201-977.459.001)	350,000	-	-	-	-	350,000
Alley Construction & Preservation (201-977.459.002)	100,000	3,100	-	-	3,100	96,900
Sidewalk & Curb Replacement (201-977.459.003)	75,000	55,962	1,381	3,500	60,843	14,157
Street Design/Engineering (201-977.459.004)	50,000	-	13,969	-	13,969	36,031
Street Light Replacement (201-977.459.005)	75,000	11,011	2,095	-	13,106	61,894
F350 Truck (201-977.459.006)	75,000	67,476	-	-	67,476	7,524
Equipment (201-977.459.009)	75,000	8,140	-	-	8,140	66,860
Improvement to Public Works Yard (201-977.459.010)	400,000	94,642	9,510	-	104,152	295,848
Total - Streets & Transportation	*4,520,000*	*314,486*	*50,568*	*3,500*	*368,554*	*4,151,446*
201.979.459 PARKS & RECREATION CAPITAL EXPENSES						
Civic Center Improvements (201-979.459.001)	40,000	22,900	-	-	22,900	17,100
Flowing Springs Park (201-979.459.008)	600,000	6,763	-	-	6,763	593,238

CITY OF RANSON
CAPITAL FUND BUDGET
FY2025 - November 30, 2024
42% through Budget Year

	FY2025 REVISED BUDGET 12-03-2024	*FY2025 Q1*	*OCTOBER 2024*	*NOVEMBER 2024*	*YEAR TO DATE*	*Budget Balance*
Marcus Fields Improvements (201-979.459.002)	50,000	4,326	-	-	4,326	45,674
Total - Parks & Recreation	*690,000*	*33,989*	-	-	*33,989*	*656,011*
Contingencies	4,913,797	-	-	-	-	4,913,797
TOTAL EXPENSES	***6,560,175***	***601,916***	***69,953***	***14,768***	***686,637***	***5,873,538***
REVENUES OVER EXPENSES	***4,913,797***	***8,070,962***	***1,036,795***	***115,435***	***9,223,192***	

AGENDA ITEM IV.6

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **CITY MANAGER/STAFF REPORTS**

SUBJECT: Ranson Parks and Recreation Staff Report - November

ATTACHMENTS:

Parks and Recreation Directors Report - November.docx

Sco? Coulter
Ken Suits
Herbert McDaniel
Jimmy Williams

Ranson Parks and Recreation Board
Directors Report
November -December

Meetings

- Talked to various sports organizations about renting the Civic Center for practices and games.
- Meet with organization about using Civic Center for a Basketball Tournament.
- Engaged a conversation about bringing a wrestling event to the Civic Center
- Talked to organization about Bringing a Reptile/Exotic Animal Show to Ranson
- Meet with Jefferson County Parks and Recreation about opportunities for both organizations.
- Reached out to the Church to introduce myself and talk about the rental of the facility.
- Meet with Shenandoah Valley Handmade to discuss possibilities for upcoming events to be held.
- Meet with various companies about recreation software.
- Pizza with Santa meetings to discuss setup.
- Meet with organization about them showing a movie after Pizza with Santa.
- Weekly meeting with the City Manager about Parks and Recreation.
- Annexation meetings
- Consolidated Review Committee Meeting
- Directors' meeting

Events

- Harvest Pointe Church
- Adult Soccer
- Pickleball
- Travel Volleyball
- JCYFL – Cranes Lane
- Stage Training
- Multiple Craft Fair
- Multiple birthday parties
- BCT Event
- Red Cross Blood Drive
- Community Yard Sale

- Travel Soccer
- Staff Luncheon
- Tree Lighting

Miscellaneous

- Accessed what needs clean up in the Civic Center and other Recreation areas.
- Looked over previous contracts.
- Reached out for introductions.
- Looking at ways to streamline efforts at the Parks and Recreation.

AGENDA ITEM VII.1

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Consideration - Ordinance 2024-369 An Ordinance of the Ranson City Council, Adopting an Ordinance to Annex 10+ Acres of land into the city of Ranson, Pursuant to §8-6-4a. Annexation without Election for Municipalities in Counties that have an Adopted Countywide Zoning Ordinance which includes Urban Growth Boundaries

Applicant Canter Hollow LLC, submitted an annexation request and rezoning request for the land known as Canter Hollow currently located in Jefferson County, WV.

ATTACHMENTS:

Ordinance 2024-369 Canter Hollow LLC, Annexation 12172024.pdf
Sign Petition - Canter Hollow LLC.pdf
24-39-ANX-2024-10-09-REZONING PLAN (1) 12172024.pdf

Ordinance 2024- 369

An Ordinance of the Ranson City Council, Adopting an Ordinance to Annex 10± Acres of Land into the City of Ranson, Pursuant to §8-6-4a. Annexation Without Election for Municipalities in Counties that have an Adopted Countywide Zoning Ordinance Which Includes Urban Growth Boundaries

Whereas, West Virginia Code §8-6-4a authorizes municipalities that have adopted countywide zoning with urban growth boundaries, to annex property using the following procedure; (c) Procedure for a municipality to annex property within an urban growth boundary. (1) If the proposed property to be annexed by a municipality is entirely within the municipality's designated urban growth boundary, then the municipality may annex without an election the proposed property pursuant to the provisions of §8-6-4 of this code. Agreement with the county commission is not required.

Whereas, §8-6-4 authorizes the governing body of a municipality to, by ordinance, provide for the annexation of additional territory without ordering a vote on the question if: (1) a majority of the qualified voters of the additional territory file with the governing body a petition to be annexed; and (2) a majority of freeholders of the additional territory, whether they reside or have a place of business within or not, file with the governing body a petition to be annexed;

Whereas, for purposes of this section of law, the term "qualified voter of the additional territory" includes firms and corporations in the additional territory regardless of whether the firm or corporation is a freeholder, and the petition may be signed by any officer duly designated by the firm;

Whereas, on September 25, 2024 the Morris and Ritchie Associates, Inc., submitted a Freeholder Petition for Annexation on behalf of Cantor Hallow LLC requesting annexation of ± 10.00 acres of property, further described as Jefferson County, West Virginia Map/Parcel#19-02-008C-0001-0000, 19-02-008C-0002-0000, 19-02-008C-0003-0000, 19-02-008C-0004-0000, 19-02-008C-0005-0000, 19-02-008C-0006-0000, 19-02-008C-0007-0000, and 19-02-008C-0008-0000 to be annexed into the municipal boundary of the City of Ranson.

Whereas, it is the responsibility of the governing body to enumerate and verify the total number of eligible petitioners and, when satisfied that the petition is sufficient in every respect, shall enter that fact upon its journal and forward a certificate to that effect to the county commission;

Whereas, the Jefferson County Commission shall subsequently enter an order and the corporate limits of the municipality shall be as set forth therein;

Whereas, the land proposed for annexation is located wholly within the Ranson's currently designated and approved Urban Growth Zone.

Whereas, the Cantor Hollow LLC, is identified as the only freeholders and qualified voters of the property proposed for annexation and the applicant has submitted a written and signed petition to the City of Ranson attesting to the same;

Whereas, annexation of this land into the municipal boundaries and zoning it for New Community, Transect District 4 (T4) use will allow for continued orderly growth in an area where similar growth is occurring and the intended use of this parcel will continue that same pattern of growth; and

Whereas, the proposed annexation and zoning has been determined to be consistent with the city's comprehensive plan by the Ranson Planning Commission on November 12, 2024;

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF RANSON, that the municipality finds the applicant's petition for annexation and zoning to be sufficient in every respect; and

THEREFORE, the CITY OF RANSON HEREBY ORDAINS THAT:

Section 1. The territory described at Exhibit "A" is eligible for annexation into the corporate limits of the City of Ranson pursuant to the Petitions of the freeholders and qualified voters of this territory.

Section 2. Finding the Petition sufficient in every respect, the Clerk is directed to forward to the Jefferson County Commission this certifying Ordinance.

Section 3. The City of Ranson hereby requests that the Jefferson County Commission, at its earliest convenience, enter an annexation order as required by West Virginia Code §8-6-4 (g) and in the form prescribed at West Virginia Code §8-6-3.

First Reading: **December 17, 2024**

Public Hearing: _____

Second Reading: _____

Enacted this _____ day of _____ 2025

Adopted by the City Council of the City of Ranson after a 1st reading on December 17, 2024 and after a 2nd reading on _____ by a vote of _____ in the affirmative, _____in the negative with __ abstentions.

_____
Keith D. Pierson, Mayor

ATTEST:

_____
Darla Armstrong, City Clerk

AFFIX CITY SEAL

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

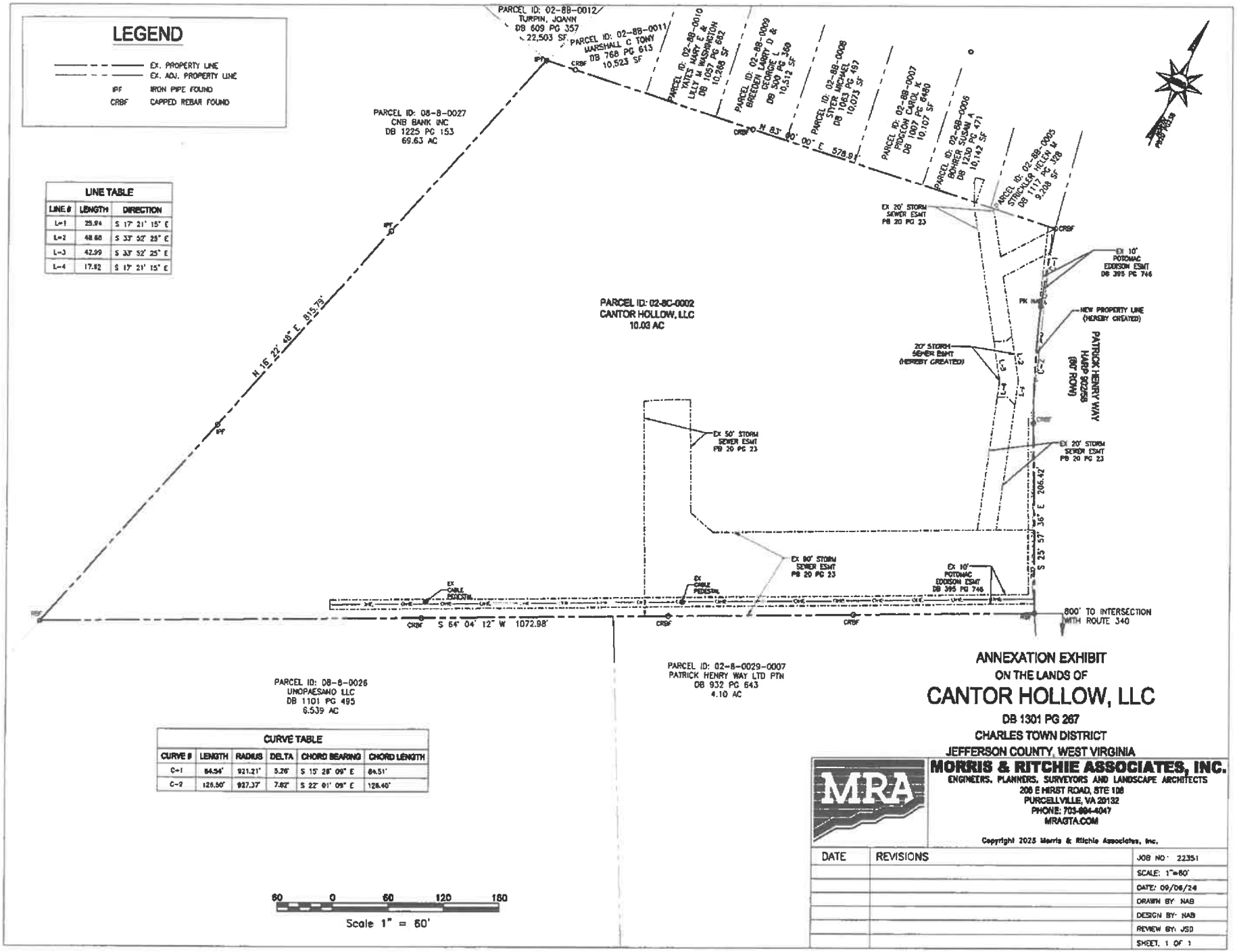
Cantor Hollow, LLC

Andrew A. Shuckra

EXHIBIT B

Map or Plat

(see attached)



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	17.82	S 17° 21' 15" E

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	128.50'	927.37'	7.82°	S 22° 01' 09" E	128.40'

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
206 E HIRST ROAD, STE 108
PURCELLVILLE, VA 20132
PHONE: 703-884-4047
MRAGTA.COM

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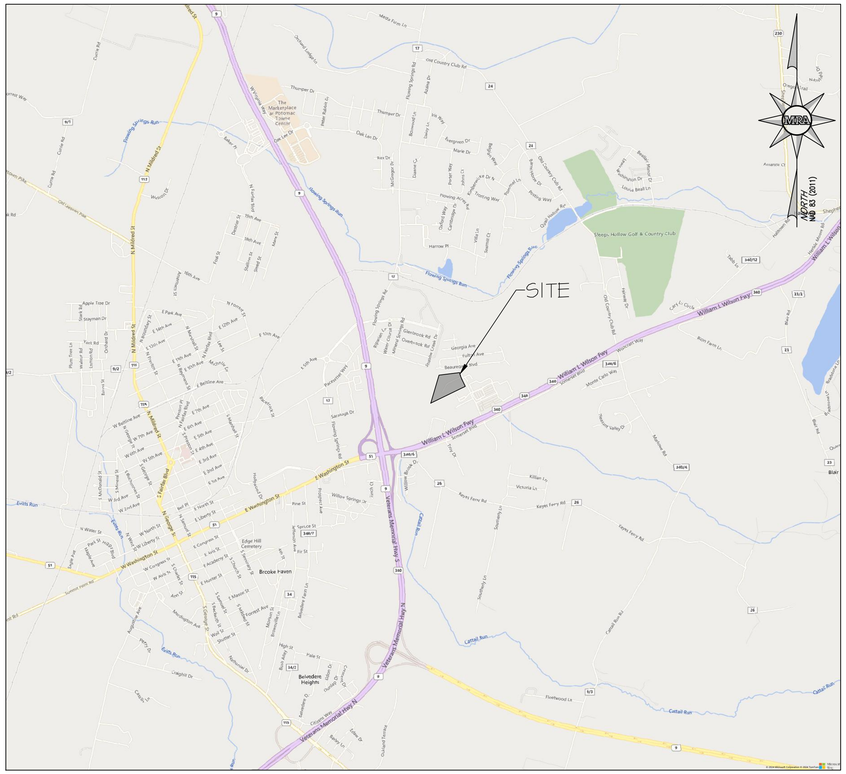
DATE	REVISIONS	
		JOB NO: 22351
		SCALE: 1"=60'
		DATE: 09/06/24
		DRAWN BY: NAB
		DESIGN BY: NAB
		REVIEW BY: JSD
		SHEET: 1 OF 1

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.


SITE
Keeps Hollow Golf & Country Club
Brooke Pawn
Boulders Heights
Edgar Hill Cemetery
Old Country Club Rd
Thornton Dr
Flowing Springs Rd
Clubhouse Dr
Oak Leaf Dr
Howard Ave
Harmar Pl
Georgetown Rd
Williams Ridge Rd
Fairway Dr
Fairway Ln
Fairway Way
Fairway Ct
Fairway Cir
Fairway Blvd
Fairway Terrace Dr
Fairway Terrace Ln
Fairway Terrace Ct
Fairway Terrace Cir
Fairway Terrace Way
Fairway Terrace Blvd
Fairway Terrace Pl
Fairway Terrace Ave
Fairway Terrace R

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.

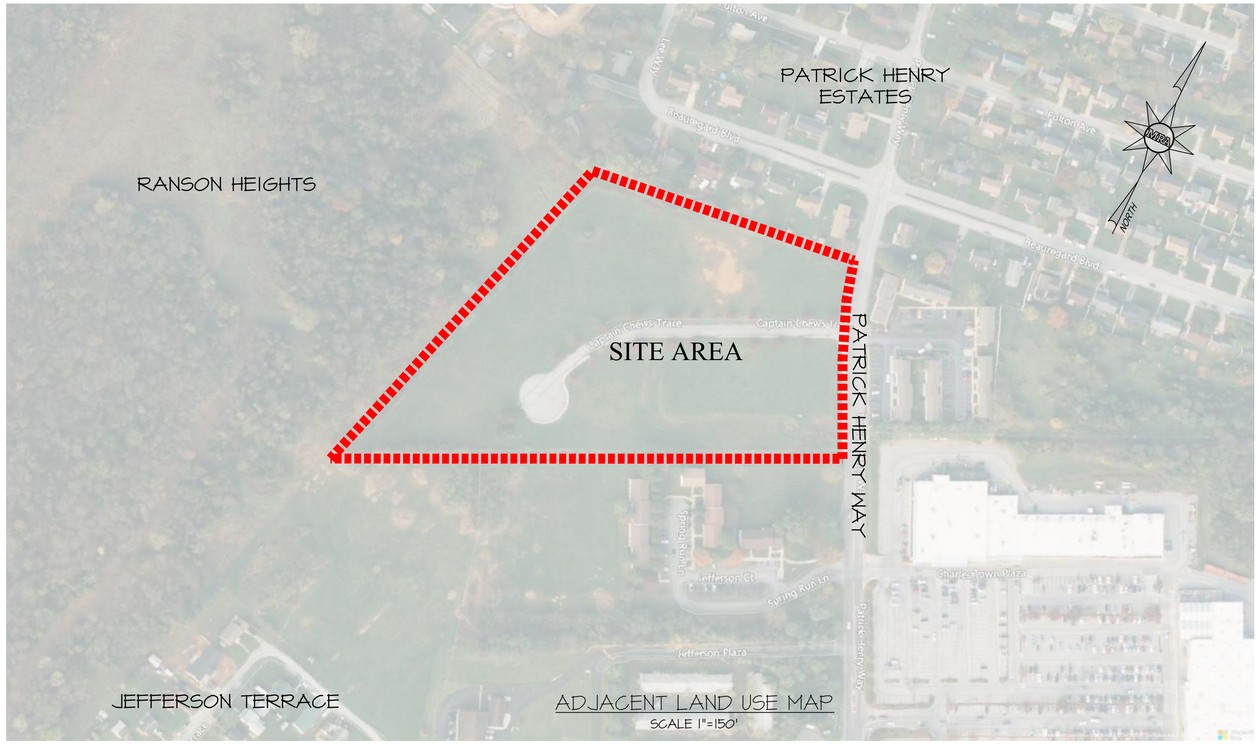
FOR ALL NEW DEVELOPMENTS THE CITY ENCOURAGES THOSE COMMUNITIES TO DEVELOP UNDER THE SMARTCODE NEW COMMUNITY (SC-NC) STANDARDS AND EVEN INCENTIVES DEVELOPERS TO REZONE INTO THE SC-NC BUT OFFERING DISCOUNTS ON BUILDING PERMITS.

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)

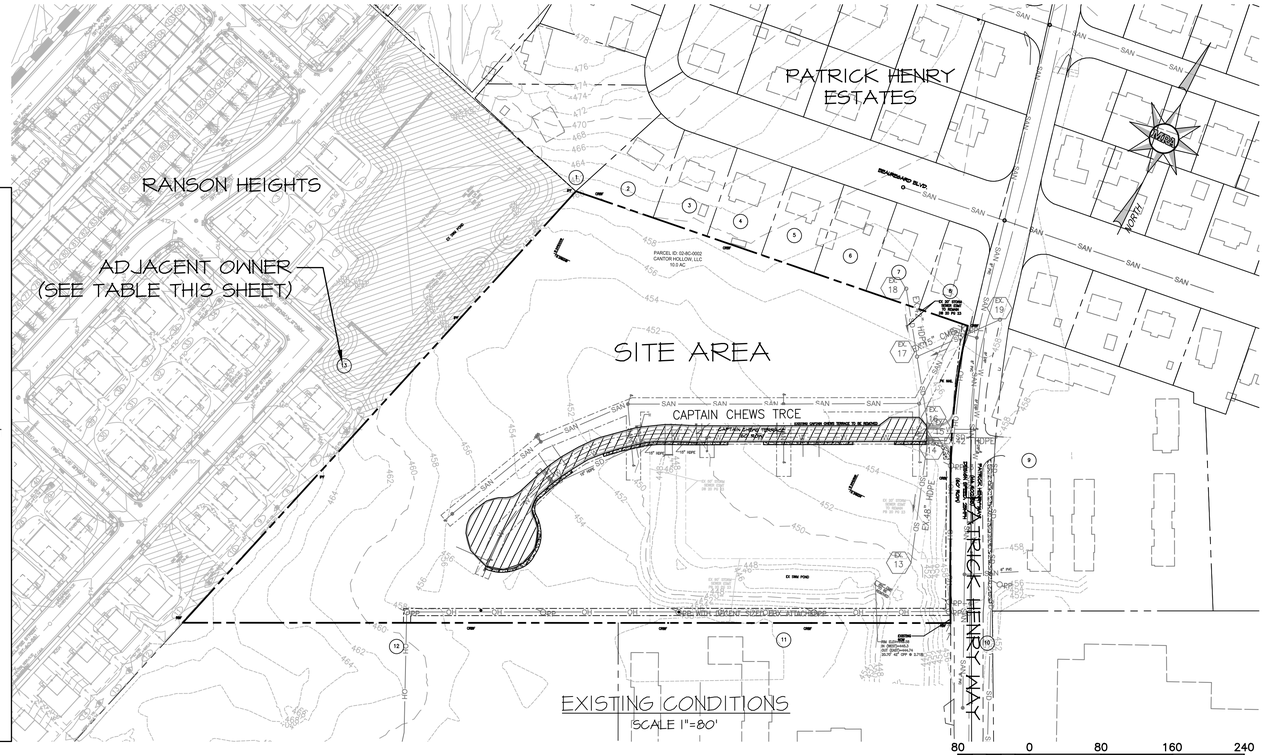


ADJACENT LAND USE MAP
SCALE 1"=150'

150 0 150 300 450
Scale 1" = 150'

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



EXISTING CONDITIONS
SCALE 1"=80'

80 0 80 160 240
Scale 1" = 80'

DATE	REVISIONS
10/09/24	REVISED PER CITY COMMENTS

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 E. HIRST RD, SUITE 106
PURCELLVILLE, VIRGINIA 20132
PHONE: (703) 994-0047
MRAGTA.COM

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EXISTING CONDITIONS

CANTER HOLLOW
REZONING REQUEST
CITY OF RANSON, WV

JOB NO.: 22351
SCALE:
DATE: 09/04/24
DRAWN BY: CDS
DESIGN BY: CDS
REVIEW BY: TDH
PAGE:
2 of 4

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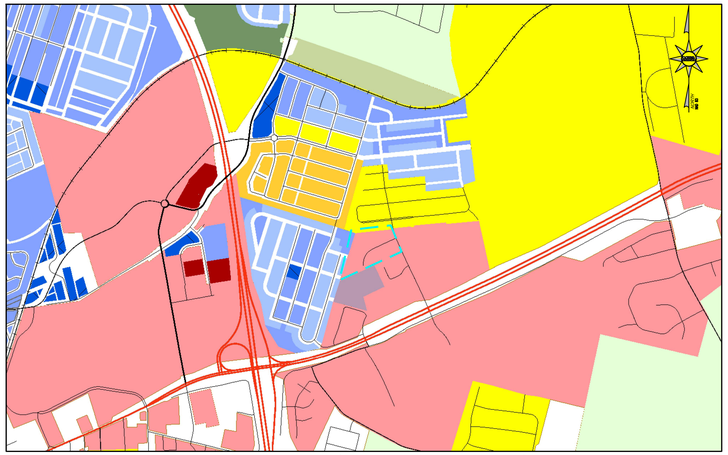
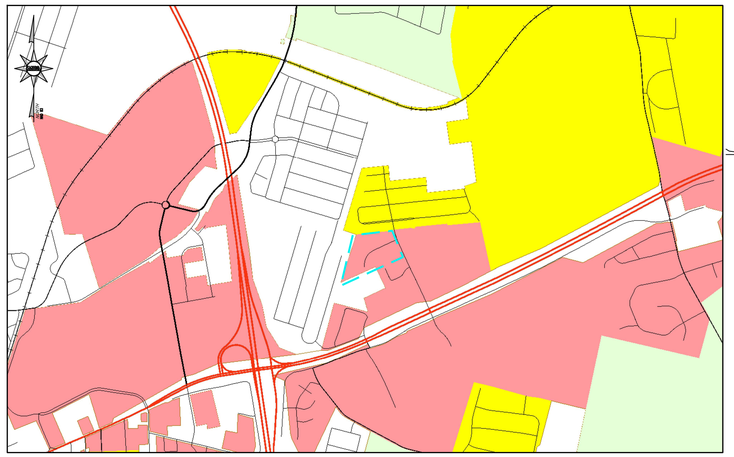


