BOARD OF ZONING APPEALS

~ AGENDA ~

BOARD OF ZONING APPEALS

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

October 1, 2025	6:00 P.M.	Council Chamber

MEETING REGISTRATION:

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

APPROVAL OF MINUTES

Minutes - April 18, 2024
Minutes April 18 2024.pdf

I. CALL TO ORDER

III. BOARD OF ZONING APPEALS ANNOUNCEMENTS

IV. BOARD OF ZONING APPEALS BUSINESS

Election of Officers

Public Hearing - Special Exception request for a special exception use for a tree service business submitted by A Plus Arbor LLC located at 300 N Preston St. (ref. Ranson Code Chapter 19A.Article 5. Table 8. Case # BZA-2025-01, Zoned T4).
Legal Notice for BZA October 1.docx

Special Exception request for a special exception use for a tree service business submitted by A Plus Arbor LLC located at 300 N Preston St. (ref. Ranson Code Chapter 19A.Article 5. Table 8. Case # BZA-2025-01, Zoned T4).
A Plus Arbor LLC.pdf
A plus Special exception map.pdf
Adjoining Property Owner Letter.pdf
Aerial for Adjoining Property Owners.pdf
Adjoining Property Owners List.docx
Staff Findings 2025-001.docx

Public Hearing: Special Exception request for a video lottery use submitted by Vamsi Thalluri located at 816 N Mildred St. (ref. Ranson Code § 19-8(c)(3). Case # BZA-2025-2, Zoned T4O).
Legal Notice for BZA October 1.docx

Special Exception request for a video lottery use submitted by Vamsi Thalluri located at 816 N Mildred St. (ref. Ranson Code § 19-8(c)(3). Case # BZA-2025-2, Zoned T4O).

Ranson Tavern.pdf
RansonTavernFloorplan.pdf
Adjoining Property Owner Letter.docx
Areial for Adjoining owners.pdf
Adjoining Property Owners List.docx
Staff Findings 2025-002.docx 9292025.docx

V. ADJOURNMENT

Board of Zoning Appeals Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **APPROVAL OF MINUTES**

SUBJECT: Minutes - April 18, 2024

ATTACHMENTS:

Minutes April 18 2024.pdf

BOARD OF ZONING APPEALS

~ AGENDA ~

REGULAR MEETING

City of Ranson 312 S. Mildred Street, Ranson WV 25438

www.ransonwv.gov

April 18, 2024 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER:

President Amy Boyd at 7:00 P.M.

Amy Boyd, President	**Present**
George Rutherford, Vice President	**Present**
Sara Custer, Board Member	**Present**
Reiley Stanley Comm. Developer Director	**Present**
Darla Armstrong, City Clerk	**Present**

II. NEW BUSINESS

24-12-VAR Public Hearing -Special Exception request for a material variance for a fence permit submitted by Lazaro Barbosa located at 1724 N Mildred St. (ref. Ranson Code §Sec. 16-179. E.7. Case # BZA-2024-01, Zoned Highway Commercial).

President Amy Boyd opened Public Hearing No one commented from the council chambers or zoom. President, Amy Boyd Closed the Hearing.
The vote was unanimous.

Amy Boyd	**2nd**
George Rutherford	**Motion**
Sara Custer	**Yes**

24-12-VAR- Consideration -Special Exception request for a material variance for a fence permit submitted by Lazaro Barbosa located at 1724 N Mildred St. (ref. Ranson Code §Sec. 16-179. E.7. Case # BZA-2024-01, Zoned Highway Commercial).

The Board of Zoning had a discussion of their concerns of the applicant's application. Sara Custer would like applicants to look at the Ranson Ordinance or get information from City Hall before acting. President Amy Boyd has requested more information as in any from the Planning Commission City Council or from Staff to be given to the Board of Zoning before meeting.

III. ADJOURNMENT

Adjournment was made at 7:14 P.M Motion by Vice President George Rutherford, and second by Sara Custer.

Amy Boyd, President

Darla Armstrong, City Clerk

1

Board of Zoning Appeals Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **BOARD OF ZONING APPEALS BUSINESS**

SUBJECT: Election of Officers

The floor opens for nominations to elect the President and Vice President. Members are invited to nominate members. Nominations will be duly recorded and considered.

ATTACHMENTS:

Board of Zoning Appeals Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **BOARD OF ZONING APPEALS BUSINESS**

SUBJECT: Public Hearing - Special Exception request for a special exception use for a tree service business submitted by A Plus Arbor LLC located at 300 N Preston St. (ref. Ranson Code Chapter 19A.Article 5. Table 8. Case # BZA-2025-01, Zoned T4).

ATTACHMENTS:

Legal Notice for BZA October 1.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

On Wednesday, October 1, 2025, beginning at 6:00 p.m., the Ranson Board of Zoning Appeals will conduct a public hearing at Ranson City Hall, 312 S. Mildred St., Ranson, WV. The purpose of the hearing is to accept public comments on the following:

1) Special Exception request for a special exception use for a tree service business submitted by A Plus Arbor LLC located at 300 N Preston St. (ref. Ranson Code Chapter 19A.Article 5. Table 8. Case # BZA-2025-01, Zoned T4).
2) Special Exception request for a video lottery use submitted by Vamsi Thalluri located at 816 N Mildred St. (ref. Ranson Code § 19-8(c)(3). Case # BZA-2025-2, Zoned T4O).

Copies of the Special Exception request are available for review during regular office hours 8:00 a.m. – 4:00 p.m. weekdays, excluding holidays, at Ranson City Hall. All persons are invited to attend and make comments about the application. If you cannot attend but wish to comment, you may submit written comment to the following address for receipt prior to September 30, 2025: City of Ranson, 312 S. Mildred Street, Ranson, WV 25438. Written comments received prior to September 30, 2025, will be provided to the Board of Zoning Appeals and included with the case file.

Board of Zoning Appeals Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **BOARD OF ZONING APPEALS BUSINESS**

SUBJECT: Special Exception request for a special exception use for a tree service business submitted by A Plus Arbor LLC located at 300 N Preston St. (ref. Ranson Code Chapter 19A.Article 5. Table 8. Case # BZA-2025-01, Zoned T4).

ATTACHMENTS:

A Plus Arbor LLC.pdf
A plus Special exception map.pdf
Adjoining Property Owner Letter.pdf
Aerial for Adjoining Property Owners.pdf
Adjoining Property Owners List.docx
Staff Findings 2025-001.docx

City of Ranson

Board of Zoning Adjustments

Request for Special Exception

I/We request a Special Exception in accordance with the provisions of the Ranson Municipal Zoning Ordinances for the following use. **List Special Exception Use:**

1. **Property Owners:** A Plus Arbor LLC
2. **Street Address:** 300 N Preston st
3. **City/State/Zip:** Ranson, WV 25438
4. **Phone # (Home):**
5. **Phone # (Business):** 571-352-7312
6. **Location of Property:** (List cross streets) preston, beltline, raymann
7. **Lot Size:** 3 ac
8. **Zoning District:**
9. **Tax Map Reference: MAP #:** **PARCEL #:**
10. **Briefly describe (in your own words) the nature of your special exception request and the reason for the request. Please make specific reference to the Sketch Plan.**

I am a certified arborist and have a tree service that includes making firewood and wood slabs.

11. On a separate sheet, please sketch the following features with proposed dimensions, drawn to a scale not smaller than one inch equals 50 feet.
    - dimension of parcel to be developed;
    - location of easements;
    - zoning of property to be developed and adjacent properties;
    - proposed use, location, dimensions, heights, and setbacks of primary and accessory structures both existing and proposed;
    - location and dimensions of existing and proposed vehicular entrances, exits, and drives, pedestrian walks, and pathways;
    - location of parking spaces, aisles and bays, angle of parking, truck loading spaces and dock, and fire lanes;
    - drainage system;
    - location of existing and proposed walls and fences with material type, and location of existing and proposed signs;
    - topography, ground cover, topographic features, banks, slopes, ditches, etc.;
    - any additional information requested to adequately review the proposed development;
    - sign and date the sketch.
12. Please note that special exceptions to the Ranson Zoning Ordinances must comply with Chapter 19-18 of the Ranson Municipal Code. To justify your request for special exception, please address the following questions:

13. Explain how this request will not materially endanger the public health or safety or constitute a public nuisance if located where proposed and developed according to the plans and information submitted.

No hazardous waste is created, only wood and tree parts. We operate equipment in the daytime. The area is fenced in. Most of our work is done in the field and equipment that is operated in the yard within acceptable nosie limits for the area.

14. Explain why the use will not substantially injure the value of adjoining property; or that the use is a public necessity.

There is industrial businesses on two sides and the residences are across the street 100 ft or more away.
This is already an industrial area. Across the street is an existing business with large piles of logs and wood like a lumber yard.

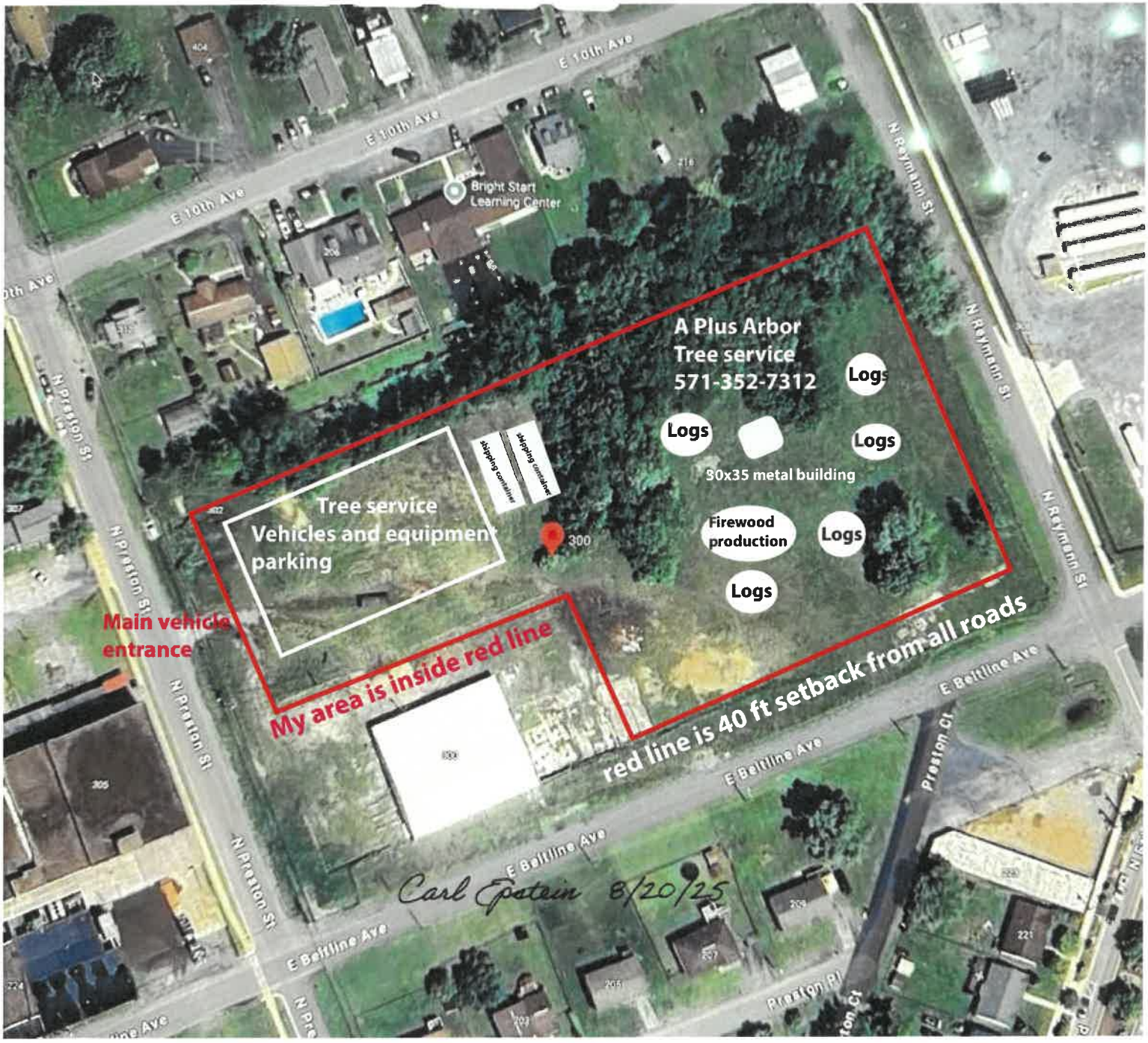
15. Explain how the location and character of the use, if developed according to the plans and information provided, will be in harmony with proximate land uses, and consistent with the purposes of the district.