ZONING MAP (CITY OF RANSON)
NOT TO SCALE

CITY OF RANSON ZONING

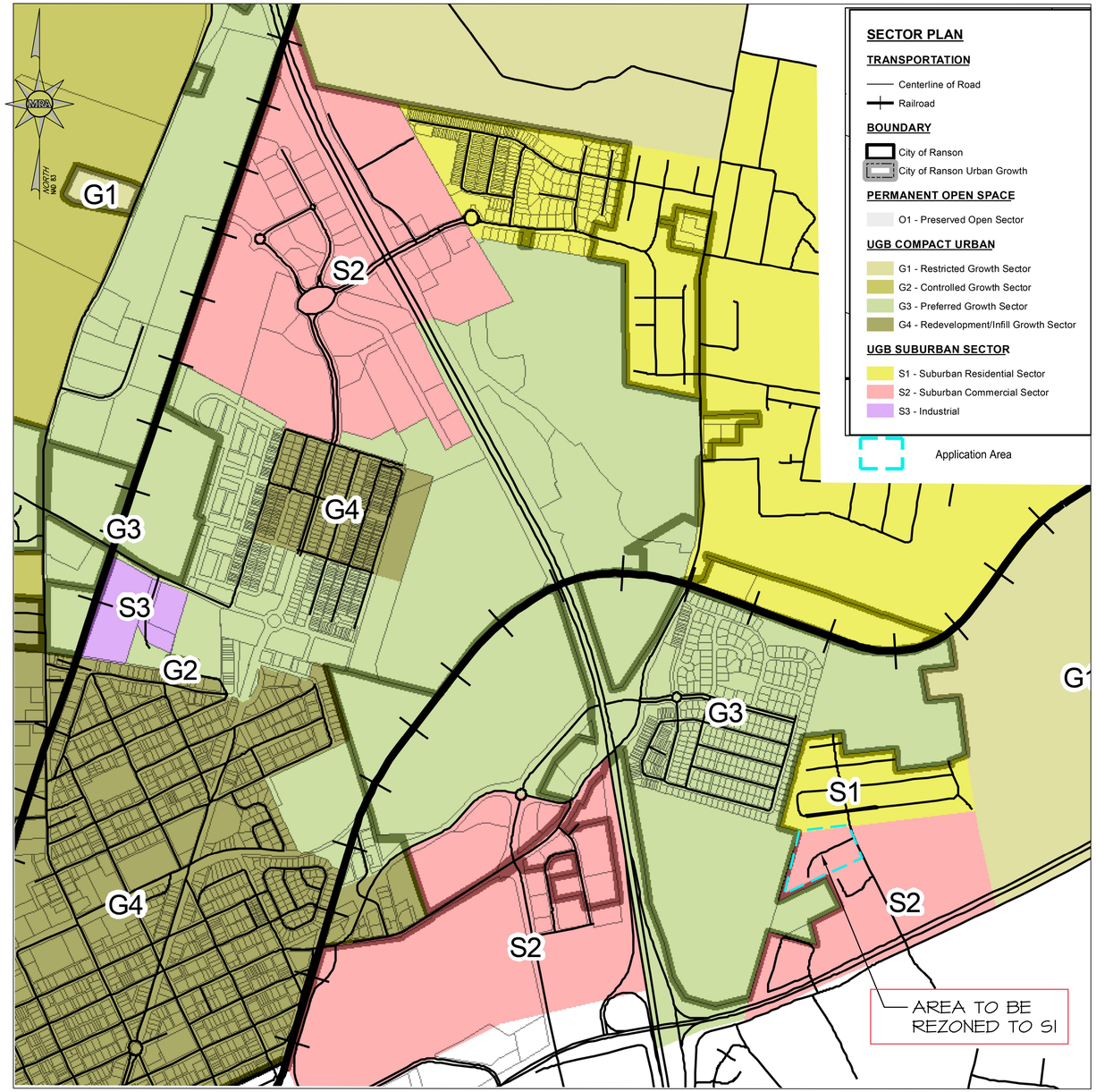
- RR - Rural Reserve
- R-6 - R-6 Residential
- R-7 - R-7 Residential
- HC - Highway Commercial
- RC - Racetrack Commercial
- I - Industrial
- T1 - Natural
- T2 - Rural
- T2O - Rural Open
- T3 - Sub-Urban
- T4 - General Neighborhood
- T4O - General Neighborhood Open
- T5L - Town Center Limited
- T5 - 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
REVISED PER CITY COMMENTS	10/09/24

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 E. HIRST RD, SUITE 106
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COMPREHENSIVE COMPLIANCE PLAN

CANTER HOLLOW
REZONING REQUEST
CITY OF RANSON, WV

JOB NO.:	22351
SCALE:	
DATE:	09/04/24
DRAWN BY:	CDS
DESIGN BY:	CDS
REVIEW BY:	TDH
PAGE:	3 of 4

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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

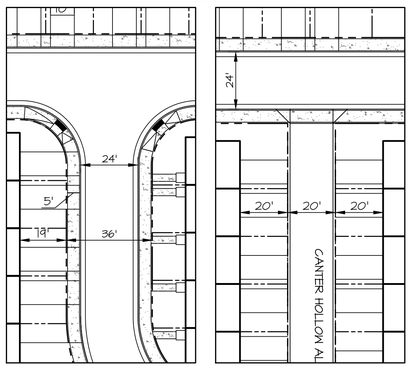
PROPOSED MAX. BLOCK = ±1,200 FT

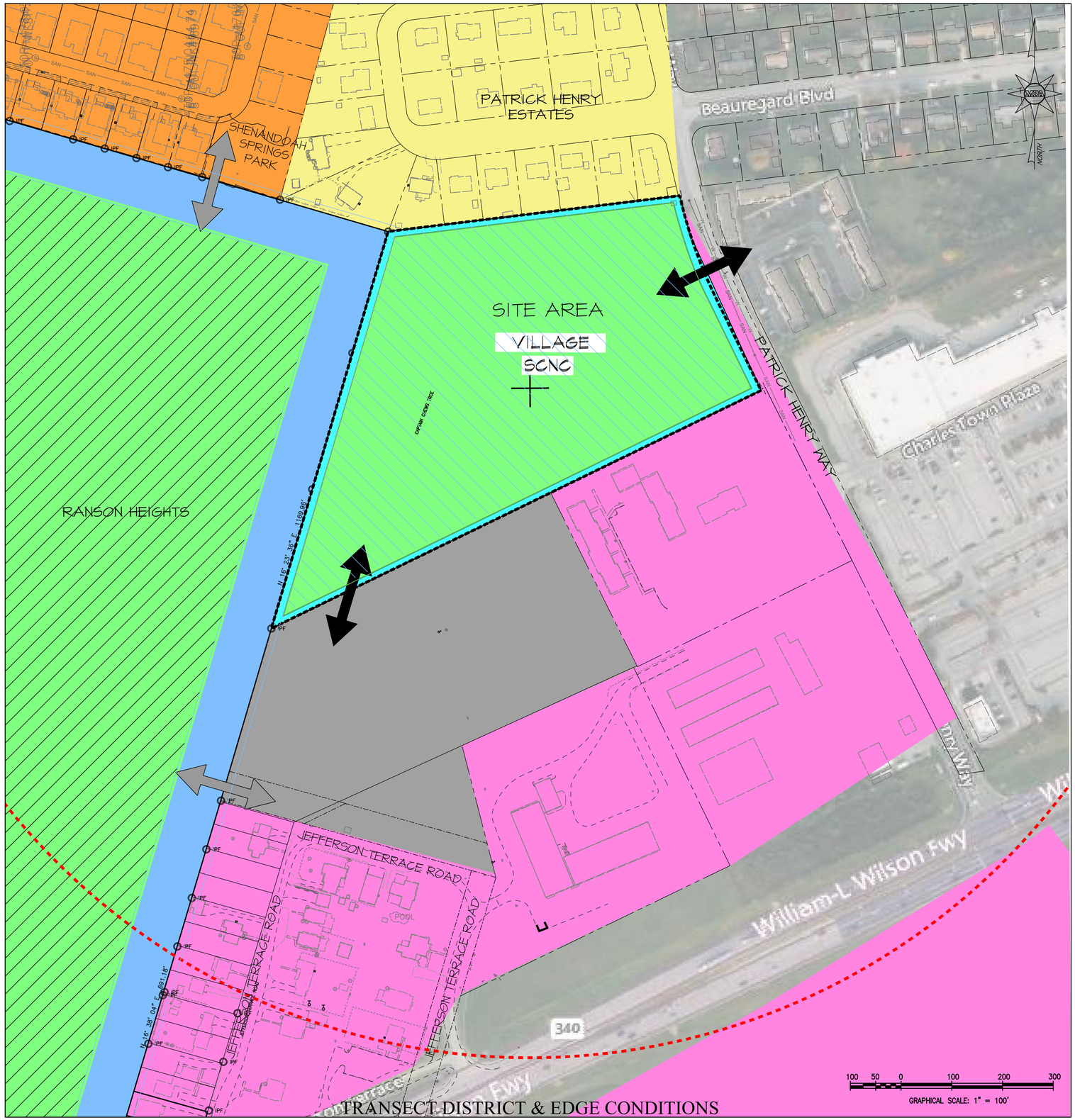
LOT STRUCTURE

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

DATE	REVISIONS
10/09/24	REVISED PER CITY COMMENTS

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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PHONE: (703) 994-0047
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COMMUNITY UNIT TYPES

CANTER HOLLOW REZONING REQUEST
CITY OF RANSON, WV

JOB NO.:	22351
SCALE:	AS SHOWN
DATE:	09/04/24
DRAWN BY:	CDS
DESIGN BY:	CDS
REVIEW BY:	TDH
PAGE:	4 of 4

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AGENDA ITEM VII.2

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Public Hearing- Ordinance 2024-365 An Ordinance amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19A, Article 1: Certain Portion of Parcel 080001000090000 Rezoning from Smartcode New Community to Highway Commercial

ATTACHMENTS:

Legal notice - Ordinance 2024-365 Smartcode New Community to Highway Commerical 12172024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

An Ordinance amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19A, Article 1: Certain Portion of Parcel 080001000090000 Rezoning from Smartcode New Community to Highway Commercial

The Ranson City Council will hold a public hearing on December 17, 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 to Ordinance 2024-365 An Ordinance amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19A, Article 1: Certain Portion of Parcel 080001000090000 Rezoning from Smartcode New Community to Highway Commercial. If you cannot attend but wish to comment, you may write, and it must be received at the following address prior to December 17, 2024: City of Ranson, Attn: City Clerk, 312 S. Mildred Street, Ranson, WV 25438 or cityclerk@ransonwv.us Written Comments received prior to December 17, 2024 will be provided to the Ranson City Council and inserted into the official record.

AGENDA ITEM VII.3

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Consideration - Ordinance 2024-365 An Ordinance amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19A, Article 1: Certain Portion of Parcel 080001000090000 Rezoning from Smartcode New Community to Highway Commercial

Strider, LLC 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.

ATTACHMENTS:

2024-365- Clay Hill East HC Rezoning CC Ordinance.docx
R6 and Highway Commercial Parcels.pdf
24-41-REZ-EAST HC_Rezoning Application-SIGNED.pdf
24-41-REZ Application.pdf

ORDINANCE # 2024- 365

AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICPAL CODE § 19-20 AND CHAPTER 19, ARTICLE 1: CERTAIN PORTION OF PARCEL 08001000090000 REZONING FROM SMARTCODE NEW COMMUNITY TO HIGHWAY COMMERICAL.

AN ORDINANCE to amend certain portions of the official Zoning Map of City of Ranson, West Virginia, for the purpose of rezoning Smart Code New Community District (SC-NC) to Highway Commercial in place pursuant to Chapter 19-20 of the Ranson Municipal Code;

WHEREAS, West Virginia Code § 8A-7-8 and § 8A-7-9 permits the amendments to the zoning ordinance by the governing body;

WHEREAS, Strider, LLC, has submitted a rezoning petition;

WHEREAS, The Ranson Planning Commission recommended this be forwarded to City Council on November 12, 2024, recommending the Ranson City Council amend the zoning map and change the subject property's zoning to the approved in the application.

WHEREAS, pursuant to West Virginia Code § 8A-7-9, proper public notice and public hearings have been provided;

WHEREAS, the Ranson Planning Commission deemed the rezoning petition is consistent with the 2024 Ranson Comprehensive Plan. The Blended Mixed Use of this application area is an expansion area of the 2024 City of Ranson Comprehensive Plan and encourages the use of Limited Commercial Zoning Districts. As such, this rezoning petition conforms to the preferred vision of the Comprehensive Plan.

NOW, THEREFORE, be it enacted and ordained by the Council of the City of Ranson, West Virginia:

Section 1. The official City of Ranson Zoning Map is amended to reflect the following parcel 08001000090000 is zoned Highway Commercial.

Section 2. Consistent with Chapter 19-8 and the original rezoning to Highway Commercial. The replacement of specific zoning on the official zoning map shall not be considered a zoning amendment pursuant to West Virginia § 8A-7-8 or West Virginia § 8A-7-9.

First Reading: November 19, 2024

Public Hearing: December 17, 2024

Second Reading: December 17, 2024

Enacted this 17th day December 2024

Adopted by the City Council of the City of Ranson after a 1st reading on November 19, 2024 and after a 2nd reading on December 17, 2024 by a vote of _____ in the affirmative, _____in the negative with ___ abstentions.

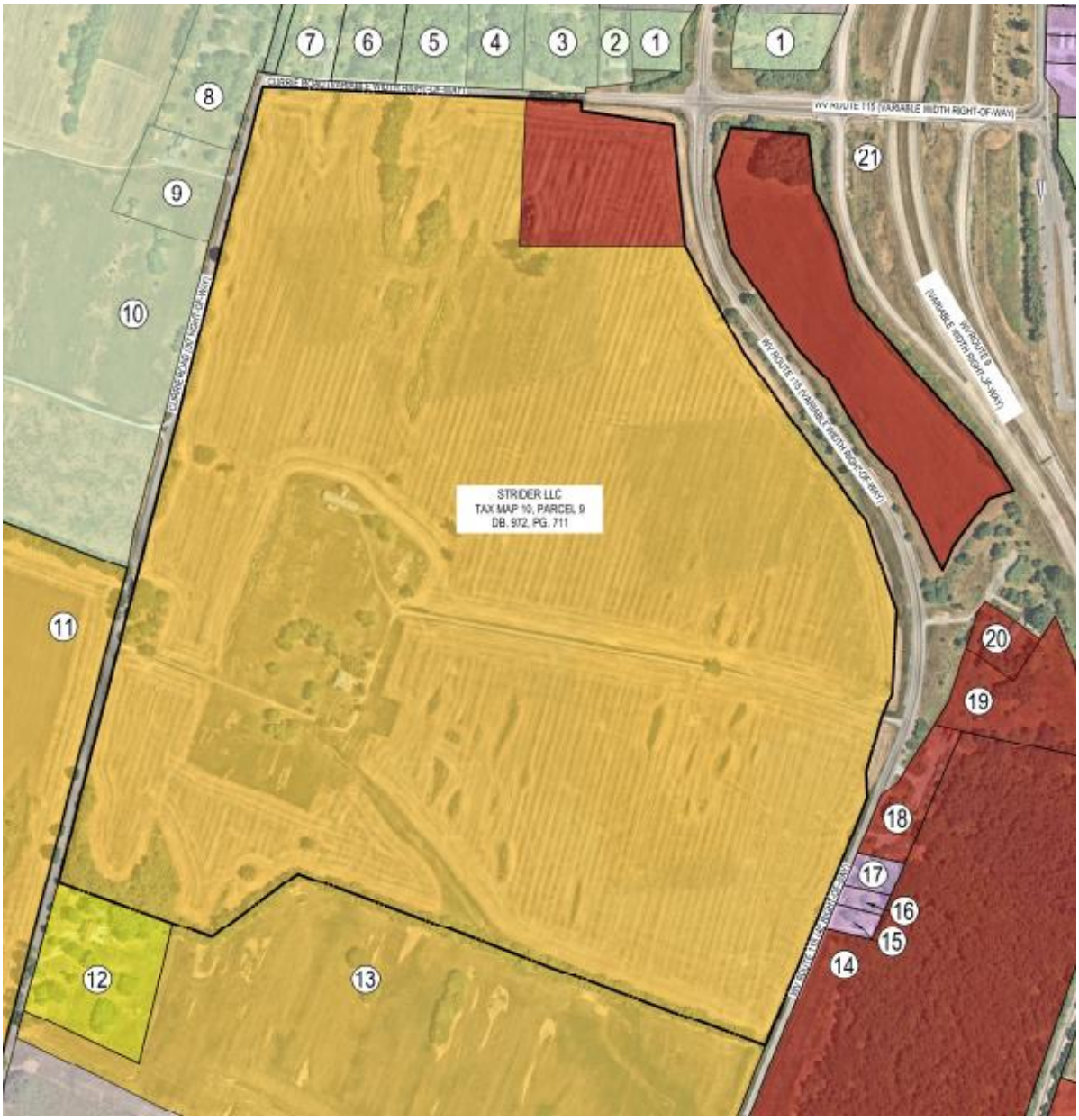
_____
Keith D. Pierson, Mayor

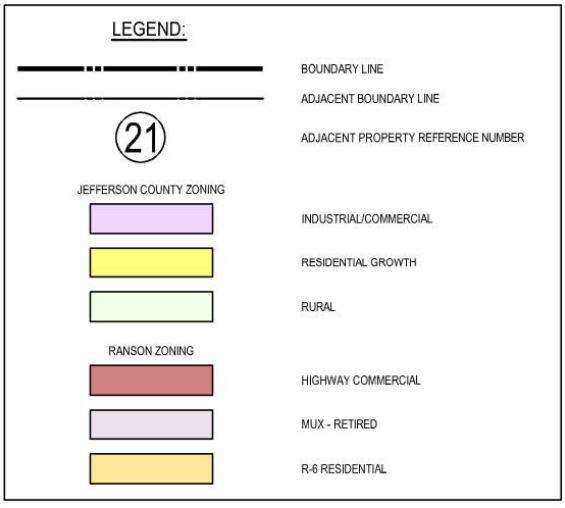
ATTEST:

_____
Darla Armstrong, City Clerk

AFFIX CITY SEAL

Part 2 – Property Information





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

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.

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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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.

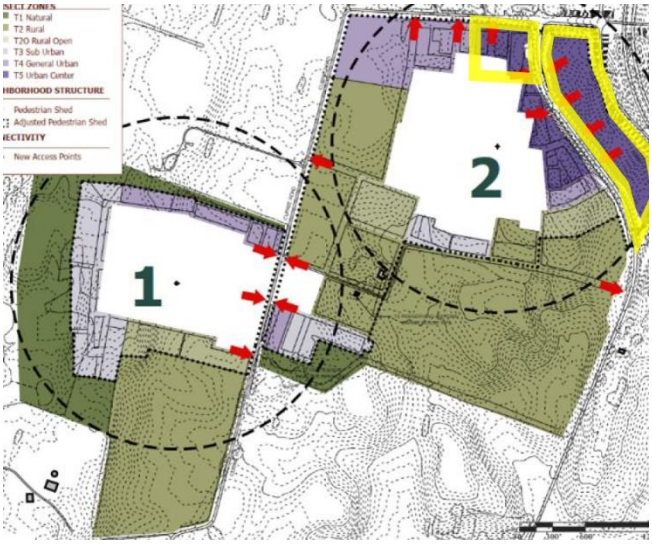


Image from 2012 SmartCode Rezoning Application

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.

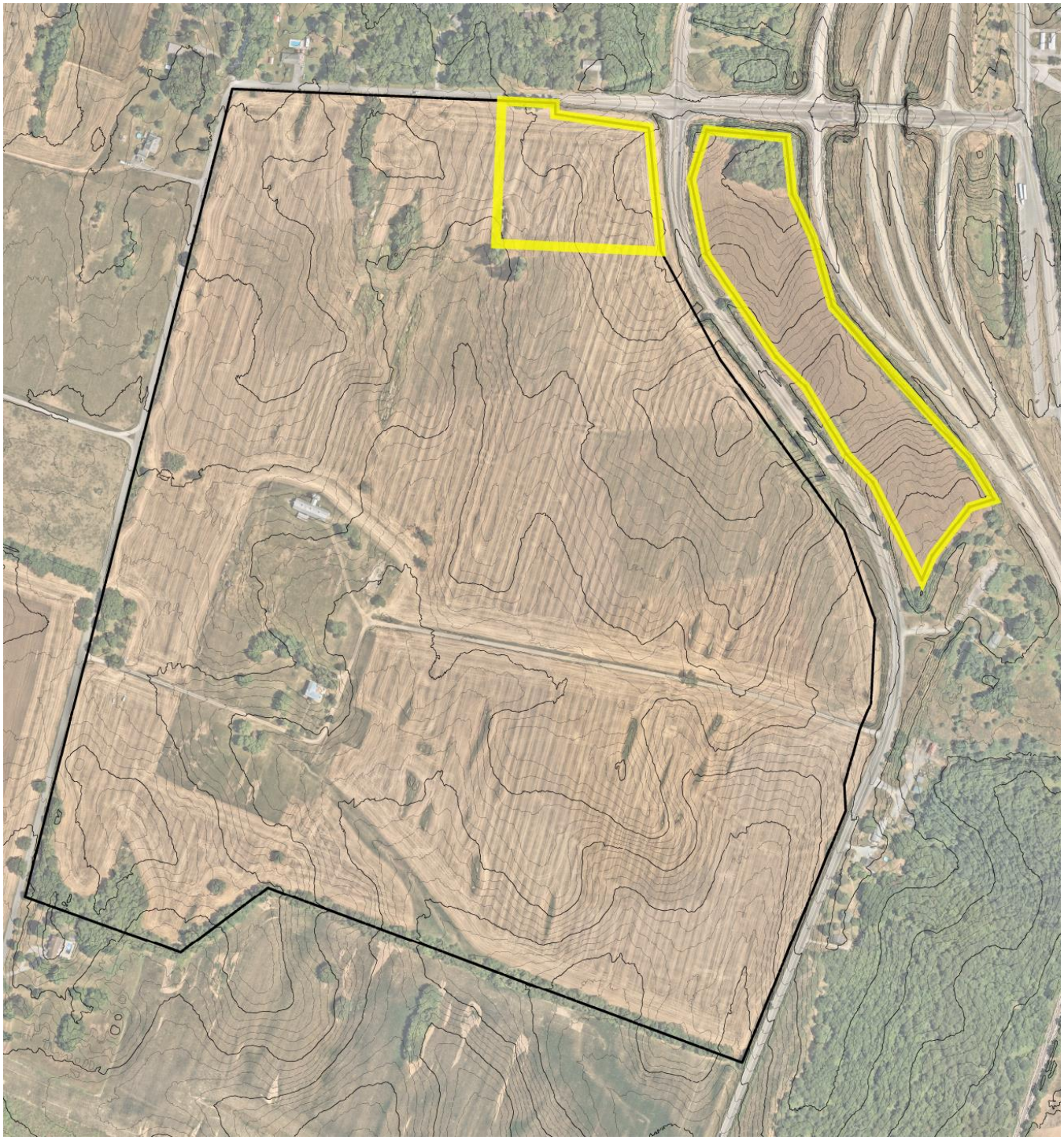
Taking these factors into account, Strider LLC respectfully requests the zoning map amendment be approved by the City of Ranson.



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:

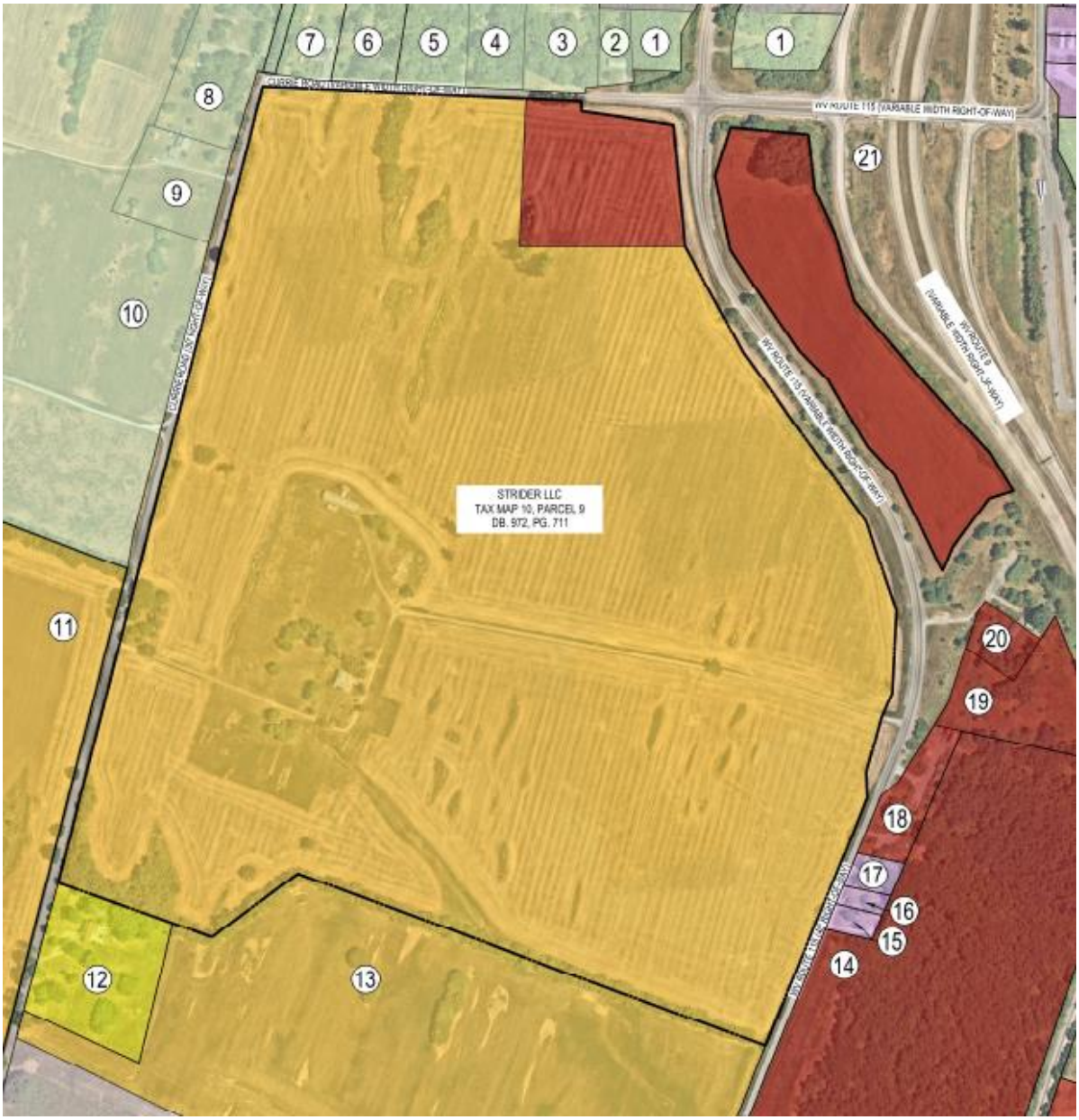
Permitted Uses By Right

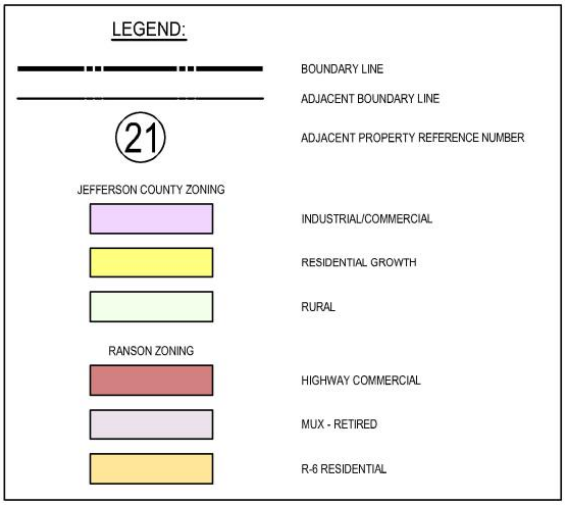
1. Animal hospitals
2. Antique shops.
3. Appliance sales and repair.
4. Apiaries and bees.
5. Art galleries.
6. Assembly halls, gymnasiums, and similar facilities.
7. Auction sales (not livestock).
8. Auto parts and accessories sales
9. Automobile service stations.
10. Automobile and truck sales and 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.

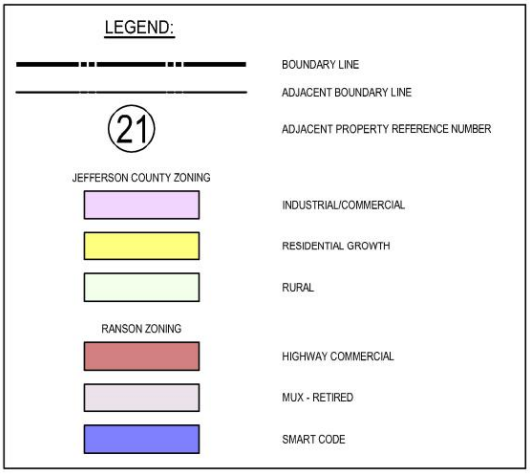
The entirety of the North, West, and Southern Property boundaries are adjacent to active farm uses or single residence parcels.

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								
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
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 R6)	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 R6)	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





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\ZMA\2527-0301-ZMA EXHIBIT_EAST.DWG
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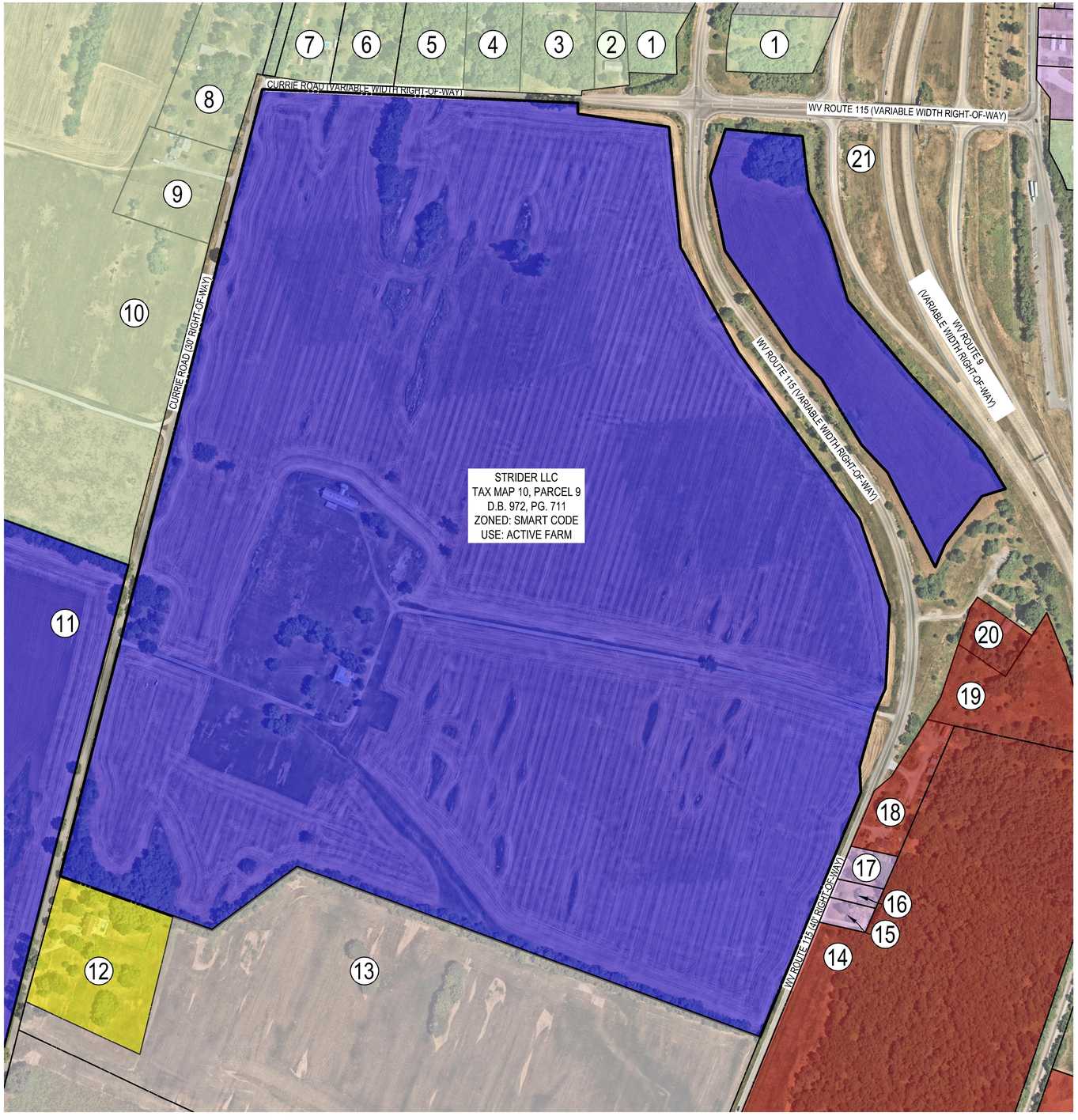

WV STATE GRID NORTH (NAD83)

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

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

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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

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

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DATE:	OCTOBER 3, 2024
JOB:	2527-0301
DRAWN: ABP	CHECK: MD
CADD:	2527-0301-ZMA EXHIBIT_EAST.DWG
NCS:	N/A
SHEET:	2 OF 4

FILE PATH: G:\PROJECTS\08RAN\2527-0301 CLAY HILL FARM\08RAN-PLANNING\CLAY HILL_EXTS\CAD\2527-0301-ZMA EXHIBIT_EAST.DWG
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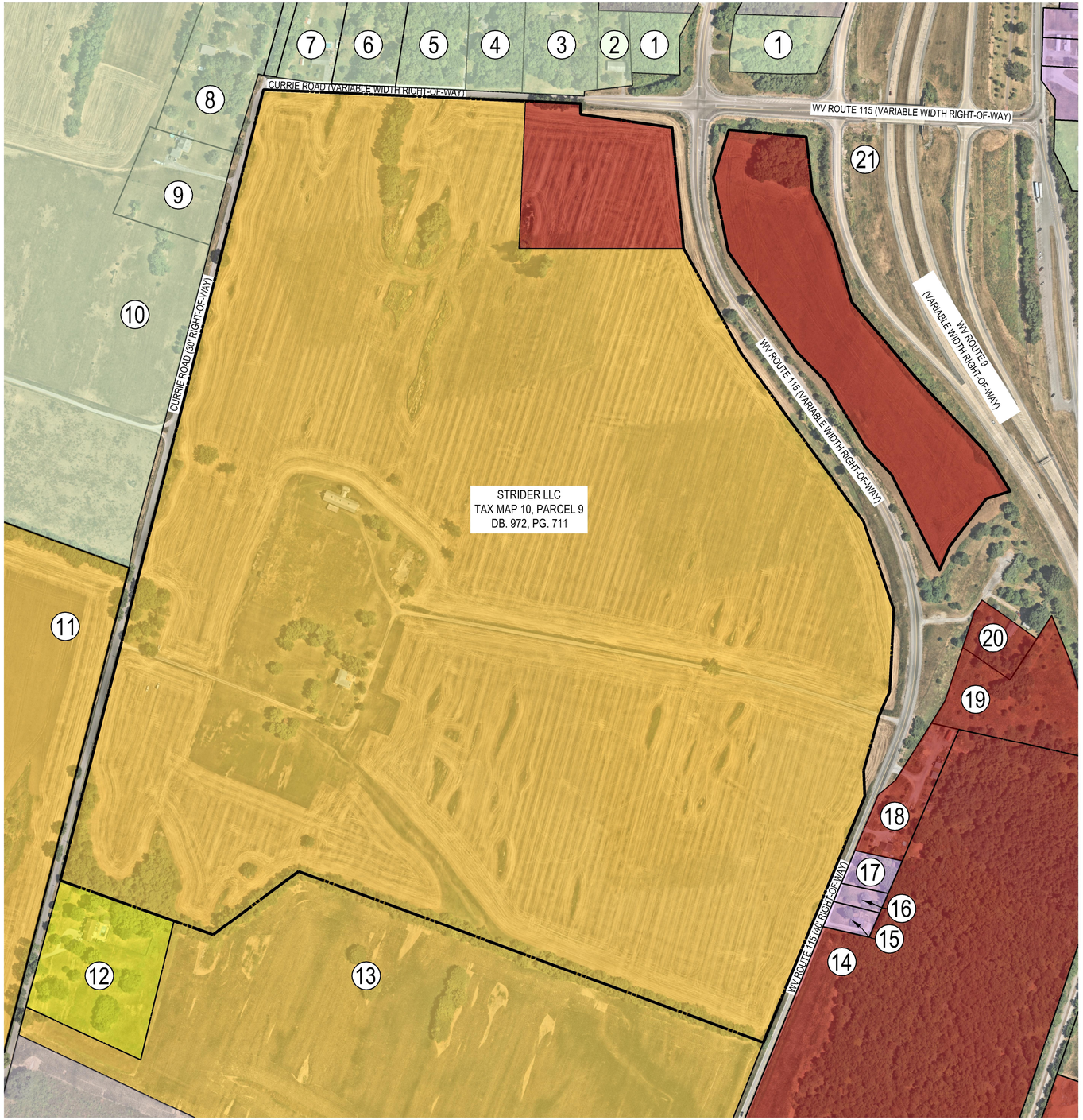

WV STATE GRID NORTH (NAD83)

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
- R-6 RESIDENTIAL

Adjacent Property Information

Ref. #	District	Map	Parcel	Adjacent Property Information	Zone	Use	Deed Book	Page
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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
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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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SEAL:

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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.:
DATE:	OCTOBER 3, 2024
JOB:	2527-0301
DRAWN:	ABP
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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

21 ADJACENT PARCEL REFERENCE NUMBER

Adjacent Property Information

Ref. #	District	Map	Parcel	Adjacent Property Information	Zone	Use	Deed Book	Page
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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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REVISIONS

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

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NCS:	N/A
SHEET:	4 OF 4

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AGENDA ITEM VII.4

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Public Hearing - 2024- 366 An Ordinance Amending and Re-Enacting the official Zoning Map of the City of Ranson Pursuant to Ranson municipal Code § 19-20 and Chapter 19, Article 1: Parcel 08001000090000 Rezoning From Smartcode New Community to R6.

ATTACHMENTS:

Legal notice - Ordinance 2024-366 Smartcode New Community to R6 12172024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

An Ordinance amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19A, Article 1: Certain Portion of Parcel 080001000090000000 Rezoning from Smartcode New Community to R-6.

The Ranson City Council will hold a public hearing on December 17, 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 to Ordinance 2024-366 An Ordinance amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19A, Article 1: Certain Portion of Parcel 080001000090000 Rezoning from Smartcode New Community to R-6. If you cannot attend but wish to comment, you may write, and it must be received at the following address prior to December 17, 2024: City of Ranson, Attn: City Clerk, 312 S. Mildred Street, Ranson, WV 25438 or cityclerk@ransonwv.us Written Comments received prior to December 17, 2024 will be provided to the Ranson City Council and inserted into the official record.

AGENDA ITEM VII.5

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Consideration - 2024- 366 An Ordinance Amending and Re-Enacting the official Zoning Map of the City of Ranson Pursuant to Ranson municipal Code § 19-20 and Chapter 19, Article 1: Certain Portion of Parcel 08001000090000 Rezoning From Smartcode New Community to R6.

Strider LLC, Submitted application for Rezoning 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:

2024-366-Clay_Hill_East_R6_Rezoning_CC_Ordinance (10).docx
EAST R6_Rezoning Application-SIGNED - Strider.pdf
24-42-REZ-2527-0301-ZMA_EAST R6-PACKAGE 1 12172024.pdf

AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICPAL CODE § 19-20 AND CHAPTER 19, ARTICLE 1: CERTAIN PORTIONS OF PARCEL 08001000090000 REZONING FROM SMARTCODE NEW COMMUNITY TO R-6.

AN ORDINANCE to amend certain portions of the official Zoning Map of City of Ranson, West Virginia, for the purpose of rezoning Smart Code New Community District (SC-NC) to R-6 in place pursuant to Chapter 19-20 of the Ranson Municipal Code;

WHEREAS, West Virginia Code § 8A-7-8 and § 8A-7-9 permits the amendments to the zoning ordinance by the governing body;

WHEREAS, Strider, LLC, has submitted a rezoning petition;

WHEREAS, The Ranson Planning Commission recommended the application be forward to the City Council on November 12, 2024, recommending the Ranson City Council amend the zoning map and change the subject property's zoning to the approved in the application.

WHEREAS, pursuant to West Virginia Code § 8A-7-9, proper public notice and public hearings have been provided;

WHEREAS, the Ranson Planning Commission deemed the rezoning petition is consistent with the 2024 Ranson Comprehensive Plan. The Blended Mixed Use of this application area is an expansion area of the 2024 City of Ranson Comprehensive Plan and encourages the use of Residential Zoning Districts. As such, this rezoning petition conforms to the preferred vision of the Comprehensive Plan.

NOW, THEREFORE, be it enacted and ordained by the Council of the City of Ranson, West Virginia:

Section 1. The official City of Ranson Zoning Map is amended to reflect the following parcel 08001000090000 is zoned R-6.

Section 2. Consistent with Chapter 19-5 and the original rezoning to R-6. The replacement of specific zoning on the official zoning map shall not be considered a zoning amendment pursuant to West Virginia § 8A-7-8 or West Virginia § 8A-7-9.

Ordinance 2024-366

First Reading: November 19, 2024

Public Hearing: December 17, 2024

Second Reading: December 17, 2024

Enacted this 17th day December 2024

Adopted by the City Council of the City of Ranson after a 1st reading on November 19, 2024 and after a 2nd reading on December 17, 2024 by a vote of _____ in the affirmative, _____in the negative with __ abstentions.

_____

Keith D. Pierson, Mayor

ATTEST:

_____

Darla Armstrong, City Clerk

AFFIX CITY SEAL

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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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.

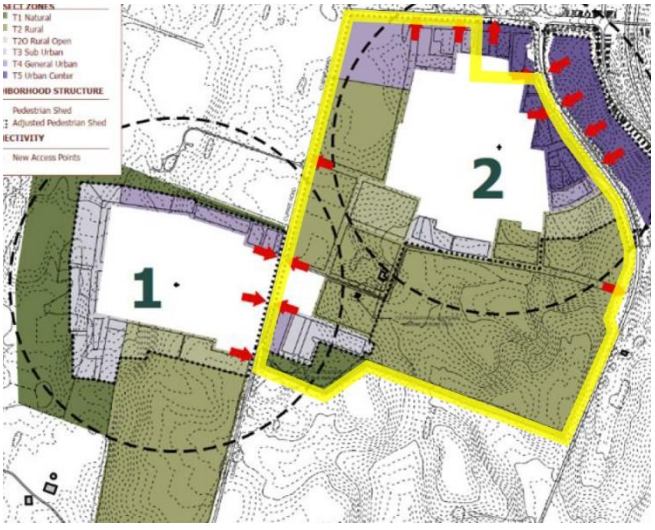


Image from 2012 SmartCode Rezoning Application

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.

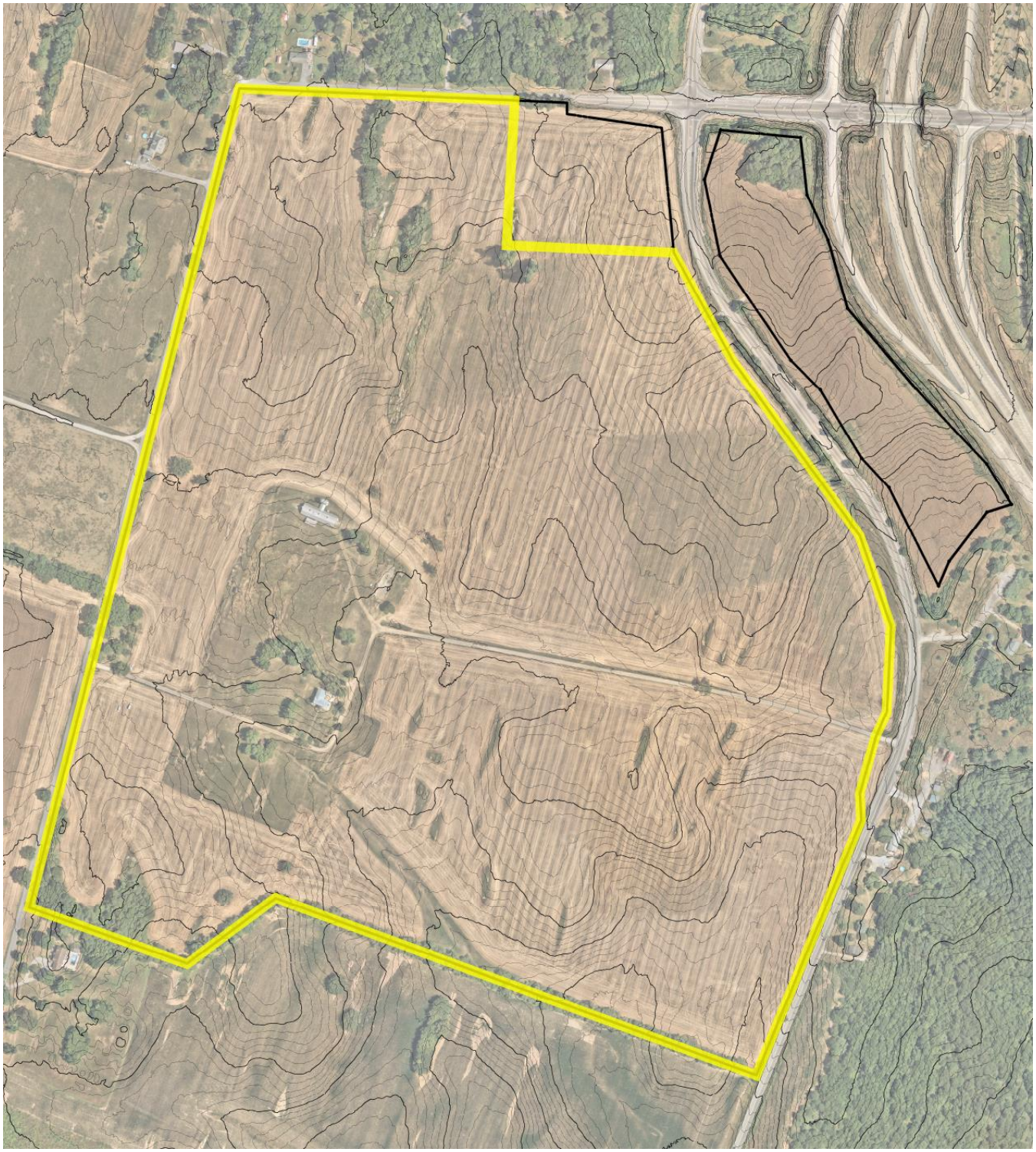
Taking these factors into account, Strider LLC respectfully requests the zoning map amendment be approved by the City of Ranson.



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%.

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:

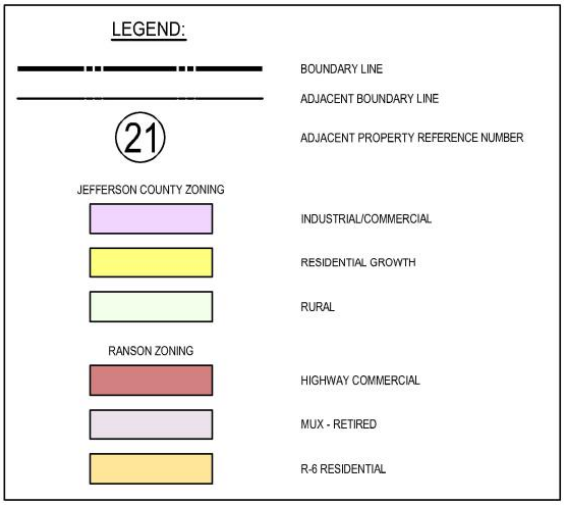
Permitted Uses By Right

1. 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.

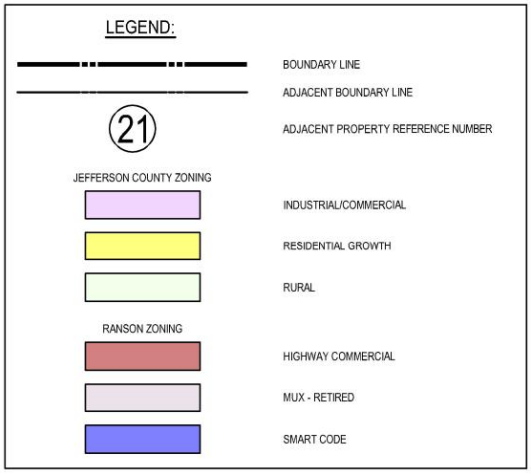
Individual properties, existing zoning and existing uses are noted below.