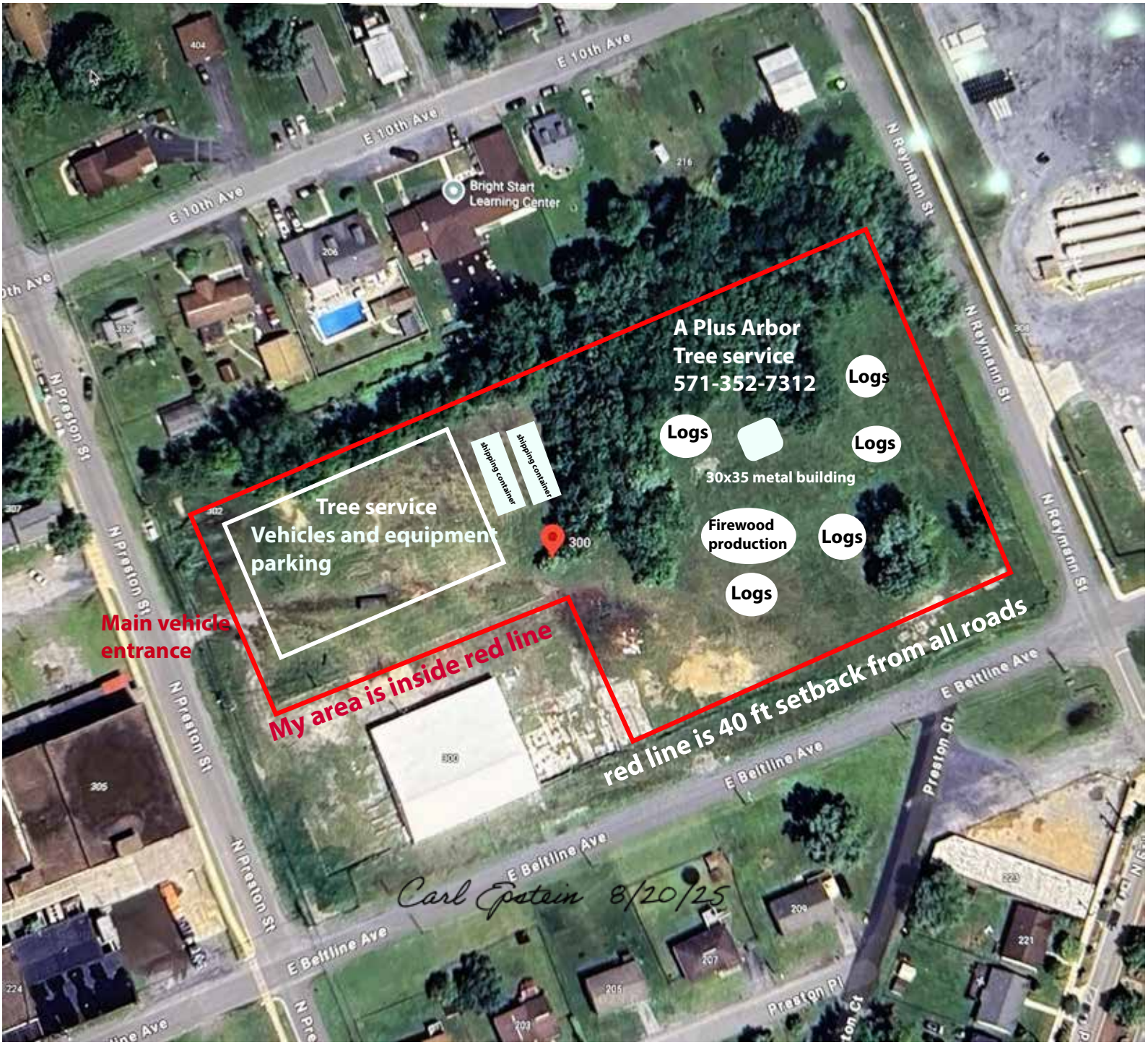
This is already an industrial area. There is tractor trailer parking on one side and warehouses on the other side and a lumber yard with large piles of logs across the street.

16. Any additional information applicable to this request.

I am a relatively small tree service with approx. 4 employees and the owner. I am looking for a place to run my business in a clean and safe maner and respect the community.