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
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 R6)	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 R6)	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





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.
- 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.

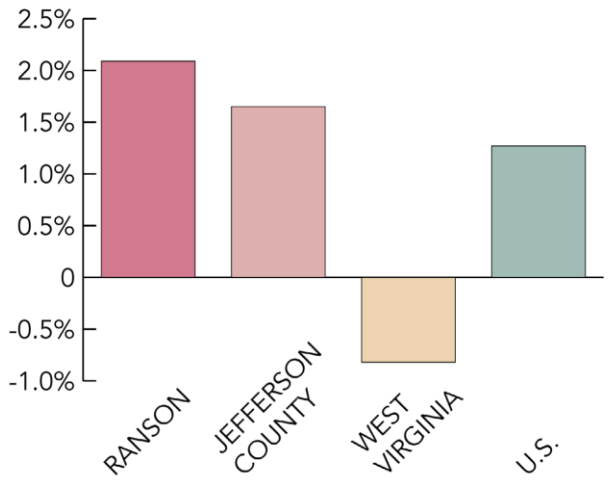
The Property's location ensures convenient access for commuters without encroaching upon neighboring residential subdivisions or increasing the traffic burden on Ranson's downtown roadways. It is envisioned that students will be able to safely walk or bike to school, meeting the goals of walkability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

INTEGRITY FEDERAL SERVICES

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING

148 S. Queen Street, Suite 201 • Martinsburg, WV 25401 • Phone: 304-725-8456 • www.ifs-se.com

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\0000's\2527-0301 CLAY HILL FARM\REPORTS\ZMA\2527-0301-ZMA EXHIBIT_EAST.DWG
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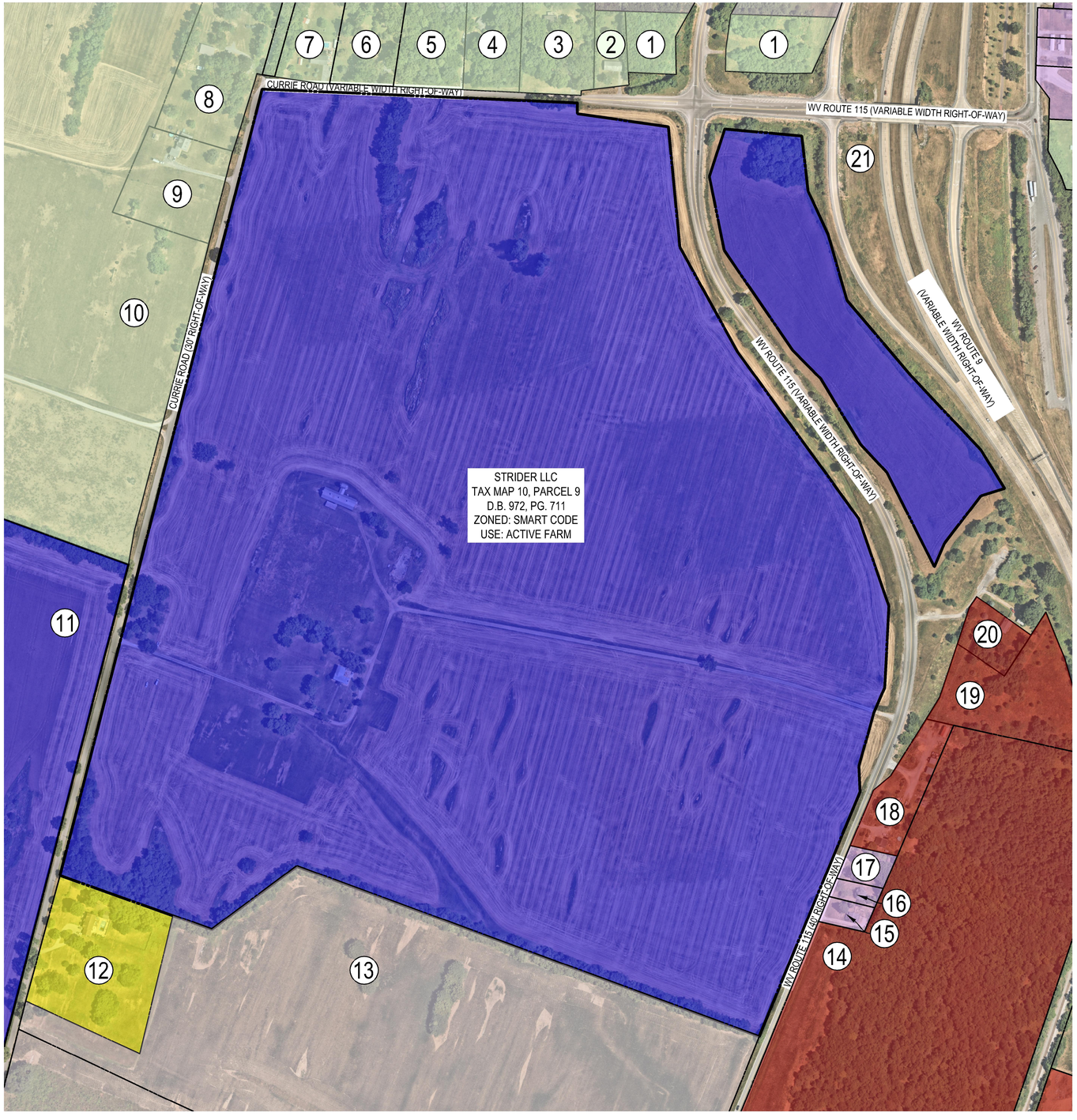

WV STATE GRID NORTH (NAD83)

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

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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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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SEAL:

REVISIONS

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
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DRAWN: ABP	CHECK: MD
CADD:	2527-0301-ZMA EXHIBIT_EAST.DWG
NCS:	N/A
SHEET:	2 OF 4

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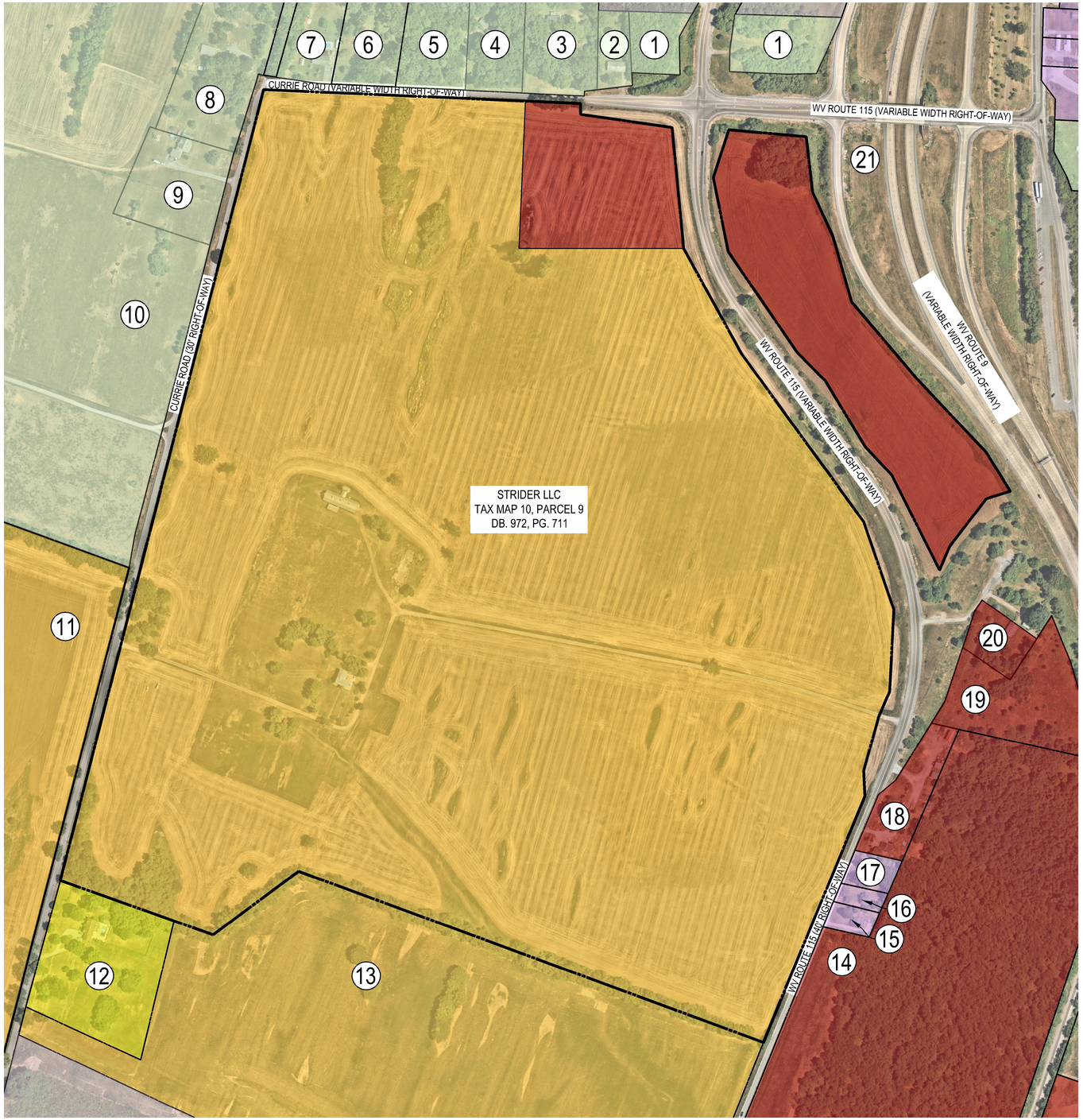

WV STATE GRID NORTH (NAD83)

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- 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

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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

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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

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EXHIBIT 4 - BOUNDARY EXHIBIT

CLAY HILL FARM - EAST ZONING MAP AMENDMENT

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AGENDA ITEM VII.6

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Public Hearing- 2024-367 An Ordinance amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19A, Article 1: Parcel 080001000080000 Rezoning from Smartcode New Community to R-6.

ATTACHMENTS:

Legal notice - Ordinance 2024-367 Smartcode New Community to R6 12172024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

An Ordinance amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19A, Article 1: Parcel 080001000080000 Rezoning from Smartcode New Community to R-6.

The Ranson City Council will hold a public hearing on December 17, 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 to Ordinance 2024-367 An Ordinance amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19A, Article 1: Parcel 080001000080000 Rezoning from Smartcode New Community to R-6. If you cannot attend but wish to comment, you may write, and it must be received at the following address prior to December 17, 2024: City of Ranson, Attn: City Clerk, 312 S. Mildred Street, Ranson, WV 25438 or cityclerk@ransonwv.us Written Comments received prior to December 17, 2024 will be provided to the Ranson City Council and inserted into the official record.

AGENDA ITEM VII.7

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Consideration - 2024-367 An Ordinance amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19A, Article 1: Parcel 080001000080000 Rezoning from Smartcode New Community to R-6.

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:

2024-367- Clay Hill West R-6 Rezoning CC Ordinance.docx
24-43-REZ-WEST R6_Rezoning Application-SIGNED.pdf
24-43-REZ-2527-0301-ZMA_WEST-PACKAGE 12172024.pdf

AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICPAL CODE § 19-20 AND CHAPTER 19, ARTICLE 1: PARCEL 08001000080000 REZONING FROM SMARTCODE NEW COMMUNITY TO R-6.

AN ORDINANCE to amend certain portions of the official Zoning Map of City of Ranson, West Virginia, for the purpose of rezoning Smart Code New Community District (SC-NC) to R-6 in place pursuant to Chapter 19-20 of the Ranson Municipal Code;

WHEREAS, West Virginia Code § 8A-7-8 and § 8A-7-9 permits the amendments to the zoning ordinance by the governing body;

WHEREAS, Strider, LLC, has submitted a rezoning petition;

WHEREAS, The Ranson Planning Commission recommended this application be forwarded to City Council on November 12, 2024, recommending the Ranson City Council amend the zoning map and change the subject property's zoning to the approved in the application.

WHEREAS, pursuant to West Virginia Code § 8A-7-9, proper public notice and public hearings have been provided;

WHEREAS, the Ranson Planning Commission deemed the rezoning petition is consistent with the 2024 Ranson Comprehensive Plan. The Blended Mixed Use of this application area is an expansion area of the 2024 City of Ranson Comprehensive Plan and encourages the use of Residential Zoning Districts. As such, this rezoning petition conforms to the preferred vision of the Comprehensive Plan.

NOW, THEREFORE, be it enacted and ordained by the Council of the City of Ranson, West Virginia:

Section 1. The official City of Ranson Zoning Map is amended to reflect the following parcel 08001000080000 is zoned R-6.

Section 2. Consistent with Chapter 19-5 and the original rezoning to R-6. The replacement of specific zoning on the official zoning map shall not be considered a zoning amendment pursuant to West Virginia § 8A-7-8 or West Virginia § 8A-7-9.

First Reading: November 19, 2024

Public Hearing: December 17, 2024

Second Reading: December 17, 2024

Enacted this 17th day December 2024

Adopted by the City Council of the City of Ranson after a 1st reading on November 19, 2024 and after a 2nd reading on December 17, 2024 by a vote of _____ in the affirmative, _____in the negative with ___ abstentions.

_____
Keith D. Pierson, Mayor

ATTEST:

_____
Darla Armstrong, City Clerk

AFFIX CITY SEAL

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: $4,375 (105 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 West - Residential R6			**Total Area (acres):** 105
Current Zoning: Smart Code	**Proposed Zoning:** Residential (R6)	**Map Number:** 10	**Parcel:** 8

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 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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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 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.

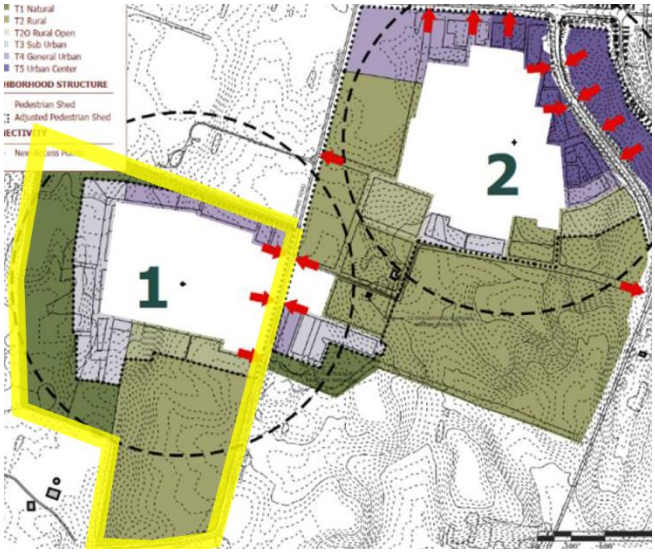


Image from 2012 SmartCode Rezoning Application

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.

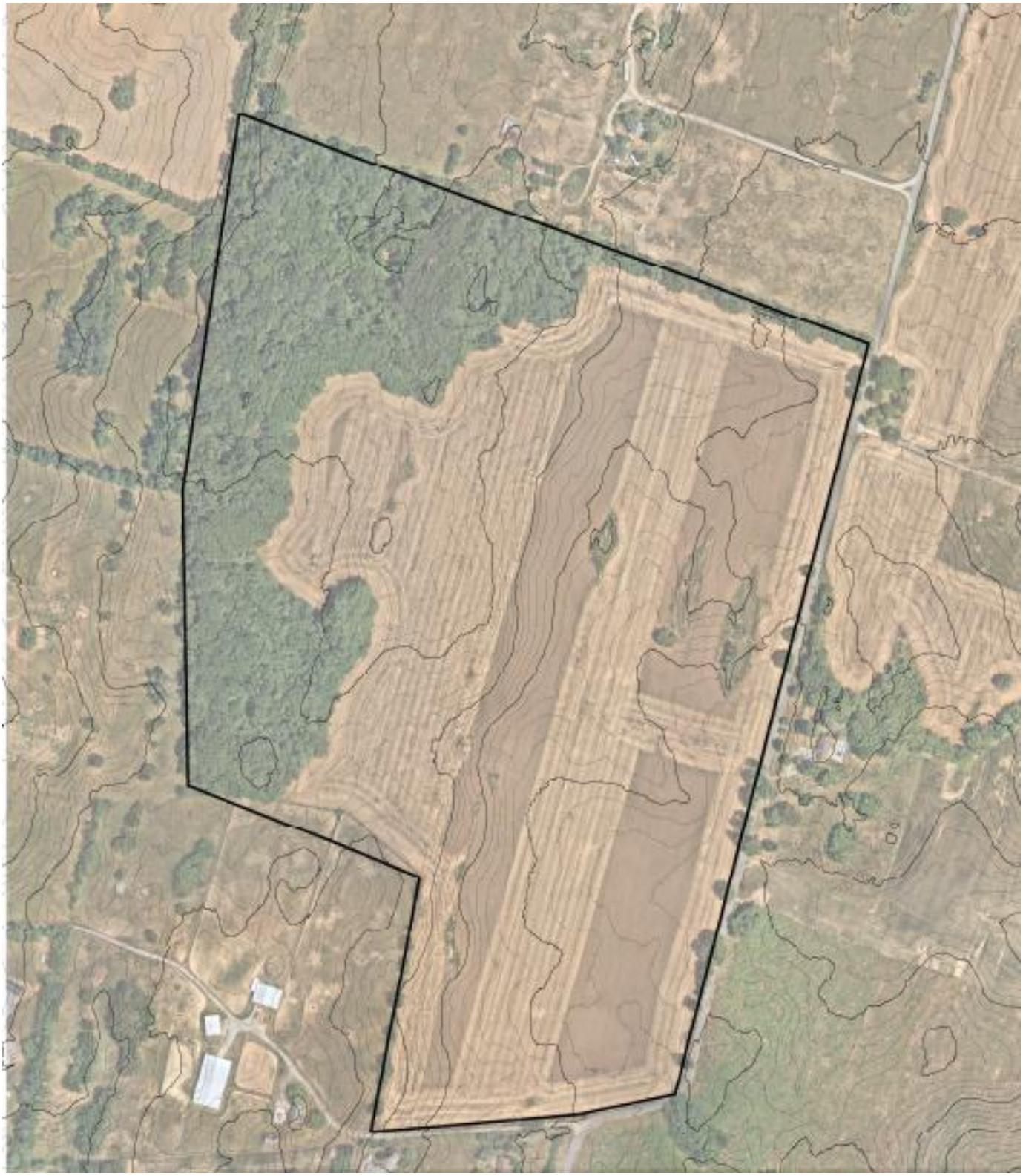
Taking these factors into account, Strider LLC respectfully requests the zoning map amendment be approved by the City of Ranson.



Ranson Elementary School, Under Construction 2023

Part 1 – Executive Summary

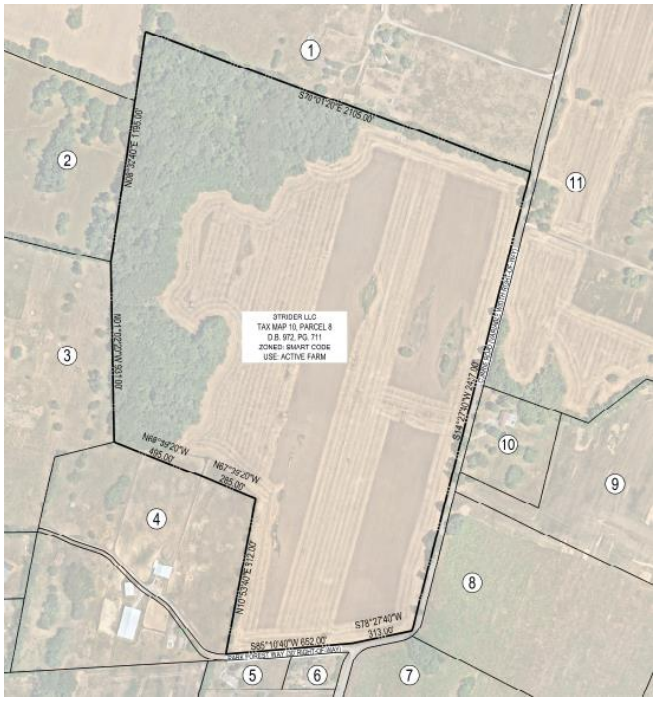
CLAY HILL FARM - WEST



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.

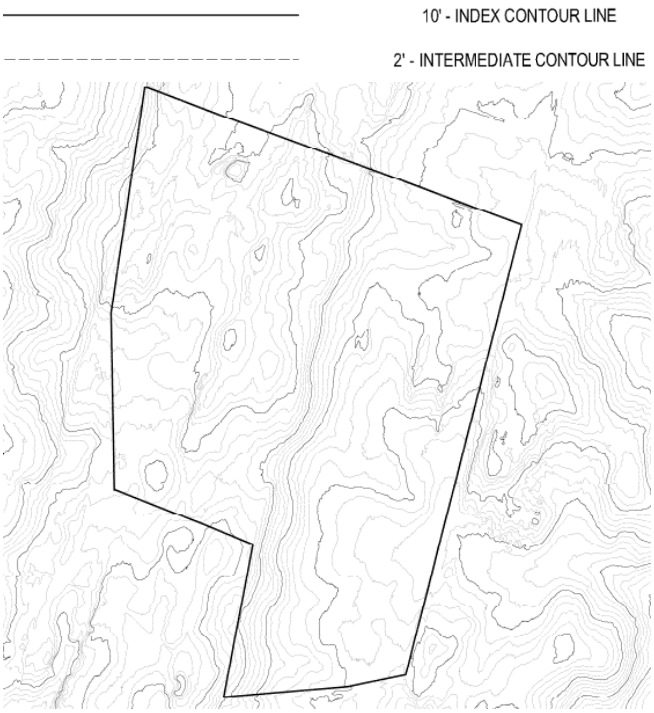
There are no FEMA floodplains mapped on the parcel.