Signature of property owner Carl Epstein	**Signature of property owner**
Date of Hearing:	Granted ☐ Yes ☐ No (attach findings of Board)
Signature of Board President	


E 10th Ave
Bright Start Learning Center
N Reynmann St
A Plus Arbor
Tree service
571-352-7312
Logs
Logs
Logs
30x35 metal building
Firewood production
Logs
Logs
Tree service
Vehicles and equipment
parking
shipping container
shipping container
300
N Preston St
Main vehicle entrance
My area is inside red line
red line is 40 ft setback from all roads
E Beltline Ave
Preston Ct
Carl Epstein 8/20/25


E 10th Ave
E 10th Ave
E 10th Ave
Bright Start
Learning Center
N Reymann St
N Reymann St
N Preston St
N Preston St
N Preston St
A Plus Arbor
Tree service
571-352-7312
Logs
Logs
Logs
30x35 metal building
shipping container
shipping container
Tree service
Vehicles and equipment
parking
300
Firewood
production
Logs
Logs
Main vehicle
entrance
My area is inside red line
red line is 40 ft setback from all roads
E Beltline Ave
E Beltline Ave
E Beltline Ave
Preston Ct
Preston Pl
Carl Epstein 8/20/25

City of Ranson

Department of Community Development

312 South Mildred Street
Ranson, West Virginia 25438-1621
Phone (304) 725-1010 | Fax (304) 728-8579
Email: permits@ransonwv.us

Ken Suits - Mayor

September 12, 2025

Case #: **BZA-2025-01**

RE: Notice of Public Hearing – Board of Zoning Appeals
Special Exception-Conditional Use for a tree service business
300 N. Preston St., Ranson, West Virginia (TM 2, Parcel 174, Zone T4)

To Whom This May Concern,

Please be advised that the Ranson Board of Zoning Appeals (BZA) will convene on Wednesday, October 1, 2025, at 6:00 p.m. in the Council Chambers of Ranson City Hall, 312 S. Mildred Street, Ranson, West Virginia 25438, to conduct a public hearing and accept public comments on the following application:

Request for Special Exception by A Plus Arbor LLC for a Special Exception (Conditional Use) Permit to allow a tree service business to be located at 300 N Preston St, Ranson, WV, 25438.

In accordance with Ranson Code of Ordinances Chapter 19A, Article 5, Table 8, a Conditional Use for a tree service (warehouse definition fits closest to this use), is subject to specific criteria that is evaluated by the Ranson Board of Zoning Appeals.

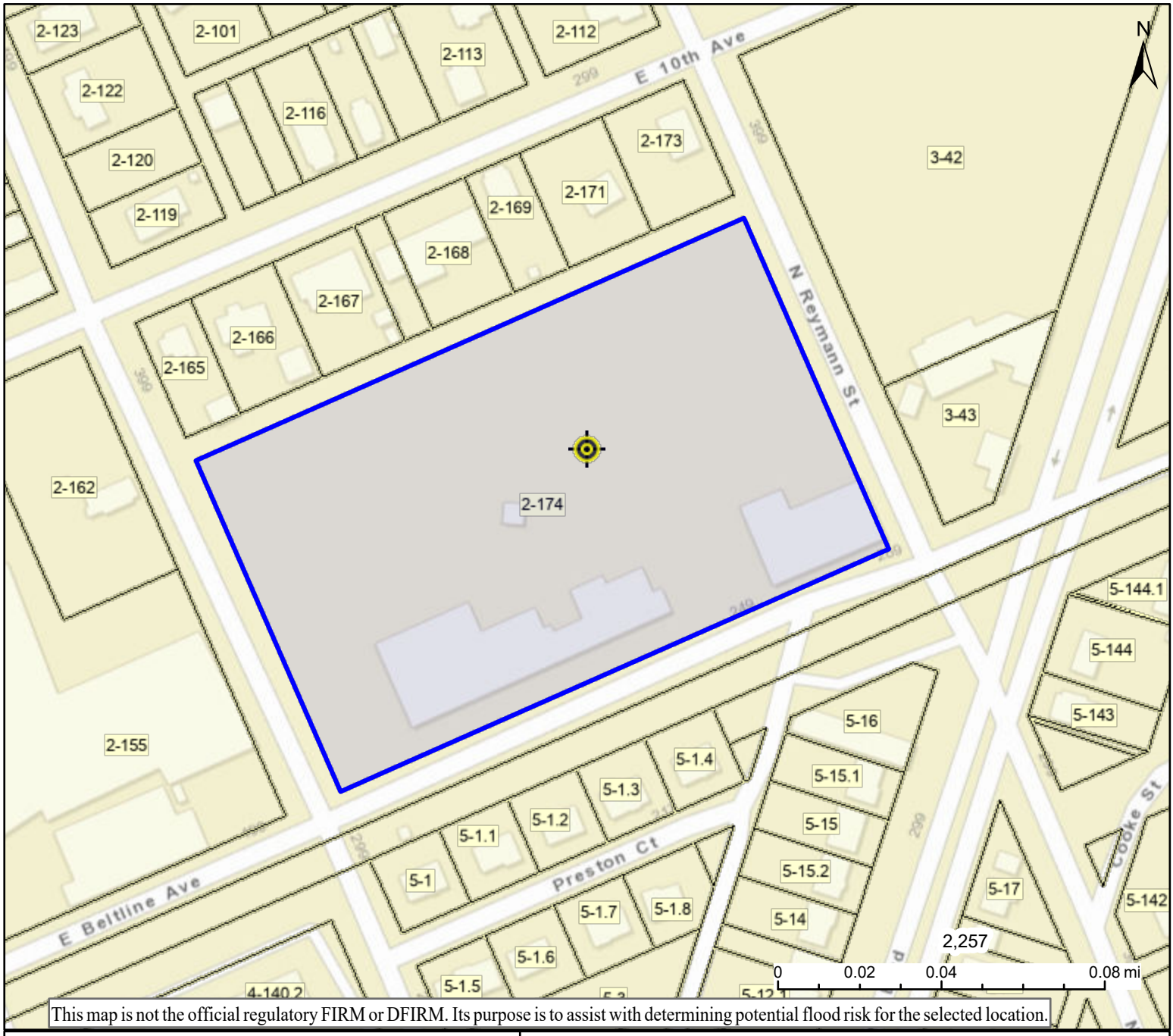
Copies of the Special Exception request are available for review during regular office hours 9:00 a.m. – 5:00 p.m. weekdays, excluding holidays, at Ranson City Hall, Department of Community Development. All persons are invited to attend and make comments about the application. If you cannot attend but wish to comment, you may submit written comments to the following address for receipt prior to September 30, 2025: City of Ranson, 312 S. Mildred Street, Ranson, WV 25438. Written comments received prior to September 30, 2025, will be provided to the Board of Zoning Appeals and included with the case file.