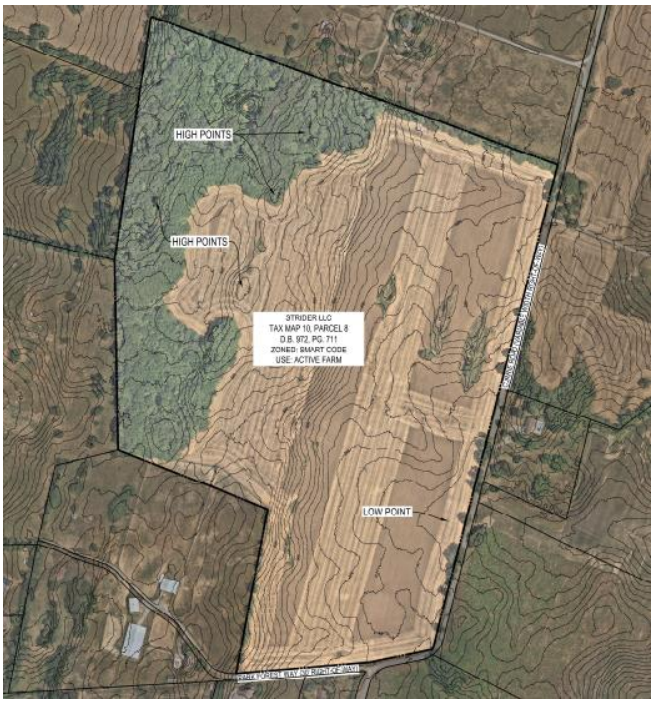


Rt. 115 / Rt. 9 interchange at Currie Road

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:

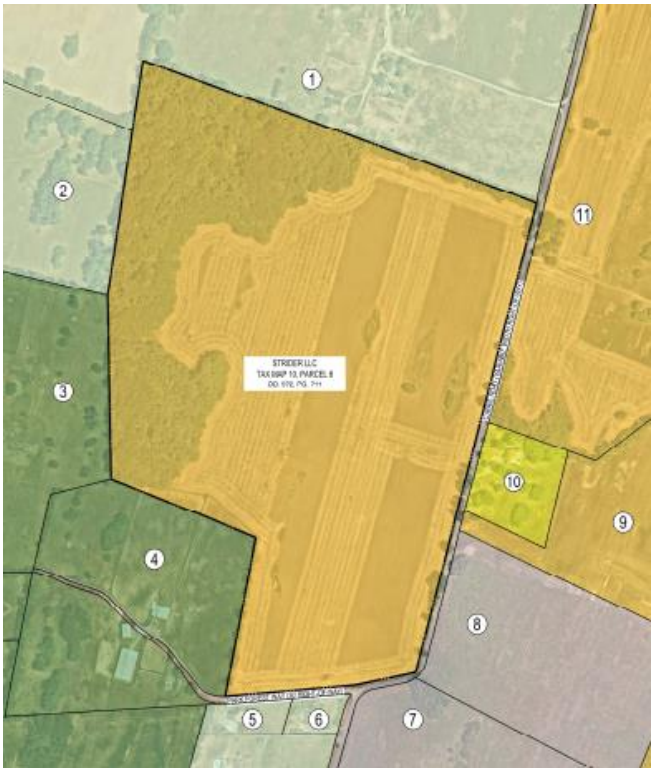
Permitted Uses By Right

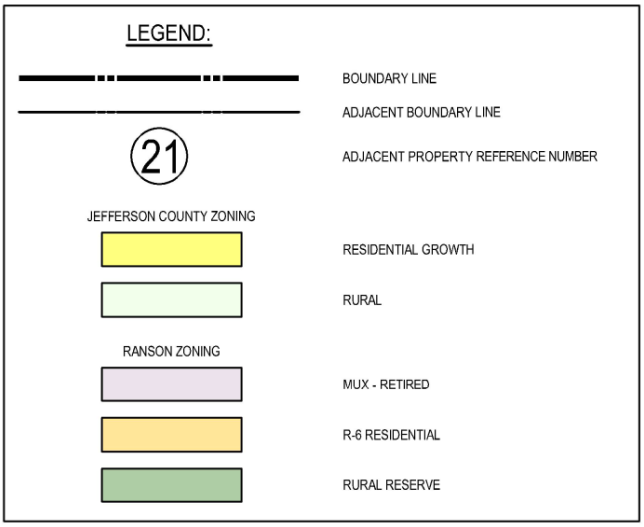
1. Single-family residential
2. Churches and religious assembly
3. Golf courses, parks, playgrounds and community centers operated on a noncommercial or nonprofit basis for recreational purposes only.
4. Public elementary and secondary schools, and private schools having curricula the same (approximately) 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**
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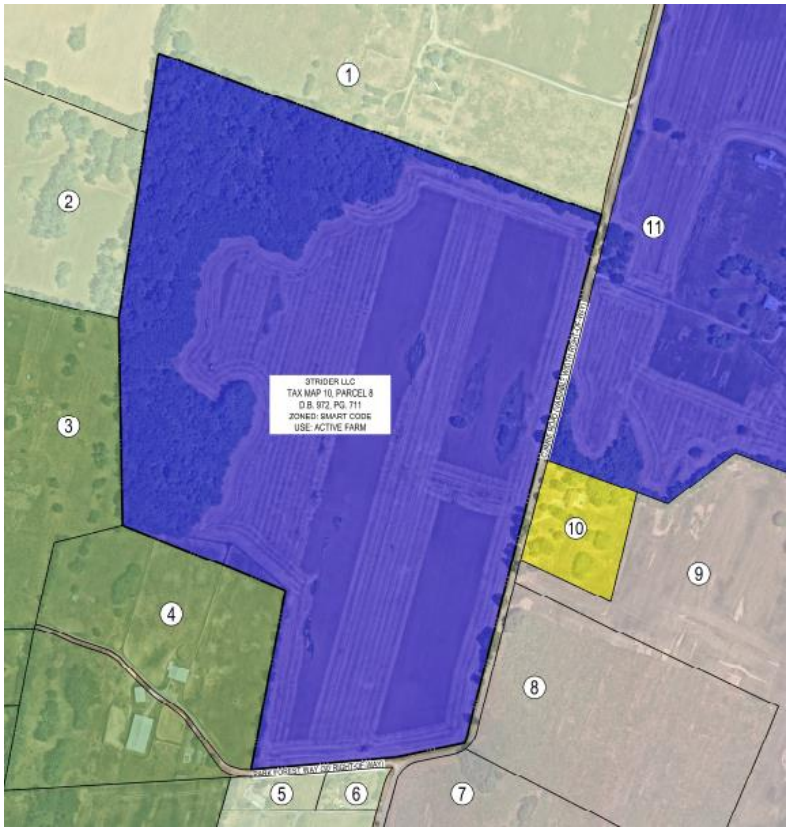

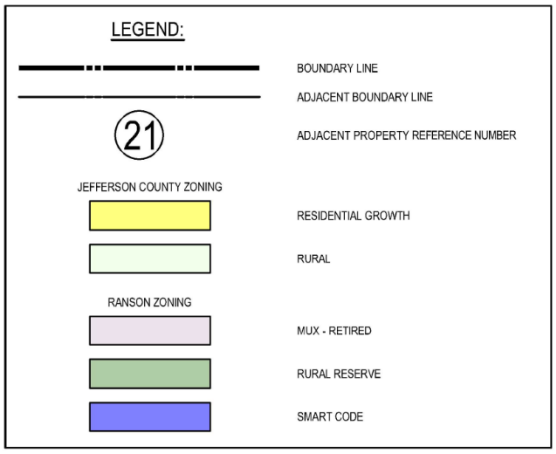

See Exhibit 2 – Existing Land Use and Zoning for full size image

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 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.
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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.

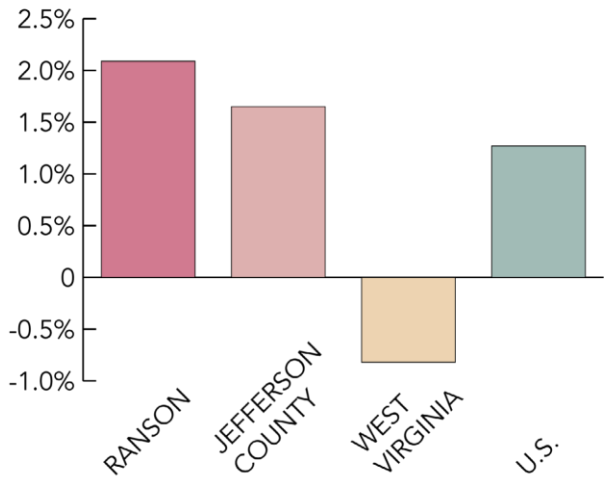
The Property's location ensures convenient access for commuters without encroaching upon neighboring residential subdivisions or increasing the traffic burden on Ranson's downtown roadways. It is envisioned that students will be able to safely walk or bike to school, meeting the goals of walkability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

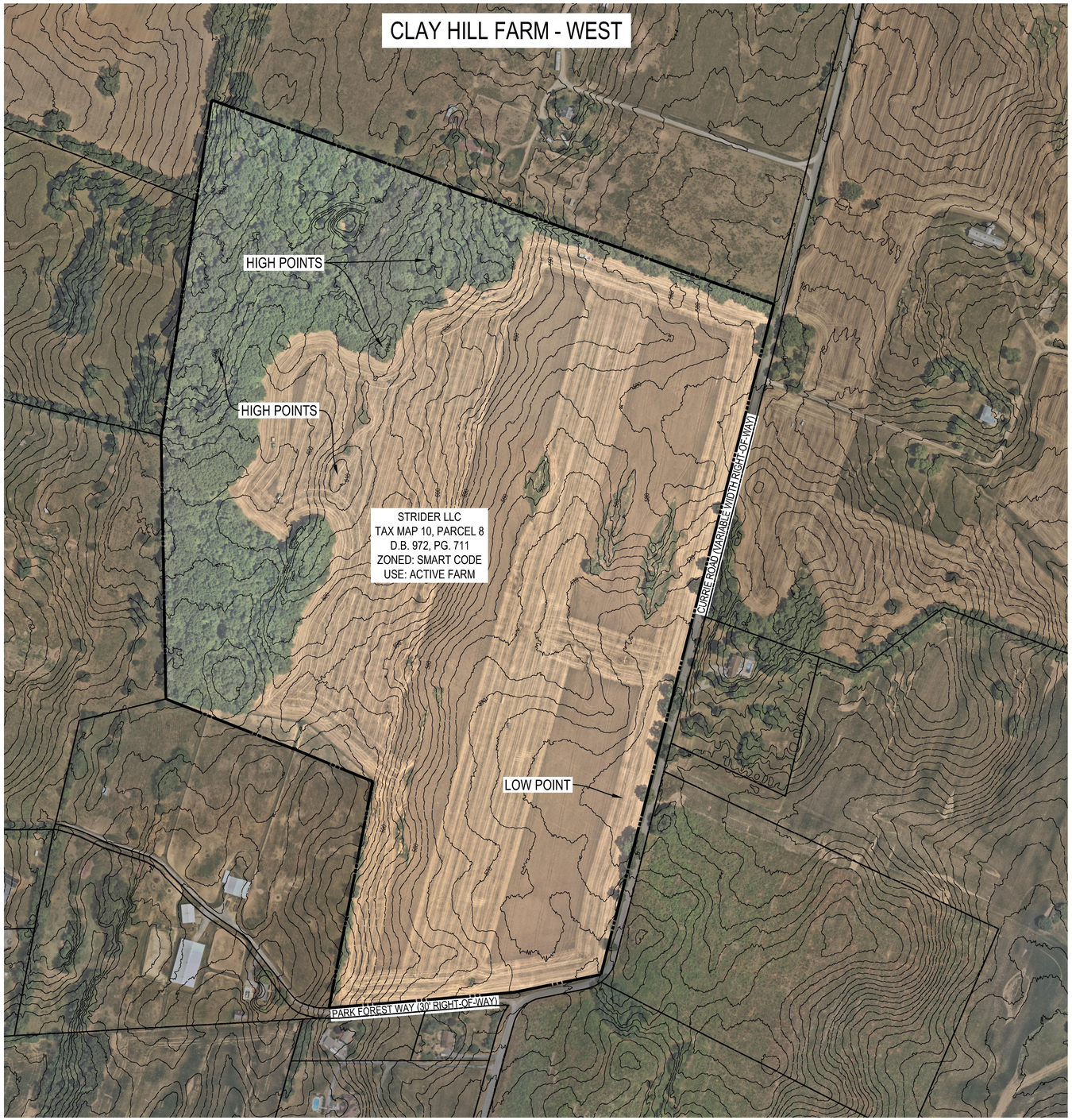
The northern section of Ranson, divided by WV-9, is a canvas of opportunity, primed with foundational infrastructure.

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'

INTEGRITY FEDERAL SERVICES

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING

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SEAL:

REVISIONS

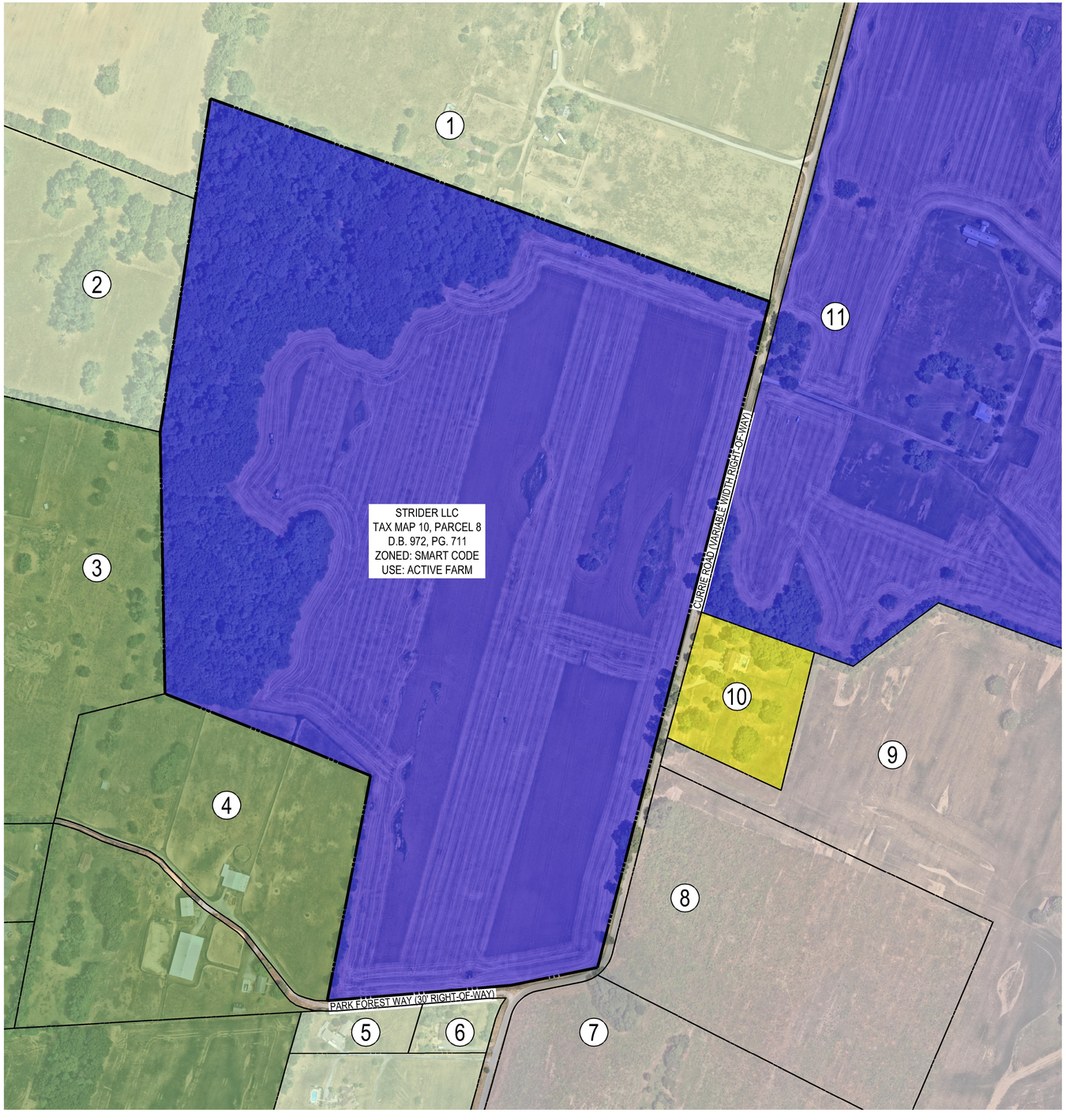
EXHIBIT 1 - EXISTING CONDITIONS

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
DRAWN: ABP	CHECK: MD
CADD:	2527-0301-ZMA EXHIBIT_WEST.DWG
NCS:	N/A
SHEET:	1 OF 4

FILE PATH: S:\PROJECTS\RANSON\127-0301 CLAY HILL FARM REZONING\PLANNING\CLAY HILL - WEST\CAD\2527-0301_ZMA EXH - EXISTING CONDITIONS - WEST.DWG
DISCLAIMER: NO REPRODUCTION OR USE OF THIS DRAWING IS LICENSED OR MAY BE MADE BY ANY PERSON OR ENTITY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF INTEGRITY FEDERAL SERVICES, INC. (IFS)



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
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FILE PATH: G:\PROJECTS\0800's\2527-0301 CLAY HILL FARM\REZONE\PLANNING\CLAY HILL - WEST\CAD\2527-0301-ZMA EXHIBIT_WEST.DWG
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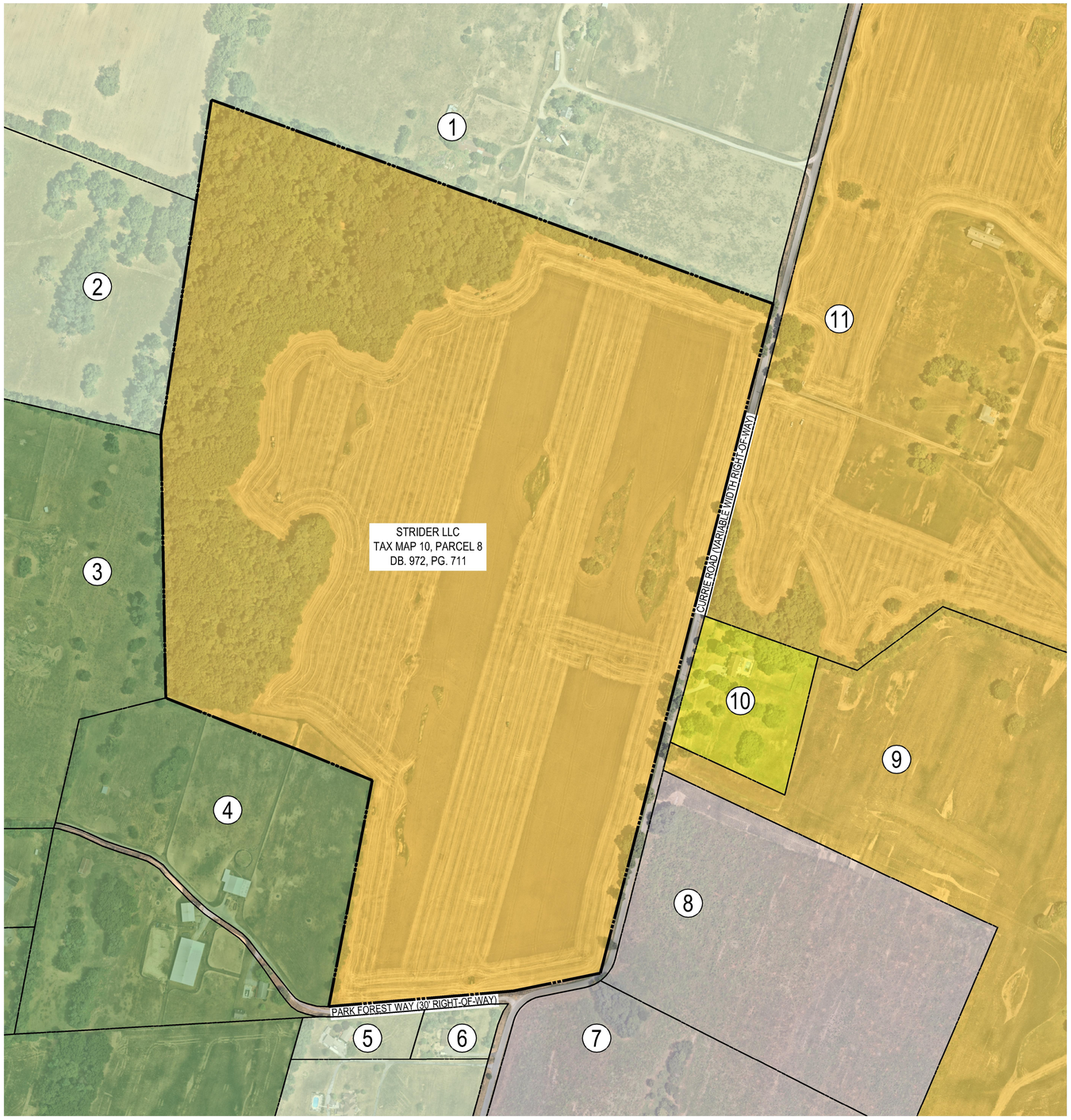

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7	8	10	6	JEFFERSON COUNTY SCHOOLS BOARD OF EDUCATION	MUX – Retired	School	1200	194
8	8	10	5.1	JEFFERSON COUNTY SCHOOLS BOARD OF EDUCATION	MUX – Retired	School	1205	557
9	8	10	5	JEFFERSON S STRIDER TRUST	MUX – Retired (Proposed for Rezone to R6)	Farm	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

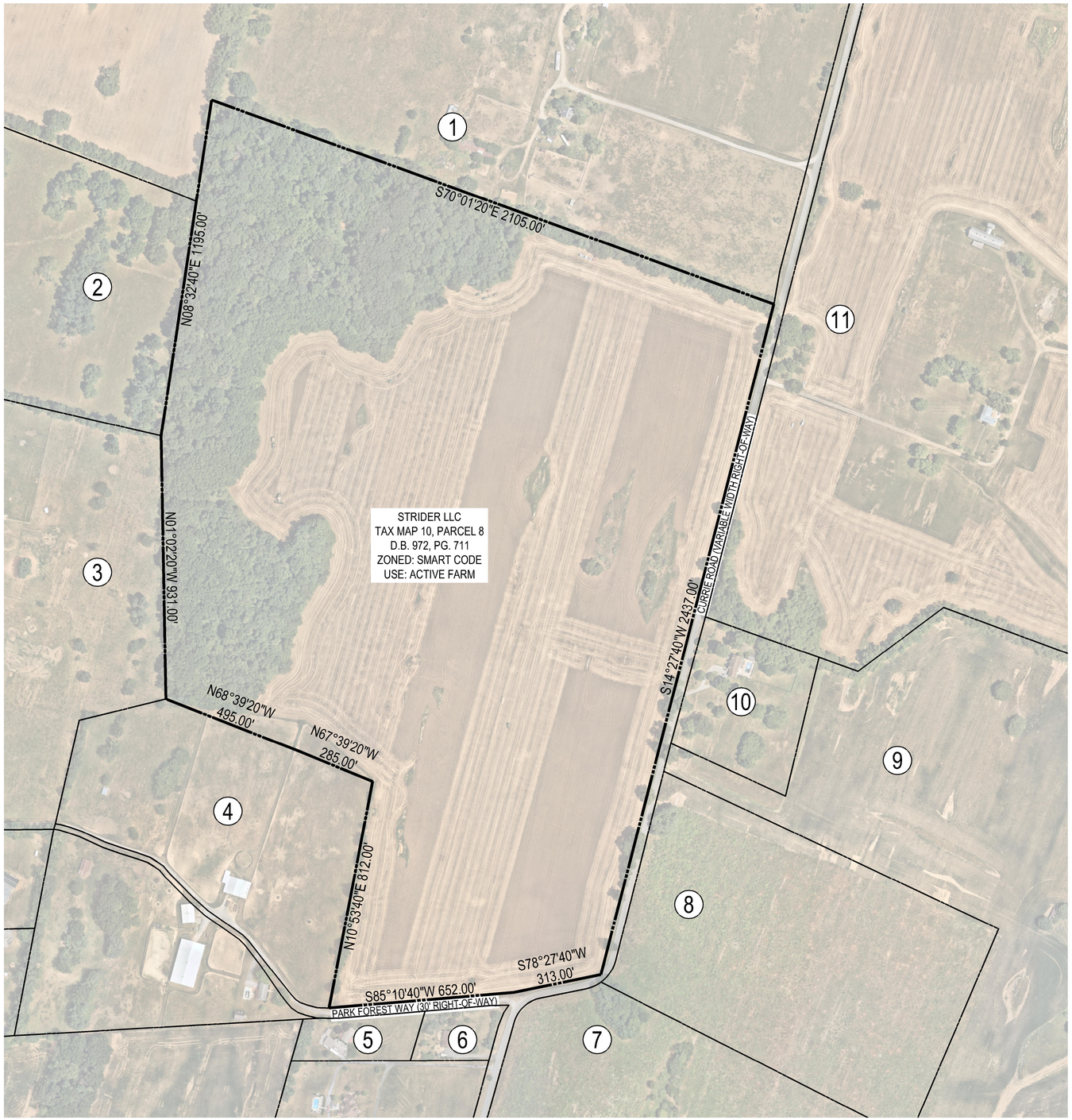
EXHIBIT 3 - PROPOSED LAND USE AND ZONING

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.:
DATE:	OCTOBER 3, 2024
JOB:	2527-0301
DRAWN: ABP	CHECK: MD
CADD:	2527-0301-ZMA EXHIBIT_WEST.DWG
NCS:	N/A
SHEET:	3 OF 4

FILE PATH: K:\PROJECTS\RANSON\2527-0301 CLAY HILL FARM\ENGINEER\PLANS\CLAY HILL - WEST\2527-0301 ZMA EXH - WEST.DWG
LAST SAVE: 2024 - NO WARRANTIES EXPRESS OR IMPLIED OF ANY KIND ARE MADE WITH RESPECT TO THIS DRAWING AND ALL SUCH WARRANTIES ARE EXPRESSLY DISCLAIMED. THIS DRAWING IS NOT TO BE USED IN PART OR IN WHOLE BY ANY PERSON OR ENTITY OTHER THAN THE ONE FOR WHOM IT WAS PREPARED WITHOUT THE WRITTEN CONSENT OF INTEGRITY FEDERAL SERVICES, INC.



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	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
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GRAPHICAL SCALE: 1"=200'

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SEAL:

REVISIONS

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

SCALE:	HORIZ.: 1"=200' VERT.:
DATE:	OCTOBER 3, 2024
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NCS:	N/A
SHEET:	4 OF 4

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AGENDA ITEM VII.8

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT:

Public Hearing -2024-368- An Ordinance Amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19, Article 1: Parcel 08001000050000 Rezoning from TND-MUX to R-6

ATTACHMENTS:

Legal notice - Ordinance 2024-368 TND MUX to R-6 12172024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

An Ordinance amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19A, Article 1: Parcel 080001000050000 Rezoning from TND-MUX to R-6.