Notice of this hearing is published in accordance with W. Va. Code § 8A-8-11 and Ranson Code § 19-18(d). You are receiving this letter because you are listed as the property owner of a parcel adjacent to the proposed site.

Respectfully,

Reiley Stanley
Community Development Director
304-724-3861
rstanley@ransonwv.us

WV Flood Map



This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

HIGH RISK

- Regulatory Floodway
- Zone AE — 1-Percent-Annual-Chance Flood Hazard Area **With Base Flood Elevation** (BFE)
- Zone A — 1-Percent-Annual-Chance Flood Hazard Area **Without BFE** (may have Advisory Flood Heights)
- Advisory — 1-Percent-Annual-Chance Future Conditions (High Risk Advisory Flood Zones)

Download the Full Legend for all flood tool symbols
https://www.mapwv.gov/flood/map/docs/wv_flood_tool_legend.pdf

Disclaimer:
The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. Refer to the official Flood Insurance Study (FIS) for detailed flood elevation data in flood profiles and data tables. WV Flood Tool (*https://www.MapWV.gov/flood*) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center.

Flood Info Location — *Map created on 9/12/2025*

User Notes

Flood Hazard Area	Location is **NOT WITHIN** any identified flood hazard area. Unmapped flood hazard areas may be present.
Flood Zone	Out of Flood Zone
Stream	
Watershed (HUC8)	Shenandoah (2070007)
Flood Height	
Water Depth	
Elevation	515.9 ft (Source: FEMA 2012) (NAVD88)
Community & ID	City of Ranson (ID: 540068)
FEMA Map & Date	54037C0136E; Effective Date: 12/18/2009
Location (lat, long)	(39.301076, -77.859653) (WGS84)
Parcel ID	19-08-0002-0174-0000
E-911 Address	300 N PRESTON ST, Ranson, WV, 25438

312 N Preston

Property Owner(s)	**BURKE DONNA J**
Owner Address	**312 N PRESTON ST, RANSON, WV 25438**

202 E 10th Ave

Property Owner(s)	**ROTRUCK LYLE D & MARGIE J**
Owner Address	**202 E 10TH AVE, RANSON, WV 25438**

206 E 10th Ave

Property Owner(s)	**BOUND JULIE BREEDEN**
Owner Address	**206 E 10TH AVE, RANSON, WV 25438**

208 E 10th Ave

Property Owner(s)	**BREEDEN JANET**
Owner Address	**208 E 10TH AVE, RANSON, WV 25438**

214 E 10th Ave

Property Owner(s)	**WILT VICTORIA L**
Owner Address	**214 E 10TH AVE, RANSON, WV 25438**

Empty Lot E 10th Ave

Property Owner(s)	**DJ&JR LLC**
Owner Address	**206 E 10TH AVE, RANSON, WV 25438**

220 E 10th Ave

Property Owner(s)	**ANDERS ROBERT B & JOYCE L**
Owner Address	**1393 TUSCAWILLA HILLS DR, CHARLES TOWN, WV 25414**

401 N Fairfax

Property Owner(s)	**AMERIGAS PROPANE L P**
Owner Address	**460 N GULPH RD, KING OF PRUSSIA, PA 19406**

209 Preston Place

Property Owner(s)	**SCHEETZ JOSHUA A & AMY M**
Owner Address	**209 PRESTON PL, RANSON, WV 25438**

207 Preston Place

Property Owner(s)	**DIAZ JORGE A & CYNTHIA**
Owner Address	**207 PRESTON PL, RANSON, WV 25438**

205 Preston Place

Property Owner(s)	**DROLLINGER JAMES R**
Owner Address	**205 PRESTON PL, RANSON, WV 25438**

203 Preston Place

Property Owner(s)	**HUDSON BENJAMIN C & REGINA L**
Owner Address	**203 PRESTON PL, RANSON, WV 25438**

201 Preston Place

Property Owner(s)	**REYES ISAIAS PEREZ**
Owner Address	**201 PRESTON PL, RANSON, WV 25438**

101 Beltline Ave

Property Owner(s)	**RANSON COLD STORAGE LLC**
Owner Address	**701 FAIRMONT AVE, WINCHESTER, VA 22601**

307 Preston St

Property Owner(s)	**RANSON COLD STORAGE LLC**
Owner Address	**701 FAIRMONT AVE, WINCHESTER, VA 22601**

BOARD OF ZONING APPEALS REQUEST

300 N Preston Street

DOCKET # BZA-2025-01
Request for Special Exception pursuant to Ranson Code § 19A-5. Table 8.j Conditional Use for a tree service business (warehouse closest defined use)

Hearing Date: October 1, 2025 at 6:00 PM
Owner: A VALLEY FERTILIZER &; CHEMICAL CO INC
Agent: N/A
Applicant: A Plus Arbor LLC, Carl Epstein
Location of Request: 300 N Preston, Ranson, WV 25438
Legal Description: Ranson District 08, Map 2, Parcel 174, Block 122
Zoning: SmartCode Transect District T4 General Urban (T4)
Lot Area: 3.00 acres +/-
Approved Activity: this lot is currently occupied by a building, but that building is not part of this request just the vacant lot.
Request Summary: I am a certified arborist and have a tree service that includes making firewood and wood slabs.
Prior Cases: none

Explain how this request will not materially endanger the public health or safety or constitute a public nuisance if located where proposed and developed according to the plans and information submitted.
Applicant's justification: No hazardous waste is created, only wood and tree parts. We operate equipment in the daytime. The area is fenced in. Most of our work is done in the field and equipment that is operated in the yard within acceptable noise limits for the area.
Staff's opinion: Staff does not feel the use presented would endanger the public health or safety and there does not seem to be a public nuisance associated with this use as we have a noise ordinance in place which would require any noise made on this property to be done within the hours of 7 am – 6pm on the weekdays and 8 am to 5 pm on Saturday.

Explain why the use will not substantially injure the value of adjoining property; or that the use is a public necessity.
Applicant's justification: There is industrial businesses on two sides and the residences are across the street 100 ft or more away. This is already an industrial area. Across the street is an existing business with large piles of logs and wood like a lumber yard.
Staff's opinion: This area of the city is more commercialized with industrial businesses so it would not be out of the ordinary. The T4 zoning district allows for a mix of uses.

Explain how the location and character of the use, if developed according to the plans and information provided will be in harmony with proximate land uses, and consistent with the purposes of the district.
Applicant's justification: This is already an industrial area. There is tractor trailer parking on one side and warehouses on the other side and a lumber yard with large piles of logs across the street.
Staff's opinion: Staff believes that this use would fit into this area of the city as it has a history of being more commercialized/industrialized.

Any additional information applicable to this request.
Applicant's justification: I am a relatively small tree service with approx. 4 employees and the owner. I am looking for a place to run my business in a clean and safe manner and respect the community.

Staff Conclusion & Recommendation
It is Staff's opinion that this use aligns with this area of the city and the intent of the zoning code for T4 districts, there would be no extreme noise levels coming from this property and it would create a business on an otherwise vacant parcel.

Once a decision has been made by the Board, an aggrieved person may appeal to the circuit court of Jefferson County.

Staff recommends the approval of the requested special exception use of tree service business.

Board of Zoning Appeals Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **BOARD OF ZONING APPEALS BUSINESS**

SUBJECT: Public Hearing: Special Exception request for a video lottery use submitted by Vamsi Thalluri located at 816 N Mildred St. (ref. Ranson Code § 19-8(c)(3). Case # BZA-2025-2, Zoned T4O).

ATTACHMENTS:

Legal Notice for BZA October 1.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

On Wednesday, October 1, 2025, beginning at 6:00 p.m., the Ranson Board of Zoning Appeals will conduct a public hearing at Ranson City Hall, 312 S. Mildred St., Ranson, WV. The purpose of the hearing is to accept public comments on the following:

1) Special Exception request for a special exception use for a tree service business submitted by A Plus Arbor LLC located at 300 N Preston St. (ref. Ranson Code Chapter 19A.Article 5. Table 8. Case # BZA-2025-01, Zoned T4).
2) Special Exception request for a video lottery use submitted by Vamsi Thalluri located at 816 N Mildred St. (ref. Ranson Code § 19-8(c)(3). Case # BZA-2025-2, Zoned T4O).

Copies of the Special Exception request are available for review during regular office hours 8:00 a.m. – 4:00 p.m. weekdays, excluding holidays, at Ranson City Hall. All persons are invited to attend and make comments about the application. If you cannot attend but wish to comment, you may submit written comment to the following address for receipt prior to September 30, 2025: City of Ranson, 312 S. Mildred Street, Ranson, WV 25438. Written comments received prior to September 30, 2025, will be provided to the Board of Zoning Appeals and included with the case file.

Board of Zoning Appeals Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: **BOARD OF ZONING APPEALS BUSINESS**

SUBJECT: Special Exception request for a video lottery use submitted by Vamsi Thalluri located at 816 N Mildred St. (ref. Ranson Code § 19-8(c)(3). Case # BZA-2025-2, Zoned T4O).

ATTACHMENTS:

Ranson Tavern.pdf
RansonTavernFloorplan.pdf
Adjoining Property Owner Letter.docx
Areial for Adjoining owners.pdf
Adjoining Property Owners List.docx
Staff Findings 2025-002.docx 9292025.docx

City of Ranson

Board of Zoning Adjustments

Request for Special Exception

I/We request a Special Exception in accordance with the provisions of the Ranson Municipal Zoning Ordinances for the following use. **List Special Exception Use:**

1. **Property Owners:** Vamsi Thalluri
2. **Street Address:** 1007 Pembroke Way
3. **City/State/Zip:** Charles Town / WV / 25414
4. **Phone# (Home):** 703.655.8513 | 5. **Phone # (Business):** 703.655.8513
6. **Location of Property:** (List cross streets)
7. **Lot Size:** 60 x 125 | 8. **Zoning District:** Ranson
9. **Tax Map Reference: MAP#:** 8 | **PARCEL#:** 5 and 6
10. **Briefly describe (in your own words) the nature of your special exception request and the reason for the request. Please make specific reference to the Sketch Plan.**

⇨ *I am requesting a special exception to operate a state-licensed video lottery business at 816 N Mildred St, Suite A, Ranson, WV. This location is currently zoned for commercial use and meets all applicable distance and regulatory requirements set by the West Virginia Lottery Commission.*

⇨ *The request is necessary because the use — while commercial — may require explicit approval through a special exception process, given its classification under city zoning ordinances.*

⇨ *This exception will allow the repurposing of a currently underutilized and run-down building into a clean, well-maintained, and low-impact establishment that contributes to the local economy through job creation, tax revenue, and beautification of the property — all while maintaining harmony with neighboring land uses.*

11. On a separate sheet, please sketch the following features with proposed dimensions, drawn to a scale not smaller than one inch equals 50 feet.
    - dimension of parcel to be developed;
    - location of easements;
    - zoning of property to be developed and adjacent properties;
    - proposed use, location, dimensions, heights, and setbacks of primary and accessory structures both existing and proposed;
    - location and dimensions of existing and proposed vehicular entrances, exits, and drives, pedestrian walks, and pathways;
    - location of parking spaces, aisles and bays, angle of parking, truck loading spaces and dock, and fire lanes;
    - drainage system;
    - location of existing and proposed walls and fences with material type, and location of existing and proposed signs;
    - topography, ground cover, topographic features, banks, slopes, ditches, etc.;
    - any additional information requested to adequately review the proposed development;
    - sign and date the sketch.