NOTICE OF PUBLIC HEARING: The Ranson City Council will hold a public hearing on December 17, 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 to Ordinance 2024-368 An Ordinance amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19A, Article 1: Parcel 080001000050000 Rezoning from TND-MUX to R-6. If you cannot attend but wish to comment, you may write, and it must be received at the following address prior to December 17, 2024: City of Ranson, Attn: City Clerk, 312 S. Mildred Street, Ranson, WV 25438 or cityclerk@ransonwv.us Written Comments received prior to December 17, 2024 will be provided to the Ranson City Council and inserted into the official record.

AGENDA ITEM VII.9

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Consideration - 2024-368- An Ordinance Amending and Re-Enacting the Official Zoning Map of the City of Ranson Pursuant to Ranson Municipal Code § 19-20 and Chapter 19, Article 1: Parcel 08001000050000 Rezoning from TND-MUX to R-6.

Jefferson S. Strider Trust, Submitted an application to rezone the following parcel 08001000050000, located on Mildred Street, Ranson, WV 25438 (Consisting of 63.15 acres) from TND-MUX (retired) to R-6

ATTACHMENTS:

2024-368 - LLoyd Residual R6 Rezoning CC Ordinance.docx
24-44-REZ-5087-0101-ZMA_LLOYD-PACKAGE 1.pdf
24-44-REZ-LLOYD_Rezoning_Application-SIGNED 12172024.pdf

AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICPAL CODE § 19-20 AND CHAPTER 19, ARTICLE 1: PARCEL 08001000050000 REZONING FROM TND-MUX TO R-6.

AN ORDINANCE to amend certain portions of the official Zoning Map of City of Ranson, West Virginia, for the purpose of rezoning TND-MUX to R-6 in place pursuant to Chapter 19-20 of the Ranson Municipal Code;

WHEREAS, West Virginia Code § 8A-7-8 and § 8A-7-9 permits the amendments to the zoning ordinance by the governing body;

WHEREAS, Jefferson S. Strider Trust, has submitted a rezoning petition;

WHEREAS, The Ranson Planning Commission recommended this application to be forwarded to City Council on November 12, 2024, recommending the Ranson City Council amend the zoning map and change the subject property's zoning to the approved in the application.

WHEREAS, pursuant to West Virginia Code § 8A-7-9, proper public notice and public hearings have been provided;

WHEREAS, the Ranson Planning Commission deemed the rezoning petition is consistent with the 2024 Ranson Comprehensive Plan. The Blended Mixed Use of this application area is an expansion area of the 2024 City of Ranson Comprehensive Plan and encourages the use of Residential Zoning Districts. As such, this rezoning petition conforms to the preferred vision of the Comprehensive Plan.

NOW, THEREFORE, be it enacted and ordained by the Council of the City of Ranson, West Virginia:

Section 1. The official City of Ranson Zoning Map be amended to reflect the following parcel 08001000050000 is zoned R-6.

Section 2. Consistent with Chapter 19-5 and the original rezoning to R-6. The replacement of specific zoning on the official zoning map shall not be considered a zoning amendment pursuant to West Virginia § 8A-7-8 or West Virginia § 8A-7-9.

Ordinance 2024-368

First Reading: November 19, 2024

Public Hearing: December 17, 2024

Second Reading: December 17, 2024

Enacted this 17th day December 2024

Adopted by the City Council of the City of Ranson after a 1st reading on November 19, 2024 and after a 2nd reading on December 17, 2024 by a vote of _____ in the affirmative, _____in the negative with ___ abstentions.

_____
Keith D. Pierson, Mayor

ATTEST:

_____
Darla Armstrong, City Clerk

AFFIX CITY SEAL

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

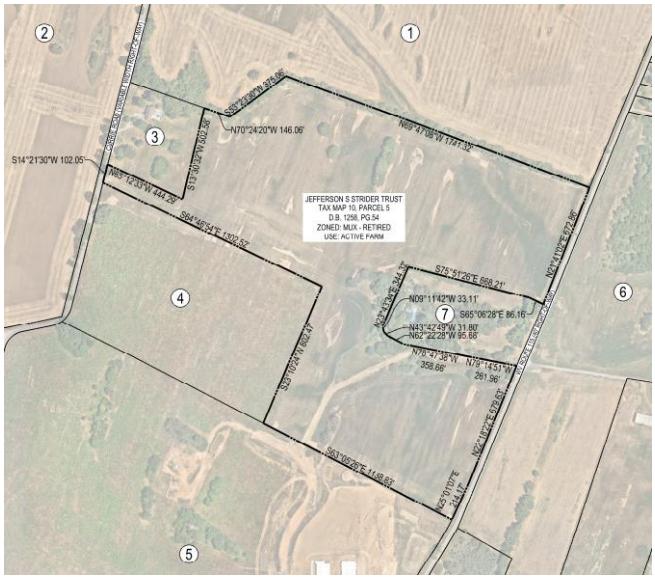
LLOYD RESIDUAL



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.

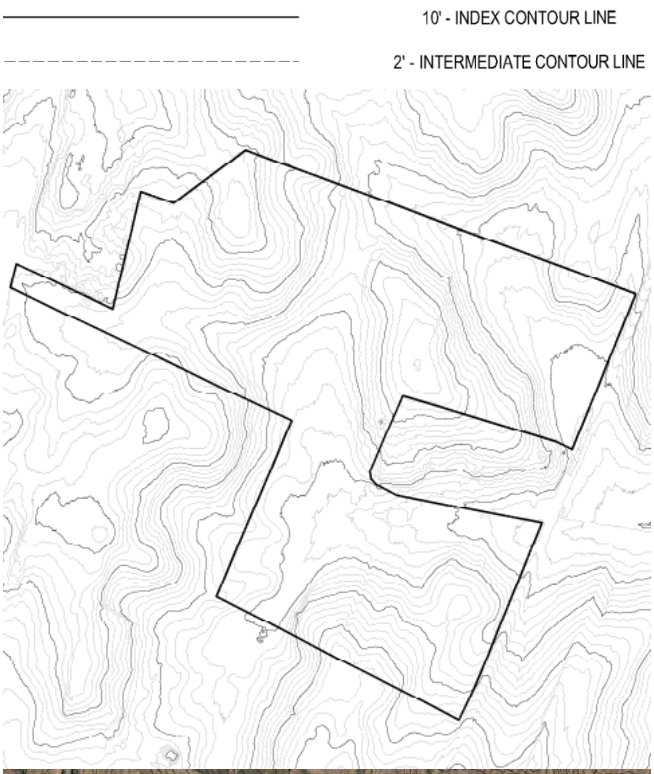
There are no FEMA floodplains mapped on the parcel.

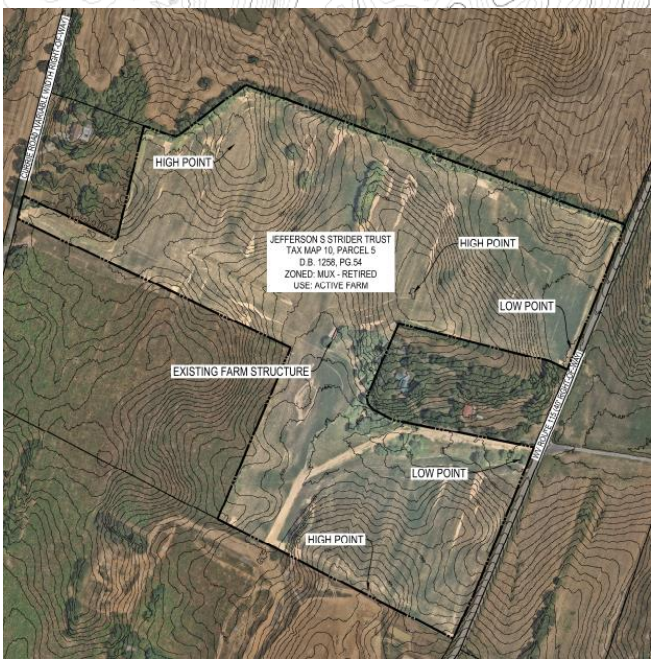


Rt. 115 / Rt. 9 interchange at Currie Road

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:

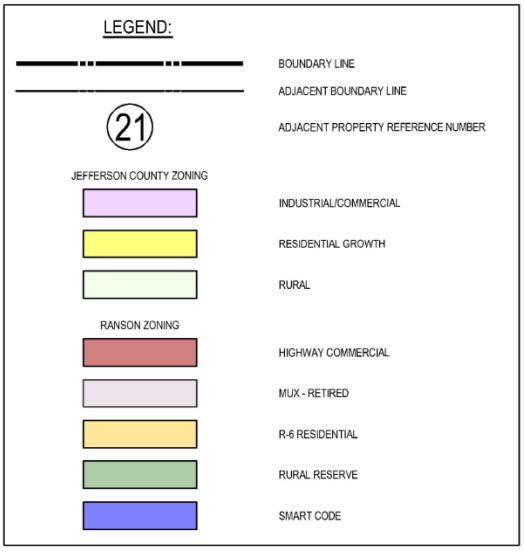
Permitted Uses By Right

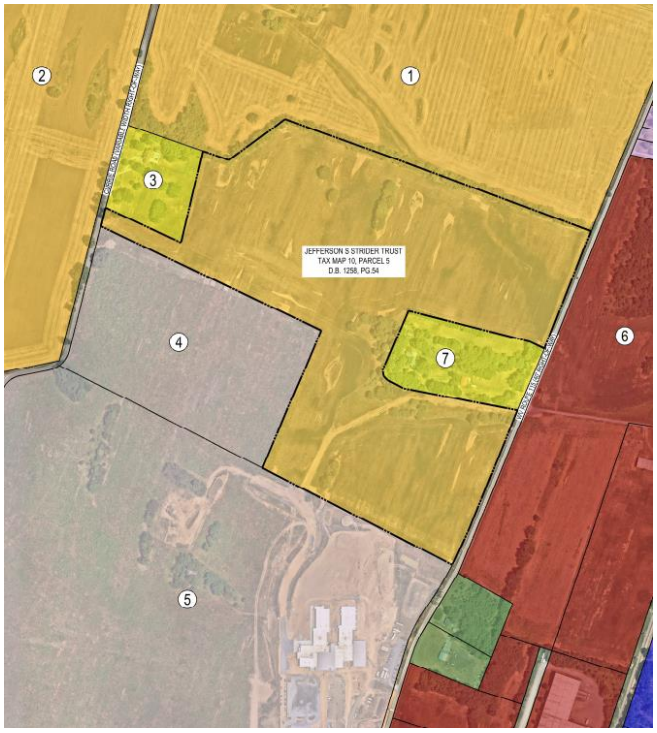
1. Single-family residential
2. Churches and religious assembly
3. Golf courses, parks, playgrounds and community centers operated on a noncommercial or nonprofit basis for recreational purposes only.
4. Public elementary and secondary schools, and private schools having curricula the same (approximately) 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

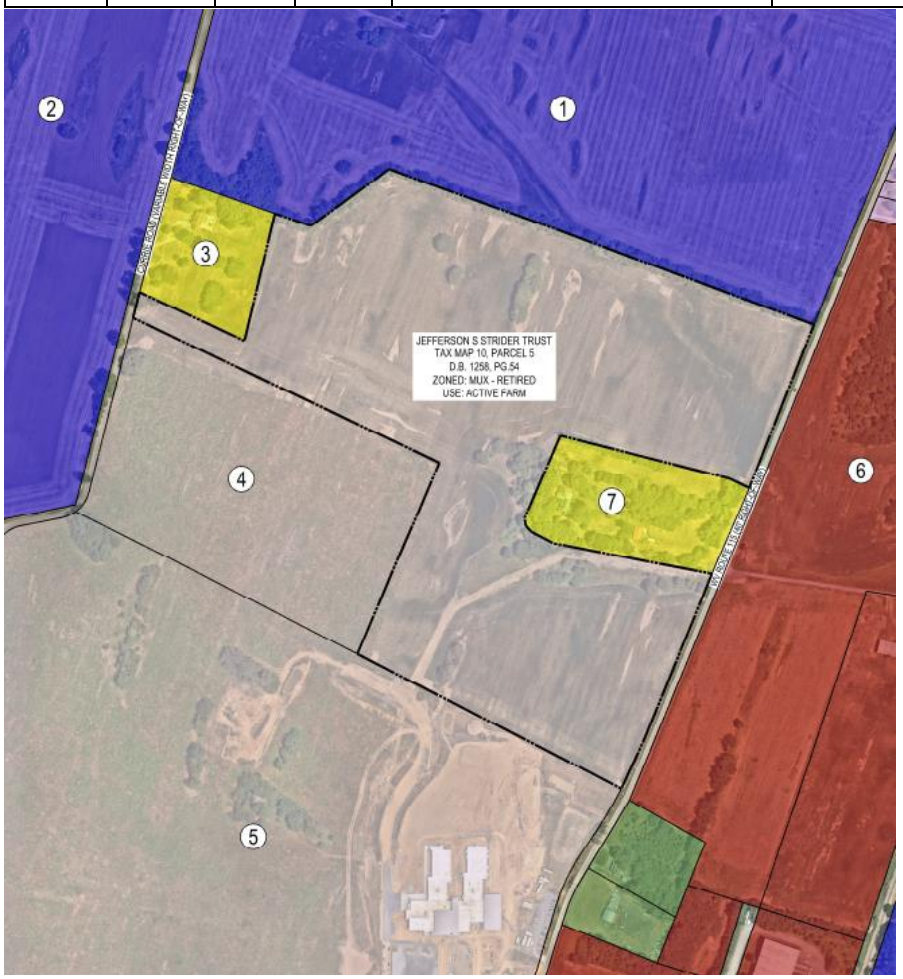
Part 4 – Adjacent Lands

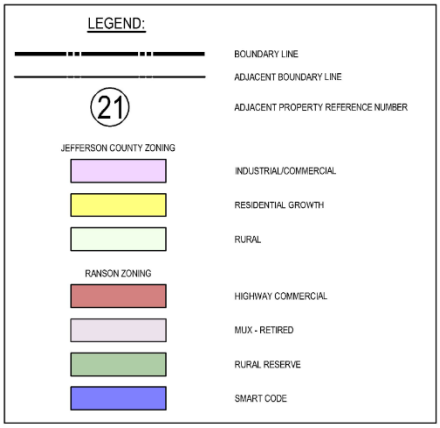
Much of the Property is adjacent to active farm uses and the school board parcels, with vacant commercial uses adjacent to the property, across N. Mildred Steet. The property is adjacent to a single family home that fronts on Currie Road and is identified as Aspen Hill by the Landmarks Commission.

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.
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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 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.

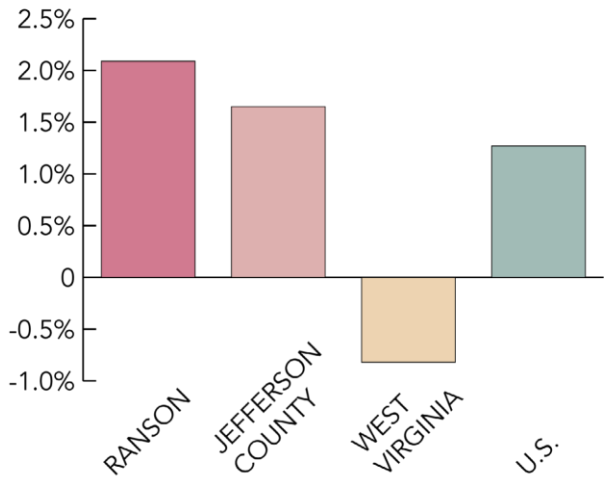
The Property's location ensures convenient access for commuters to major roadways without encroaching upon neighboring residential subdivisions or increasing the traffic burden on Ranson's downtown roadways. It is envisioned that students will be able to safely walk or bike to school, meeting the goals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

INTEGRITY FEDERAL SERVICES

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING

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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 (09) 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

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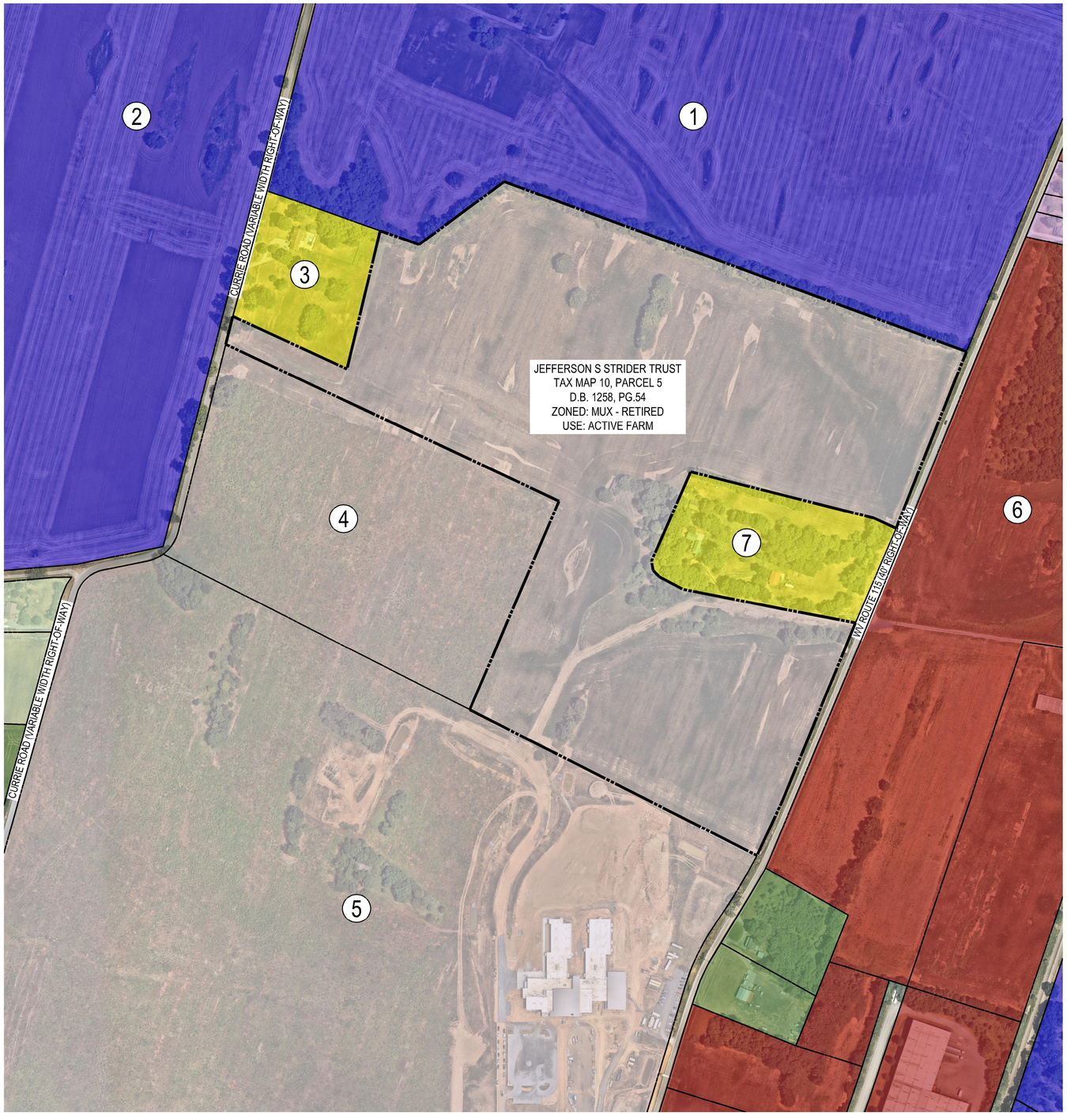

WV STATE GRID NORTH (NAD83)

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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SEAL:

REVISIONS

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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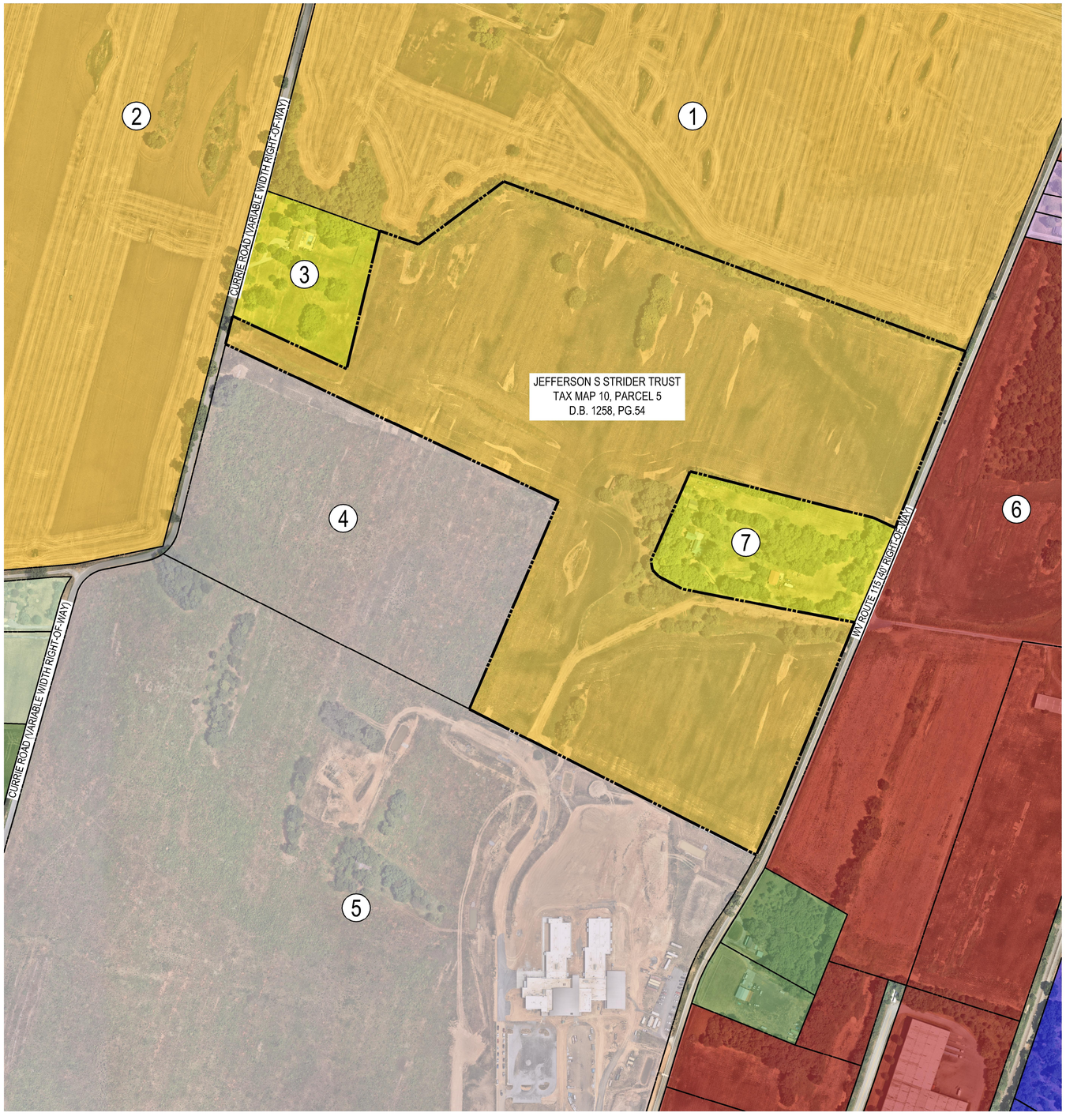

WV STATE GRID NORTH (NAD83)

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
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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SEAL:

REVISIONS

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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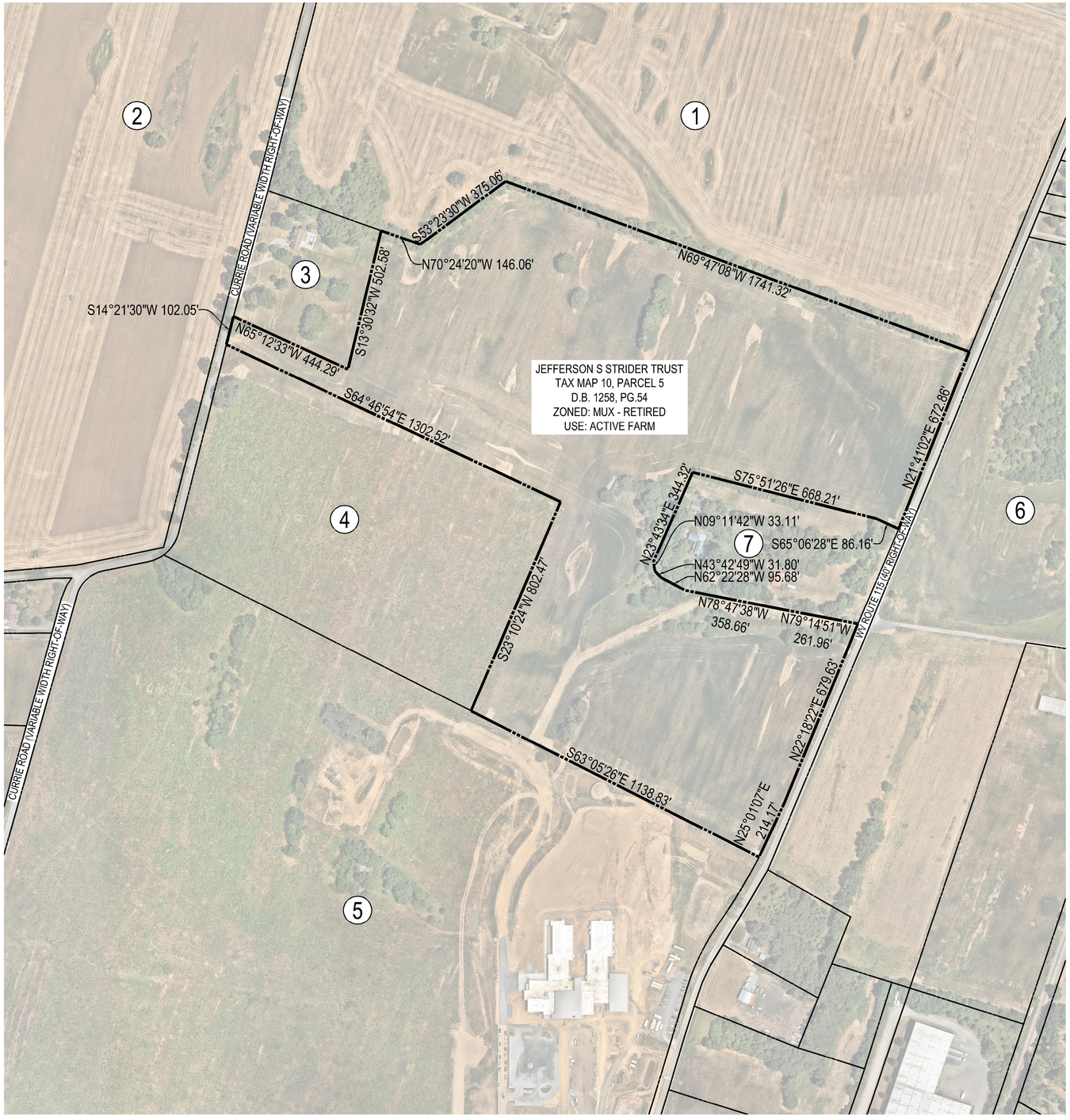

WV STATE GRID NORTH (NAD83)

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
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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
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SHEET:	4 OF 4

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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:
___ Jefferson Co. Health Dept.	___ WV Div. of Culture& History	Ambulance/F&R)

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: _____

AGENDA ITEM VII.10

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Consideration of four (4) appointment to Board of Building Code Appeals

- January 1, 2025-December 31, 2026
- January 1, 2025-December 31, 2026
- January 1, 2025- December 31, 2025
- January 1,2025 -December 31, 2025

This is for a vacant 2-year term which commenced January 1, 2025 and expires on December 31, 2027. Staff has advertised the position.