12. Please note that special exceptions to the Ranson Zoning Ordinances must comply with Chapter 19-18 of the Ranson Municipal Code. To justify your request for special exception, please address the following questions:

13. Explain how this request will not materially endanger the public health or safety or constitute a public nuisance if located where proposed and developed according to the plans and information submitted.

Reference➔ attached "Q13_Response"

14. Explain why the use will not substantially injure the value of adjoining property; or that the use is a public necessity.

Reference ➔ attached "Q14_Response"

15. Explain how the location and character of the use, if developed according to the plans and information provided, will be in harmony with proximate land uses, and consistent with the purposes of the district.

Reference ➔ attached "Q141_Response"

16. Any additional information applicable to this request.

N/A

Signature of property owner	**Signature of property owner**
Vamsi Thalluri	

Date of Hearing: | Granted D Yes D No (attach findings of Board)

Signature of Board President

#13

Response to: "Explain how this request will not materially endanger public health or safety or constitute a public nuisance if located where proposed and developed according to the plans and information submitted."

The proposed Video Lottery business at **816 N Mildred St, Suite A, Ranson, WV 25438** will be developed and operated in a way that **does not pose any risk to public health or safety** and will **not create a public nuisance**.

Here are the key reasons why:

Zoning & Location Compliance

- The location is a **standalone commercial building**, situated in a business-friendly zone.
- There are **no schools, churches, or daycare centers within the 300-foot proximity**, fully aligning with **West Virginia Lottery Commission** regulations.
- The site is easily accessible and already suitable for limited-traffic commercial operations.

Enhanced Safety & Low-Impact Operation

- The business will be monitored by **interior and exterior security cameras,** and operated by trained staff to ensure a **secure and controlled environment** at all times.
- No restaurant or late-night food component is included, minimizing foot traffic, noise, and other disturbances typically associated with hospitality venues.
- Operating hours will be **within permitted limits,** and there will be **no outdoor entertainment or amplified sound**.

Building Improvement & Community Enhancement

- The building currently appears **run-down and neglected**. As part of this proposal, we are investing in **beautifying and improving the exterior**, which will significantly enhance the look and feel of the neighborhood.
- These visual improvements will **increase curb appeal**, contribute to local pride, and support the city's broader revitalization goals.

Responsible Ownership

- As the applicant, I bring **27+ years of professional experience** at senior levels supporting Federal agencies including the **U.S. Air Force, Marines, CMS/HHS, and Department of Education.**
- I also own and operate **a 100-acre crop farm and a 110-acre apple orchard** in West Virginia. Through these efforts, I've donated **over 3 million pounds of apples** to local food banks in 2023 and 2024.
- I have a long-standing reputation for **operating with integrity**, giving back to the community, and **supporting local law enforcement** and social services.

In summary, this proposal aligns with city regulations, **improves the property**, provides **a secure, quiet operation**, and contributes positively to the local economy — all without creating any safety or nuisance concerns.

I respectfully request your consideration and approval to bring this small business to Ranson.

#14

Response to: "Explain why the use will not substantially injure the value of adjoining property; or the use is a public necessity."

The proposed Video Lottery business at **816 N Mildred St, Suite A, Ranson, WV** will **not negatively impact the value of adjoining properties**, and in fact, brings several improvements that will **enhance the area both economically and visually.**

Improvement of a Run-Down Property

The building currently appears **visibly aged and poorly maintained**. As part of this proposal, the exterior of the building will be **visually enhanced** through improvements such as new paint, updated signage, landscaping, and better lighting — resulting in an **increased curb appeal.** This alone can **positively influence nearby property values.**

Quiet, Low-Traffic Commercial Use

This use is a **low-intensity commercial operation** with:

- No restaurant or nightlife
- Controlled access
- Limited foot traffic
- No noise, odors, or disturbances

Unlike bars, convenience stores, or high-traffic businesses, this facility will operate quietly and respectfully within normal business hours — **preserving the peaceful nature** of neighboring properties.

Professional Ownership & Responsible Operation

The business will be operated by an individual with:

- Over **27 years of experience working with Federal agencies**
- A **track record of community involvement,** agriculture, and charitable support
- A demonstrated commitment to responsible and ethical business practices

This further assures that the facility will be **well-maintained, secure, and professional,** not a risk or detriment to the surrounding properties.

Public Value & Community Contribution

While not a public utility in the traditional sense, the use supports:

- **Local economic growth** by creating jobs
- **City revenue** through state-regulated gaming taxes

- **Community safety,** with a secure and monitored operation
- **A cleaner, more attractive property** replacing an underutilized space

In conclusion, this proposed use is **not only safe for the surrounding properties — it will enhance them** and support broader revitalization goals for the City of Ranson.

#15

Response to: "Explain how the location and character of the use, if developed according to the plans and information provided, will be in harmony with proximate land uses, and consistent with the purposes of the district."

The proposed Video Lottery business at **816 N Mildred St, Suite A, Ranson, WV 25438** is thoughtfully designed to be **in harmony with surrounding land uses** and is **consistent with the purposes of the zoning district in which it is located.**

Located in an Established Commercial Zone

- The property sits within a **commercial corridor,** surrounded by businesses that include **auto services, retail, and other low-intensity commercial operations.**
- The business aligns with these existing uses and does not introduce any industrial, high-volume, or incompatible activity to the area.

Low-Impact, Controlled Business Use

- The nature of the operation is **quiet, secure, and highly regulated.** It is not a bar, nightclub, or restaurant, meaning **minimal noise, no late-night crowds**, and limited parking demands.
- **Controlled entry, security cameras, and minimal exterior signage** will help maintain a low profile and uphold the character of the area.

Improves a Currently Underutilized Property

- The building at this address currently appears **worn down and in need of revitalization.** This proposal includes **external beautification, lighting upgrades, and landscape cleanup** — consistent with the district's goals of community improvement and business reinvestment.
- These improvements will also enhance surrounding property aesthetics and may encourage further development along the corridor.