The requirements for the position are outlined as follows:

- Board of Building Code Appeals shall consist of five individuals appointed by the city council whc are qualified by experience and training to pass on matters pertaining to building construction.
- Members may not be employees of the city.

ATTACHMENTS:

Ed Johnson.pdf
Ginger Oden- Building Code Appeals.pdf
Antoinette Ringgold.pdf
Scott Stewart.pdf

City of Ranson

312 South Mildred Street
Ranson, West Virginia 25438
Submit application at
www.cityclerk@ransonwv.us

Board, Commission, and Committee Application

Completing this application is one way to indicate your interest in being considered for appointment to some of the Boards, Commissions, and Committees appointed by the City Council. All appointments remain at the discretion of the City Council.

Name: EDWARD L. JOHNSON JR

Address: 674 ACORN CIR. HARPERS FERRY, WV **Zip:** 25425

Telephone ~~**Home:**~~ CELL 304-279-9924 **Email:** edjohn540frontiernet.net

Occupation: PROFESSIONAL SURVEYOR **Employer:** ED JOHNSON & ASSOCIATES, INC

Do you reside in the City Limits of Ranson? Yes ☐ No ☒ **If so, how long?** _____

Political Affiliation: Republican ☐ Independent ☒ Democrat ☐ Other ☐ _____

Education: Elementary ☐ High School ☐ College ☒ Graduate School ☐

Degrees/Majors/Course of Study:
B.S. CIVIL ENGINEERING / SURVEYING

Please list Certifications, Licenses, or other Vocational Training received:
VA. TECH B.S. CE, LICENSED IN WV, MD, VA

Please list volunteer and other community experience (list by date):
NONE

If appointed, could you meet: Mornings ☒ Afternoons ☒ Evenings ☒

If appointed, could you meet: Mon. ☒ Tues. ☒ Wed. ☒ Thurs. ☒ Fri. ☒

Check *all areas* in which you have experience and *three (3) areas* only in which you are interested.

EXP.	INT.		EXP.	INT.		EXP.	INT.	
☐	☐	Recreation	☐	☐	Business Management	☐	☒	Urban Concerns
☐	☐	Law/Police Matters	☐	☐	Cultural Activities	☐	☐	Fund Raising
☐	☐	Environment	☐	☒	Planning/Zoning	☐	☐	Construction Trades
☐	☐	Public Relations	☐	☐	Budgeting	☐	☒	Economic Development
☐	☐	Transportation	☐	☐	Youth	☐	☐	Health Issues
☐	☐	Volunteer Service	☐	☐	Aging Issues	☐	☐	Education Training

Please check three (3) of the City's Boards, Commissions, or Committees for which you would like to be considered for appointment.

☐ Planning Commission	☐ Convention/Visitors Bureau
☑ Board of Zoning Appeals	☐ Parks and Recreation Comm.
☐ Police Civil Service Comm.	☒ Building Code Appeals Board
☐ Building Commission	

What Board, Commission or Committee have you served (or are serving) on?

RANSON BOARD OF APPEAL

References

Name:	**Phone No.:**
Name:	**Phone No.:**

Please explain why you are a good candidate for the position:

Application and any additional Materials should be submitted to cityclerk@ransonwv.us A hard copy may also be mailed or delivered to his attention at City of Ranson, 312 S. Mildred Street, WV 25438.

City of Ranson

312 South Mildred Street
Ranson, West Virginia 25438
Submit application at
www.cityclerk@ransonwv.us

www.cityofransonwv.net

Board, Commission, and Committee Application

Completing this application is one way to indicate your interest in being considered for appointment to some of the Boards, Commissions, and Committees appointed by the City Council. All appointments remain at the discretion of the City Council.

Check *all areas* in which you have experience and *three (3) areas* only in which you are interested.

Name: Ginger Oden

Address: 4192 Old Leetown Pike Ranson WV **Zip:** 25438

Telephone Home: 304-268-2328 **Email:** gingeroden1@gmail.com

Occupation: Remodel oversight, foreclosures **Employer:** Dandridge Realty

Do you reside in the City Limits of Ranson? Yes ☐ No ☒ **If so, how long?** _____

Political Affiliation: Republican ☒ Independent ☐ Democrat ☐ Other ☐

Education: Elementary ☐ High School ☐ College ☒ Some Graduate School ☐

Please list Certifications, Licenses, or other Vocational Training received:
Real Estate license, manage foreclosures, flips, rentals, Abnb's

Please list volunteer and other community experience (list by date):
Red Cross Blood donations

If appointed, could you meet: Mornings ☒ Some Afternoons ☒ Best Evenings ☐

If appointed, could you meet: Mon. ☐ Tues. ☒ Wed. ☐ Thurs. ☒ Fri. ☒

Degrees/Majors/Course of Study:

I have worked in one form of bldg. industry or another since 1985. I am not an expert at anything but have seen & experienced alot from years of civil engineer drafting, property mngmt, even some architectual work. Currently I work on foreclosures over WV for Freddie Mac & Fannie Mae, manage a few rentals & Abnbs as well as a few flip properties. Always trying to leave things better than they were found.

EXP.	INT.		EXP.	INT.		EXP.	INT.	
☐	☐	Recreation	☒	☐	Business Management	☐	☐	Urban Concerns
☐	☐	Law/Police Matters	☐	☐	Cultural Activities	☐	☐	Fund Raising
☐	☒	Environment	☒	☒	Planning/Zoning	☒	☒	Construction Trades
☐	☐	Public Relations	☐	☐	Budgeting	☐	☐	Economic Development
☐	☐	Transportation	☐	☐	Youth	☐	☐	Health Issues
☐	☐	Volunteer Service	☐	☐	Aging Issues	☐	☐	Education Training

Please check three (3) of the City's Boards, Commissions, or Committees for which you would like to be considered for appointment.

☐ Planning Commission	☐ Convention/Visitors Bureau
☐ Board of Zoning Appeals	☐ Parks and Recreation Comm.
☐ Police Civil Service Comm.	☒ Building Code Appeals Board
☒ Building Commission	

What Board, Commission or Committee have you served (or are serving) on? Bd zoning Ap. / Bldg Code

References

Cully Rinaldi	**Name:**	304-279-1286	**Phone No.:**
	Name: Michelle Maiden	304-279-2491	**Phone No.:**

Please explain why you are a good candidate for the position:

I love the construction industry. I believe it needs growth and infastructure planning for the best future of City & County. Rules / guidelines & doing best possible job — Always remembering "Liability" is rule # 1!

Application and any additional Materials should be submitted to cityclerk@ransonwv.us A hard copy may also be mailed or delivered to his attention at City of Ranson, 312 S. Mildred Street, WV 25438.

City of Ranson

312 South Mildred Street
Ranson, West Virginia 25438
Submit application at
www.cityclerk@ransonwv.us

Board, Commission, and Committee Application

Completing this application is one way to indicate your interest in being considered for appointment to some of the Boards, Commissions, and Committees appointed by the City Council. All appointments remain at the discretion of the City Council.

Name: Antoinette Ringgold

Address: 105 Limited Drive, Ranson, WV **Zip:** 25438

Telephone Home: (Cell) 304-218-4629 **Email:**

Occupation: Retired **Employer:**

Do you reside in the City Limits of Ranson? Yes ☑ No ☐ **If so, how long?** 22 yrs.

Political Affiliation: Republican ☐ Independent ☑ Democrat ☐ Other ☐

Education: Elementary ☐ High School ☐ College ☑ Graduate School ☐

Degrees/Majors/Course of Study:

Please list Certifications, Licenses, or other Vocational Training received:
RHIT, AA, AS

Please list volunteer and other community experience (list by date): Poll Worker 2024, Jefferson County Democratic Executive Committee (Present), JCAACHF (Present)

If appointed, could you meet: Mornings ☑ Afternoons ☑ Evenings ☐

If appointed, could you meet: Mon. ☑ Tues. ☑ Wed. ☐ Thurs. ☑ Fri. ☐

Check *all areas* in which you have experience and *three (3) areas* only in which you are interested.

EXP.	INT.		EXP.	INT.		EXP.	INT.	
☐	☐	Recreation	☐	☐	Business Management	☐	☐	Urban Concerns
☐	☐	Law/Police Matters	☑	☐	Cultural Activities	☐	☐	Fund Raising
☐	☐	Environment	☐	☑	Planning/Zoning	☐	☐	Construction Trades
☐	☐	Public Relations	☐	☑	Budgeting	☐	☑	Economic Development
☐	☐	Transportation	☐	☐	Youth	☑	☐	Health Issues
☑	☐	Volunteer Service	☐	☑	Aging Issues	☐	☐	Education Training

Please check three (3) of the City's Boards, Commissions, or Committees for which you would like to be considered for appointment.

☐ Planning Commission	☐ Convention/Visitors Bureau
☑ Board of Zoning Appeals	☑ Parks and Recreation Comm.
☐ Police Civil Service Comm.	☑ Building Code Appeals Board
☐ Building Commission	

What Board, Commission or Committee have you served (or are serving) on?
JCDEC - JCDW - NAACP

References

Name: George Ruther Ford	**Phone No.:** 304-725-9610
Name: Shaminga Cheatham	**Phone No.:**

Please explain why you are a good candidate for the position:
I have been involved with community activities for the last 20 years and have been successful in observing changes to better the community.

Application and any additional Materials should be submitted to cityclerk@ransonwv.us A hard copy may also be mailed or delivered to his attention at City of Ranson, 312 S. Mildred Street, WV 25438.

SCOTT STEWART - 304-820-8686

City of Ranson

312 South Mildred Street
Ranson, West Virginia 25438
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www.cityclerk@ransonwv.us

Board, Commission, and Committee Application

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Check *all areas* in which you have experience and *three (3) areas* only in which you are interested.

EXP.	INT.		EXP.	INT.		EXP.	INT.	
☐	☐	Recreation	☐	☒	Business Management	☐	☐	Urban Concerns
☐	☐	Law/Police Matters	☐	☐	Cultural Activities	☐	☐	Fund Raising
☐	☐	Environment	☐	☒	Planning/Zoning	☐	☒	Construction Trades
☐	☐	Public Relations	☐	☐	Budgeting	☐	☐	Economic Development
☐	☐	Transportation	☐	☐	Youth	☐	☐	Health Issues
☐	☐	Volunteer Service	☐	☐	Aging Issues	☐	☐	Education Training

Please check three (3) of the City's Boards, Commissions, or Committees for which you would like to be considered for appointment.

Please list Certifications, Licenses, or other Vocational Training received:

Please list volunteer and other community experience (list by date):

If appointed, could you meet: Mornings ☒ Afternoons ☒ Evenings ☐

If appointed, could you meet: Mon. ☒ Tues. ☒ Wed. ☒ Thurs. ☒ Fri. ☒

☒ Planning Commission	☐ Convention/Visitors Bureau
☐ Board of Zoning Appeals	☐ Parks and Recreation Comm.
☐ Police Civil Service Comm.	☒ Building Code Appeals Board
☒ Building Commission	

What Board, Commission or Committee have you served (or are serving) on? APPEALS

References

Name: Butch McKenny's	**Phone No.:** 304-728-7031
Name:	**Phone No.:**

Please explain why you are a good candidate for the position:

I Know RANSON

AGENDA ITEM VII.11

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Consideration of two (2) appointment to Board of Parks and Recreation

- January 1, 2025 – December 31, 2030
- January 1, 2023 - December 31, 2028

The board provides control and oversight of the properties and activities operated in connection with the Ranson public park and recreation system.

The requirements for the position are outlined as follows:

- Each member of the board must be a resident and freeholder of the city.

ATTACHMENTS:

Scott Coulter.pdf
Mike Baker - Applications-for-Board-Commission-and-Committee.docx
MichaelFagan_Applications for Board, Commission, and Committee_12102024.pdf
Antoinette Ringgold.pdf

City of Ranson

312 South Mildred Street
Ranson, West Virginia 25438
Submit application at
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Board, Commission, and Committee Application

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Name: SCOTT COULTER

Address: 114 WEST 4th AVE RANSON W. V. **Zip:** 25438

Telephone Home: 571-334-9575 **Email:** SCOULTER@dullesgreenway.com

Occupation: ASSIST MANAGER **Employer:** TOLL ROAD INVESTORS PARTNERSHIP II

Do you reside in the City Limits of Ranson? Yes [X] No [ ] **If so, how long?** 5D

Political Affiliation: Republican [ ] Independent [ ] Democrat [X] Other [ ]

Education: Elementary [ ] High School [X] College [ ] Graduate School [ ]

Degrees/Majors/Course of Study:

Please list Certifications, Licenses, or other Vocational Training received:

Please list volunteer and other community experience (list by date):
PARKS & RECS 2006 - 2024
Council on Aging 2020 - 2024

If appointed, could you meet: Mornings [ ] Afternoons [ ] Evenings [X]

If appointed, could you meet: Mon. [X] Tues. [X] Wed. [X] Thurs. [X] Fri. [X]

Check *all areas* in which you have experience and *three (3) areas* only in which you are interested.

EXP.	INT.		EXP.	INT.		EXP.	INT.	
[X]	[ ]	Recreation	[ ]	[ ]	Business Management	[ ]	[ ]	Urban Concerns
[ ]	[ ]	Law/Police Matters	[X]	[ ]	Cultural Activities	[X]	[ ]	Fund Raising
[ ]	[ ]	Environment	[X]	[ ]	Planning/Zoning	[X]	[ ]	Construction Trades
[X]	[ ]	Public Relations	[X]	[ ]	Budgeting	[X]	[ ]	Economic Development
[ ]	[ ]	Transportation	[X]	[ ]	Youth	[ ]	[ ]	Health Issues
[X]	[ ]	Volunteer Service	[X]	[ ]	Aging Issues	[ ]	[ ]	Education Training

Please check three (3) of the City's Boards, Commissions, or Committees for which you would like to be considered for appointment.

[X] Planning Commission	[ ] Convention/Visitors Bureau
[ ] Board of Zoning Appeals	[X] Parks and Recreation Comm.
[ ] Police Civil Service Comm.	[ ] Building Code Appeals Board
[X] Building Commission	

What Board, Commission or Committee have you served (or are serving) on? P&R

References

Name: KENNY MUSE	**Phone No.:** 304-283-7045
Name: DICKIE D'ANGELO	**Phone No.:** 304 676-7241

Please explain why you are a good candidate for the position:

SERVED ON P&R FOR 18 years ENJOY KIDS AND MAKING RANSON A better place to live and play SPEAR HEADED WEST END PARK, CIVIC CENTER RENOVATION, CRANE LANE, MARCUS FIELD RANSON PARK, BRIAR RUN, FLOWING SPRINGS PARK. ENjoy volunteering in the community BORN & RAISED IN RANSON, RAISED MY FAMILY IN RANSON, RESIDE IN RANSON FOR MY WHOLE LIFE. SERVED 16 yrs. as council person. SERVE ON THE council of AGING BOARD

Application and any additional Materials should be submitted to cityclerk@ransonwv.us A hard copy may also be mailed or delivered to his attention at City of Ranson, 312 S. Mildred Street, WV 25438.

City of Ranson

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Board, Commission, and Committee Application

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Name: Mike Baker

Address: 96 Shallow Creek Dr. Zip: 25438

Telephone Home: 304-906-669 Email: contact.mike.baker@gmail.com

Occupation: Program Manager Employer: August Schell Enterprises

Do you reside in the City Limits of Ranson? Yes [X] No [ ] If so, how long? ~4 years

Political Affiliation: Republican [ ] Independent [ ] Democrat [ ] Other [ ] _____

Education: Elementary [ ] High School [ ] College [X] Graduate School [ ]

Degrees/Majors/Course of Study: Fine Arts / English

Please list Certifications, Licenses, or other Vocational Training received: N/A

Please list volunteer and other community experience (list by date): I help out in Harper's Ferry with their Town and Trail association. I'm an avid hiker in Jefferson County and care deeply about the parks in and around the area.

If appointed, could you meet: Mornings [ ] Afternoons [ ] Evenings. [X]

If appointed, could you meet: Mon. [X] Tues. [X] Wed. [ ] Thurs. [X] Fri. [X]

Check *all areas* in which you have experience and *three (3) areas* only in which you are interested.

EXP.	INT.		EXP.	INT.		EXP.	INT.	
X		**Recreation**	X		**Business Management**		X	**Urban Concerns**
		Law/Police Matters		X	**Cultural Activities**	X		**Fund Raising**
		Environment			**Planning/Zoning**			**Construction Trades**
		Public Relations	X		**Budgeting**		X	**Economic Development**
		Transportation	X		**Youth**			**Health Issues**
X		**Volunteer Service**			**Aging Issues**			**Education Training**

Please check three (3) of the City's Boards, Commissions, or Committees for which you would like to be considered for appointment.

☐ **Planning Commission**	☒ **Convention/Visitors Bureau**
☐ **Board of Zoning Appeals**	☒ **Parks and Recreation Comm.**
☐ **Police Civil Service Comm.**	☐ **Building Code Appeals Board**
☐ **Building Commission**	

What Board, Commission or Committee have you served (or are serving) on?

References

Name:	**Phone No.:**
Name:	**Phone No.:**

I'm applying specifically for consideration for the Parks and Rec Department. I care about people, and I feel the need to get involved. I use the parks in Ranson, and in the surrounding areas, and would appreciate a chance to give back in any way I can.

I've worked in the DC Information Technology sector for most of my life, so I am very comfortable with fast paced, ever-changing environments. I'm one of those "get it done" type of people. If there is a need, I can help.

Application and any additional Materials should be submitted to cityclerk@ransonwv.us A hard copy may also be mailed or delivered to his attention at City of Ranson, 312 S. Mildred Street, WV 25438.

City of Ranson

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Board, Commission, and Committee Application

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Name: Michael Fagan

Address: 200 N Fairfax Blvd, Ranson, WV **Zip: 25438**

Telephone Home: (202) 309-7328 **Email: michaeljtfagan@gmail.com**

Occupation: Computer Scientist **Employer: National Institute of Standards and Technology**

Do you reside in the City Limits of Ranson? Yes [X] No [ ] **If so, how long?** 6 years 2 months

Political Affiliation: Republican [ ] Independent [ ] Democrat [X] Other [ ] _____

Education: Elementary [ ] High School [ ] College [ ] Graduate School [X]

Degrees/Majors/Course of Study:

- Bachelor of Arts in History and Computer Science
- Ph.D. in Computer Science and Engineering

Please list Certifications, Licenses, or other Vocational Training received:

Please list volunteer and other community experience (list by date):

If appointed, could you meet: Mornings [X] Afternoons [X] Evenings [X]

If appointed, could you meet: Mon. [X] Tues. [X] Wed. [X] Thurs. [X] Fri. [X]

Check *all areas* in which you have experience and *three (3) areas* only in which you are interested.

EXP.	INT.		EXP.	INT.		EXP.	INT.	
[ ]	[X]	Recreation	[X]	[ ]	Business Management	[X]	[ ]	Urban Concerns
[ ]	[ ]	Law/Police Matters	[ ]	[ ]	Cultural Activities	[ ]	[ ]	Fund Raising
[ ]	[ ]	Environment	[ ]	[X]	Planning/Zoning	[ ]	[ ]	Construction Trades
[X]	[ ]	Public Relations	[X]	[ ]	Budgeting	[X]	[X]	Economic Development
[X]	[ ]	Transportation	[X]	[ ]	Youth	[ ]	[ ]	Health Issues
[ ]	[ ]	Volunteer Service	[ ]	[ ]	Aging Issues	[X]	[ ]	Education Training

Please check three (3) of the City's Boards, Commissions, or Committees for which you would like to be considered for appointment.

☐ Planning Commission	☐ Convention/Visitors Bureau
☒ Board of Zoning Appeals	☒ Parks and Recreation Comm.
☐ Police Civil Service Comm.	☐ Building Code Appeals Board
☐ Building Commission	

What Board, Commission or Committee have you served (or are serving) on? None

References

Name: Michael Liantonio	**Phone No.: (201) 286-0953**
Name: Barbara Cuthill	**Phone No.: (301) 975-3273**

Please explain why you are a good candidate for the position:

I am a six year resident of Ranson, and am proud to raise my family here. I have a passion for public service and want to get more involved in the Ranson community. In my professional life, I've developed cybersecurity guidance as part of my work for a federal government agency for nearly a decade and worked in the technology and IT space before that. I feel my background in government, work experience in technology, and role as a father of two young children gives me a unique perspective to bring to the city's boards, commissions, or committees.

For the position on the Board of Zoning Appeals specifically, I think I can have a positive impact by helping ensure the city's codes are duly, but appropriately applied in the cases brought to the board. Having worked for nearly a decade in the public sector, but also previously working in the private sector, I understand the importance of balancing sometimes conflicting viewpoints and the role rules and rulemaking play in ensuring a prosperous community for all. As a property owner, I understand the need to ensure our town continues to grow and be a great place to live for all.

For the position on the Board of Parks and Recreation, in addition to my work experience, I also bring the perspective of a father and resident. As my children have grown up here, I have seen first-hand the benefits to parents and families gained from the quality parks and recreation services provided by Ranson and the County. I would work to continue these great services and strive to improve them.

In any role, I hope to do my all to keep Ranson such a great community.

Application and any additional Materials should be submitted to cityclerk@ransonwv.us A hard copy may also be mailed or delivered to his attention at City of Ranson, 312 S. Mildred Street, WV 25438.

City of Ranson

312 South Mildred Street
Ranson, West Virginia 25438
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Board, Commission, and Committee Application

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Name: Antoinette Ringgold

Address: 105 Limited Drive, Ranson, WV **Zip:** 25438

Telephone Home: (Cell) 304-218-4629 **Email:**

Occupation: Retired **Employer:**

Do you reside in the City Limits of Ranson? Yes ☑ No ☐ **If so, how long?** 22 yrs.

Political Affiliation: Republican ☐ Independent ☑ Democrat ☐ Other ☐

Education: Elementary ☐ High School ☐ College ☑ Graduate School ☐

Degrees/Majors/Course of Study:

Please list Certifications, Licenses, or other Vocational Training received:
RHIT, AA, AS

Please list volunteer and other community experience (list by date): Poll Worker 2024, Jefferson County Democratic Executive Committee (Present), JCAACHF (Present)

If appointed, could you meet: Mornings ☑ Afternoons ☑ Evenings ☐

If appointed, could you meet: Mon. ☑ Tues. ☑ Wed. ☐ Thurs. ☑ Fri. ☐

Check *all areas* in which you have experience and *three (3) areas* only in which you are interested.

EXP.	INT.		EXP.	INT.		EXP.	INT.	
☐	☐	Recreation	☐	☐	Business Management	☐	☐	Urban Concerns
☐	☐	Law/Police Matters	☑	☐	Cultural Activities	☐	☐	Fund Raising
☐	☐	Environment	☐	☑	Planning/Zoning	☐	☐	Construction Trades
☐	☐	Public Relations	☐	☑	Budgeting	☐	☑	Economic Development
☐	☐	Transportation	☐	☐	Youth	☑	☐	Health Issues
☑	☐	Volunteer Service	☐	☑	Aging Issues	☐	☐	Education Training

Please check three (3) of the City's Boards, Commissions, or Committees for which you would like to be considered for appointment.

☐ Planning Commission	☐ Convention/Visitors Bureau
☑ Board of Zoning Appeals	☑ Parks and Recreation Comm.
☐ Police Civil Service Comm.	☑ Building Code Appeals Board
☐ Building Commission	

What Board, Commission or Committee have you served (or are serving) on?
JCDEC - JCDW - NAACP

References

Name: George Ruther Ford	**Phone No.:** 304-725-9610
Name: Shaminga Cheatham	**Phone No.:**

Please explain why you are a good candidate for the position:
I have been involved with community activities for the last 20 years and have been successful in observing changes to better the community.

Application and any additional Materials should be submitted to cityclerk@ransonwv.us A hard copy may also be mailed or delivered to his attention at City of Ranson, 312 S. Mildred Street, WV 25438.

AGENDA ITEM VII.12

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Consideration of Two(2) appointment to Board of Zoning Appeals-Term

- January 1, 2025 - December 31, 2027
- January 1, 2025 - January 1, 2026

Board of Zoning Appeals is responsible for hearing and deciding appeals from any order, requirement, decision, or determination of the city's zoning code and its administration.

The requirements for the position are outlined as follows:

- Applicants must be a resident of the City of Ranson for at least three years prior to appointment.
- Applicants cannot be a member of the Planning Commission.
- Applicants cannot hold any other elective or appointive office within the city

ATTACHMENTS:

James Crane BZA.pdf
MichaelFagan_Applications for Board, Commission, and Committee_12102024.pdf
Antoinette Ringgold.pdf

City of Ranson

312 South Mildred Street
Ranson, West Virginia 25438
Submit application at
www.cityclerk@ransonwv.us

Board, Commission, and Committee Application

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Name: James O. Crane

Address: 406 E. 12th Avenue Ranson **Zip:** 25438

Telephone Home: 202.321.3130 **Email:** jocrane3130@gmail.com

Occupation: Public safety consultant **Employer:** CTC Technology & Energy

Do you reside in the City Limits of Ranson? Yes [X] No [ ] **If so, how long?** ____4 yrs_____

Political Affiliation: Republican [ ] Independent [ ] Democrat [X] Other [ ] _____

Education: Elementary [ ] High School [ ] College [X] Graduate School [ ]

Degrees/Majors/Course of Study: BA Geography/Planning, West Virginia University 1983

Please list Certifications, Licenses, or other Vocational Training received:

Please list volunteer and other community experience (list by date):

If appointed, could you meet: Mornings [X] Afternoons [X] Evenings [X]

If appointed, could you meet: Mon. [X] Tues. [X] Wed. [ ] Thurs. [X] Fri. [X]

Check *all areas* in which you have experience and *three (3) areas* only in which you are interested.

EXP.	INT.		EXP.	INT.		EXP.	INT.	
[ ]	[ ]	Recreation	[ ]	[ ]	Business Management	[X]	[ ]	Urban Concerns
[X]	[ ]	Law/Police Matters	[ ]	[ ]	Cultural Activities	[ ]	[ ]	Fund Raising
[ ]	[ ]	Environment	[X]	[ ]	Planning/Zoning	[ ]	[ ]	Construction Trades
[ ]	[ ]	Public Relations	[X]	[ ]	Budgeting	[X]	[ ]	Economic Development
[ ]	[ ]	Transportation	[ ]	[ ]	Youth	[ ]	[ ]	Health Issues
[ ]	[ ]	Volunteer Service	[ ]	[ ]	Aging Issues	[ ]	[ ]	Education Training

Please check three (3) of the City's Boards, Commissions, or Committees for which you would like to be considered for appointment.

☐ Planning Commission	☐ Convention/Visitors Bureau
■ Board of Zoning Appeals	☐ Parks and Recreation Comm.
☐ Police Civil Service Comm.	☐ Building Code Appeals Board
☐ Building Commission	

What Board, Commission or Committee have you served (or are serving) on?

References

Name: William Shiflett Sr.	**Phone No.: 681.260.0612**
Name: Michael Tolbert	**Phone No.: 202.253.4387**

Please explain why you are a good candidate for the position:

I currently work part time as a third party reviewer for various jurisdictions in the National Capital Area regarding cell tower installations, including both macro sites and small cell. In addition to following each jurisdiction's respective code and Design Manuals, these reviews include the impact upon the existing properties and any restrictions, covenants or Special Exceptions in place. I have done this for the past 11 years.

Prior to this position, I served 25 years with the Metropolitan Police Department, District of Columbia, retiring at the rank of Commander.

I graduated from Jefferson High School in 1979 and WVU in 1983.

Application and any additional Materials should be submitted to cityclerk@ransonwv.us A hard copy may also be mailed or delivered to his attention at City of Ranson, 312 S. Mildred Street, WV 25438.

City of Ranson

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Board, Commission, and Committee Application

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Name: Michael Fagan

Address: 200 N Fairfax Blvd, Ranson, WV **Zip:** 25438

Telephone Home: (202) 309-7328 **Email:** michaeljtfagan@gmail.com

Occupation: Computer Scientist **Employer:** National Institute of Standards and Technology

Do you reside in the City Limits of Ranson? Yes [X] No [ ] **If so, how long?** 6 years 2 months

Political Affiliation: Republican [ ] Independent [ ] Democrat [X] Other [ ] _____

Education: Elementary [ ] High School [ ] College [ ] Graduate School [X]

Degrees/Majors/Course of Study:

- Bachelor of Arts in History and Computer Science
- Ph.D. in Computer Science and Engineering

Please list Certifications, Licenses, or other Vocational Training received:

Please list volunteer and other community experience (list by date):

If appointed, could you meet: Mornings [X] Afternoons [X] Evenings [X]

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Check *all areas* in which you have experience and *three (3) areas* only in which you are interested.

EXP.	INT.		EXP.	INT.		EXP.	INT.	
[ ]	[X]	Recreation	[X]	[ ]	Business Management	[X]	[ ]	Urban Concerns
[ ]	[ ]	Law/Police Matters	[ ]	[ ]	Cultural Activities	[ ]	[ ]	Fund Raising
[ ]	[ ]	Environment	[ ]	[X]	Planning/Zoning	[ ]	[ ]	Construction Trades
[X]	[ ]	Public Relations	[X]	[ ]	Budgeting	[X]	[X]	Economic Development
[X]	[ ]	Transportation	[X]	[ ]	Youth	[ ]	[ ]	Health Issues
[ ]	[ ]	Volunteer Service	[ ]	[ ]	Aging Issues	[X]	[ ]	Education Training

Please check three (3) of the City's Boards, Commissions, or Committees for which you would like to be considered for appointment.

☐ Planning Commission	☐ Convention/Visitors Bureau
☒ Board of Zoning Appeals	☒ Parks and Recreation Comm.
☐ Police Civil Service Comm.	☐ Building Code Appeals Board
☐ Building Commission	

What Board, Commission or Committee have you served (or are serving) on? None

References

Name: Michael Liantonio	**Phone No.: (201) 286-0953**
Name: Barbara Cuthill	**Phone No.: (301) 975-3273**

Please explain why you are a good candidate for the position:

I am a six year resident of Ranson, and am proud to raise my family here. I have a passion for public service and want to get more involved in the Ranson community. In my professional life, I've developed cybersecurity guidance as part of my work for a federal government agency for nearly a decade and worked in the technology and IT space before that. I feel my background in government, work experience in technology, and role as a father of two young children gives me a unique perspective to bring to the city's boards, commissions, or committees.

For the position on the Board of Zoning Appeals specifically, I think I can have a positive impact by helping ensure the city's codes are duly, but appropriately applied in the cases brought to the board. Having worked for nearly a decade in the public sector, but also previously working in the private sector, I understand the importance of balancing sometimes conflicting viewpoints and the role rules and rulemaking play in ensuring a prosperous community for all. As a property owner, I understand the need to ensure our town continues to grow and be a great place to live for all.

For the position on the Board of Parks and Recreation, in addition to my work experience, I also bring the perspective of a father and resident. As my children have grown up here, I have seen first-hand the benefits to parents and families gained from the quality parks and recreation services provided by Ranson and the County. I would work to continue these great services and strive to improve them.

In any role, I hope to do my all to keep Ranson such a great community.

Application and any additional Materials should be submitted to cityclerk@ransonwv.us A hard copy may also be mailed or delivered to his attention at City of Ranson, 312 S. Mildred Street, WV 25438.

City of Ranson

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Name: Antoinette Ringgold

Address: 105 Limited Drive, Ranson, WV **Zip:** 25438

Telephone Home: (Cell) 304-218-4629 **Email:**

Occupation: Retired **Employer:**

Do you reside in the City Limits of Ranson? Yes ☑ No ☐ **If so, how long?** 22 yrs.

Political Affiliation: Republican ☐ Independent ☑ Democrat ☐ Other ☐

Education: Elementary ☐ High School ☐ College ☑ Graduate School ☐

Degrees/Majors/Course of Study:

Please list Certifications, Licenses, or other Vocational Training received:
RHIT, AA, AS

Please list volunteer and other community experience (list by date):
Poll Worker 2024, Jefferson County Democratic Executive Committee (Present), JCAACHF (Present)

If appointed, could you meet: Mornings ☑ Afternoons ☑ Evenings ☐

If appointed, could you meet: Mon. ☑ Tues. ☑ Wed. ☐ Thurs. ☑ Fri. ☐

Check *all areas* in which you have experience and *three (3) areas* only in which you are interested.

EXP.	INT.		EXP.	INT.		EXP.	INT.	
☐	☐	Recreation	☐	☐	Business Management	☐	☐	Urban Concerns
☐	☐	Law/Police Matters	☑	☐	Cultural Activities	☐	☐	Fund Raising
☐	☐	Environment	☐	☑	Planning/Zoning	☐	☐	Construction Trades
☐	☐	Public Relations	☐	☑	Budgeting	☐	☑	Economic Development
☐	☐	Transportation	☐	☐	Youth	☑	☐	Health Issues
☑	☐	Volunteer Service	☐	☑	Aging Issues	☐	☐	Education Training

Please check three (3) of the City's Boards, Commissions, or Committees for which you would like to be considered for appointment.

☐ Planning Commission	☐ Convention/Visitors Bureau
☑ Board of Zoning Appeals	☑ Parks and Recreation Comm.
☐ Police Civil Service Comm.	☑ Building Code Appeals Board
☐ Building Commission	

What Board, Commission or Committee have you served (or are serving) on?
JCDEC - JCDW - NAACP

References

Name: George Ruther Ford	**Phone No.:** 304-725-9610
Name: Shaminga Cheatham	**Phone No.:**

Please explain why you are a good candidate for the position:
I have been involved with community activities for the last 20 years and have been successful in observing changes to better the community.

Application and any additional Materials should be submitted to cityclerk@ransonwv.us A hard copy may also be mailed or delivered to his attention at City of Ranson, 312 S. Mildred Street, WV 25438.

AGENDA ITEM VII.13

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT:

2024-23 A Resolution of the City Council of Ranson, West Virginia, Calling the 2025 Municipal Election, Authorizing City Clerk to Conduct the Municipal Election Pursuant to the General Laws of the State of West Virginia and City of Ranson; Directing City Clerk to Provide Poll Workers training, setting time and Dates for Municipal Voting and other Related Purposes.

The proposed resolution, 2024-23, calls for the 2025 Municipal Election in Ranson as outlined in the City's Charter. It authorizes the City Clerk to oversee and conduct the election in accordance with state and local laws, ensures proper training for poll workers, and establishes the voting schedule.

ATTACHMENTS:

Resolution 2024-23.pdf
Municipal Election Calendar.pdf
Election Advertisement 2025.docx
2024 Ward Map.pdf

A RESOLUTION OF THE CITY COUNCIL OF RANSON, WEST VIRGINIA, CALLING FOR THE 2025 MUNICIPAL ELECTION, AUTHORIZING THE CITY CLERK TO CONDUCT THE MUNICIPAL ELECTION PURSUANT TO THE GENERAL LAWS OF THE STATE OF WEST VIRGINIA AND CITY OF RANSON; DIRECTING THE CITY CLERK TO PROVIDE POLL WORKER TRAINING; AND SETTING TIME AND DATES FOR MUNICIPAL VOTING AND OTHER RELATED PURPOSES

WHEREAS, under the provisions of West Virginia law, the City of Ranson Charter and City of Ranson Codified Ordinances, a Municipal Election shall be held on June 3, 2025, for the election of certain Municipal Officers.

THE CITY OF RANSON RESOLVES AS FOLLOWS:

Section 1. That pursuant to the requirements of the laws of the State of West Virginia and the City of Ranson there is and shall be a municipal election in the City of Ranson on Tuesday, June 3, 2025, for the purpose of electing two (2) members of the City Council: 1 "At-Large Council Members and a "Third Ward Council Member" for the full term of four (4) years. and the Mayor for a full term of four (4) years. Those individuals who are successfully elected shall take an oath of office on July 1, 2025.

Section 2. The candidate filing period shall be from January 13, 2025, through January 25, 2025.

Section 3. That the ballots to be used at the Election shall be in the form and content required by law.

Section 4. The City Clerk, or her duly authorized designee, is hereby authorized and directed to perform such election tasks and services necessary in order to properly and lawfully conduct the said Election, including but not limited to the following tasks: preparation and printing of ballots; publication of sample ballots and polling place cards; establishment or appointment of election officers; the furnishing of ballots, voting booths and other necessary supplies or materials necessary to carry out the Election.

Section 5. The polls for said Election shall be opened at six thirty o'clock a.m. of the day of said Election and shall remain open continuously from said time until seven thirty o'clock p.m. of the same day, when said polls shall be closed, except as specifically provided in the Elections Code of the State of West Virginia. The location of polling shall be at Ranson City Hall.

Section 6. The City of Ranson shall offer early voting during business hours (9:00 a.m. – 5:00 p.m.) from May 21, 2025 through May 31, 2025, and Saturday, May 24, 2025 and May 31, 2025 voting from 9:00 a.m. – 5:00 p.m. The location of early voting shall be at Ranson City Hall 312 S. Mildred Street, Ranson WV 25438.

Section 7. The City Council directs that poll workers be trained and authorizes payment for their services.

Section 8. That in all particulars not recited in this Resolution, said Election shall be held and conducted as provided by law for holding municipal elections in the City of Ranson.

Section 9. The City Clerk is hereby directed to publish notice of time and place of holding said Election in the time, form and manner as required by law.

Signed and approved this 17th day of December 2024.

_____
Keith D. Pierson, Mayor

ATTEST:

_____
Darla Armstrong. City Clerk

Municipal Election Calendar

June 3, 2025 General Election

To Be Followed Unless Otherwise Provided by Charter or Ordinance

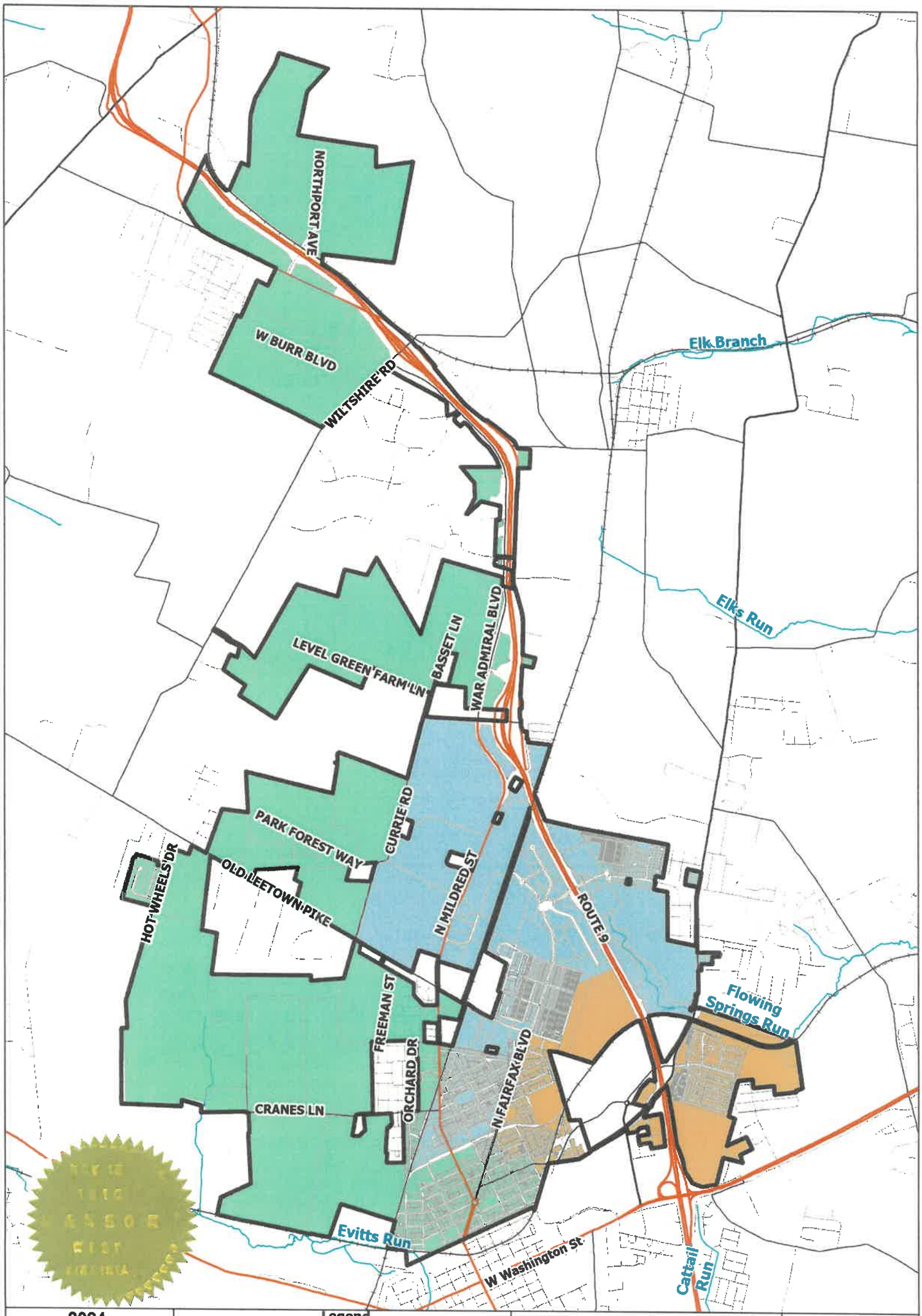
First day to receive application for absentee ballot from all voters	**January 1, 2025**
Candidate filing period	**Jan. 13- Jan. 25, 2025**
Deadline to submit Notice of Intent for Class IV (early voting by mail)	**Jan. 31, 2025**
Notice of precinct change	**February 3, 2025**
Notice of emergency precinct change	**March 5, 2025**
Deadline to order precinct change	**March 5, 2025**
Deadline for candidates to withdraw from General	**March 11, 2025**
Uniform drawing for ballot position [unless other dates set by ordinance]	**March 25, 2025**
Deadline for emergency precinct change	**April 4, 2025**
Election officials & alternates appointed	**April 15, 2025**
Deadline for write-in candidate to file	**April 15, 2025**
Delivery of absentee ballots to recorder (deadline)	**April 18, 2025**
Mail absentee ballots (May 29, 2025 for applications received on May 28, 2025)	**April 18 – May 28, 2025**
Mandatory training of election officials (within 30 days of election)	**May 4, 2025**
Publish Sample Ballot (1st publishing)	**May 8 – May 14, 2025**
Last day to register to vote in a municipal election	**May 13, 2025**
Early voting occurs during this time period	**May 21 – May 31, 2025**
Early voting in person conducted 9 am to 5 pm	**May 24, 2025**

Publish Sample Ballot (2nd Publishing)	**May 27 – June 2, 2025**
Emergency absentee voting period	**May 27 – June 3, 2025 (noon election day)**
Deadline for absentee applications	**May 28, 2025**
Early voting in person conducted 9 am to 5 pm	**May 31, 2025**
Last day to receive a hand delivered absentee ballot	**June 2, 2025**
General Election day	**June 3, 2025**
Absentee ballot received without a postmark accepted	**June 4, 2025**
Absentee ballot postmarked by election day accepted	**June 9, 2025**
Canvass begins; results declared at end of canvass	**June 9, 2025**
Certify results 48 hours after results declared for races without a recount request	**June 11, 2025**
New terms begin	**July 1, 2025**

Notice is hereby given that there will be an election held in the City of Ranson, West Virginia, on Tuesday, June 3, 2025, at the Ranson City Hall located at 312 S. Mildred Street. The polls will be open from 6:30 a.m. to 7:30 p.m. for the purpose of electing the following positions: Two (2) Council Members: One (1) At-Large Council Member, One (1) Third Ward Council Member. Each term will be for four (4) years. Mayor: The term of office for the Mayor shall also be for four (4) years.

The filing period for candidates will commence on January 13, 2025, and will end on January 25, 2025. Certificates of Announcement can be obtained from the City Clerk's Office at 312 S. Mildred Street, Ranson, WV. There is a filing fee of $100.00 for City Council members and $120.00 for Mayor, which is equivalent to one percent of the annual salary for the respective position.

Candidates must submit their filings to the City Clerk no later than January 25, 2025, and if mailing, the application must be postmarked by midnight on that date. Official write-in candidates must file a Certificate of Announcement at least forty-nine (49) days before the general election for their votes to be counted.



2024 CITY OF RANSON WARD MAP

PREPARED FOR CITY OF RANSON, WV

Legend

Proposed 2024 Ward Boundary
- Ward 1
- Ward 2
- Ward 3

Roads
- Freeway; Highway; Ramp
- Major Arterial
- Minor Arterial
- Local
- Service
- Streams
- Railroad
- Ranson City Boundary

N

0 2,500 5,000 US Feet

Effective Date: November 19, 2024

Signature: J. Armstrong
Certified by the City of Ranson City Clerk

PREPARED BY

Kimley»Horn

OCTOBER 2024

SHEET NUMBER: EXHIBIT

AGENDA ITEM VII.14

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Consideration of Requiring City-Appointed Representatives to Community Groups to Provide Quarterly Updates to the City Council

Councilor Stroud has requested consideration of this agenda item by the City Council.

ATTACHMENTS:

AGENDA ITEM VII.15

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **COUNCIL BUSINESS**

SUBJECT: Employee Recognition Discussion

Councilor Stroud has requested discussion of this agenda item.

ATTACHMENTS:

AGENDA ITEM IX.1

City Council Regular Meeting Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **INFORMATION ONLY**

SUBJECT: December 3, 2024- Table Drop

ATTACHMENTS:

24 Shepherdstown Welcome Center Invite-v4.jpg



Join us in celebration

Welcome Center Dedication & Open House

Tuesday, December 17
2:00-3:30pm

Shepherdstown Welcome Center
(historic Market House) 100 East German Street
Shepherdstown, West Virginia

Space is Limited. Please RSVP by Thursday, D
to annette.gavin@jccvb.com

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JEFFERSON COUNTY CONVENTION & VISITORS BUREAU