Supports the Intent of the Zoning District

- The district is intended to **encourage business growth**, enhance economic opportunity, and **provide services in a safe and accessible setting.**
- The business will provide **local jobs, increase tax revenue**, and activate a currently dormant site — all without conflicting with nearby land uses.

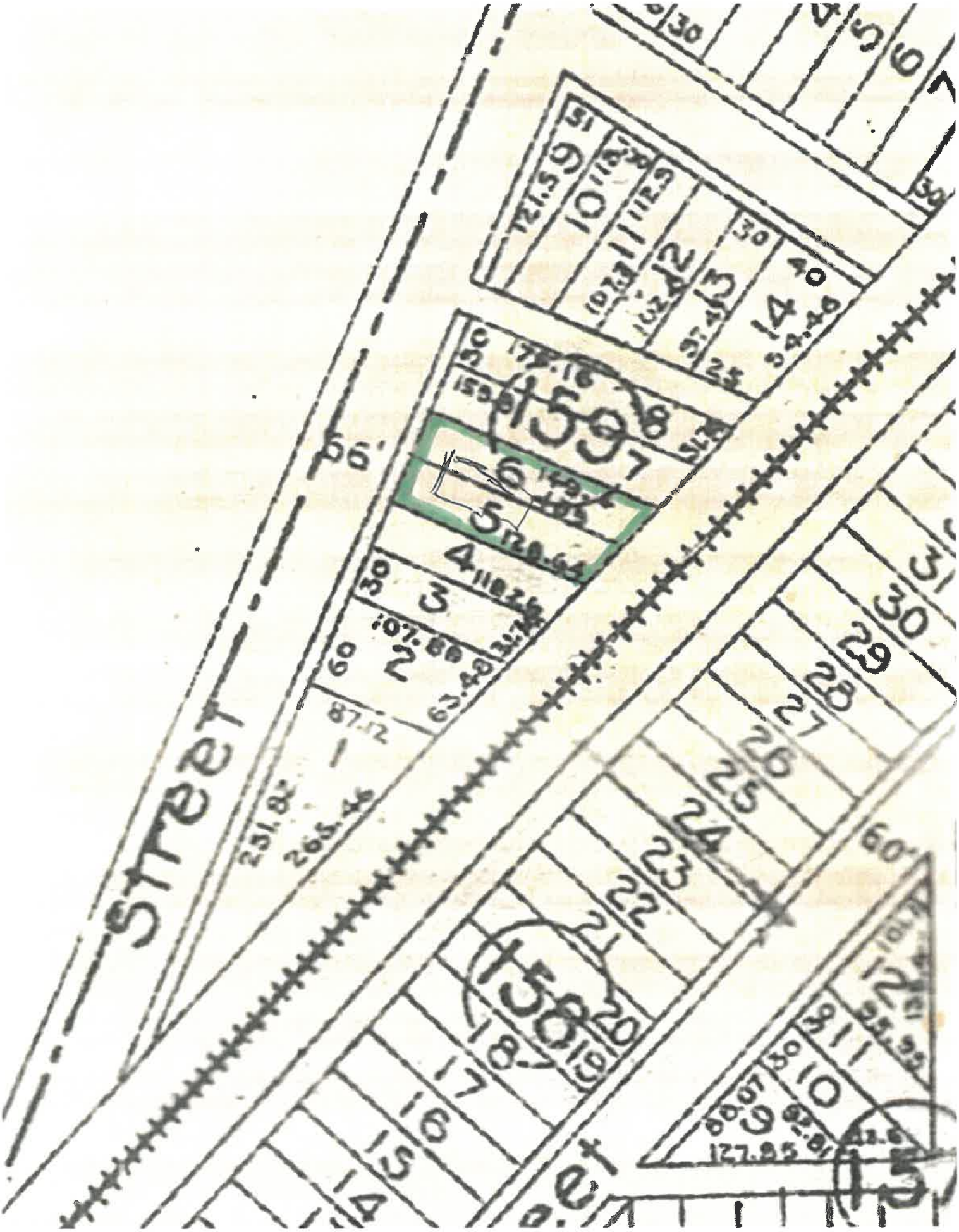
Professional, Responsible Ownership

- The applicant has over **27 years of experience working with Federal agencies,** owns agricultural operations in WV, and is known for **responsible, community-oriented business practices.**

Conclusion

This use will fit seamlessly into the character of the commercial district — **quiet, clean, visually improved, and economically beneficial,** while having **no adverse effect on adjacent properties.**

It respects the purpose of the district and contributes to the City of Ranson's broader development goals.


Street
159
158
60'
127.85

Letter of Intent to Lease
814 North Mildred St., Ranson, WV (formerly known as Ranson Tavern)

Lessee is interested in leasing 814 N. Mildred St., Ranson, WV to be operated as a Video Lottery business. Two conditions of this lease are Lessee receiving approval from the WV Lottery Commission and the City of Ranson, WV.

All costs of these approvals will be at Lessee's expense, and Lessor will co operate with any requirements.

Upon receiving approvals from both entities, Lessee shall occupy the property for a period of six months at the rate of $2000.00 per month. The lease may be extended for an additional three years at the rate of $2200.00 per month. A second three year option to extend is available at the rate of $2500.00 per month.

Lessee shall have the first right of refusal to purchase the property.

Lessee proposes a 90 day period to apply for and obtain permits.

If Letter of Intent is accepted Lessee shall place a $1000.00 security deposit in escrow to be applied to first month's lease amount. Should permits not be obtained , the security deposit will be refunded to Lessee.

Upon receipt of permits, a standard commercial lease document shall be prepared and executed by both Lessor and Lessee.

Accepted by

Robert C Willingham — Lessor-Printed

Date

Lessor Signature

Vamsi Thalluri — Lessee-Printed

08.18.2025 — Date

Vamsi Thalluri — Lessee Signature

RANSON
TAVERN

RT1 - nighttime view .png

Download | Full screen | Print | Save to OneDrive | Hide email



RE: Bull

V





4 att

Dow

Looks

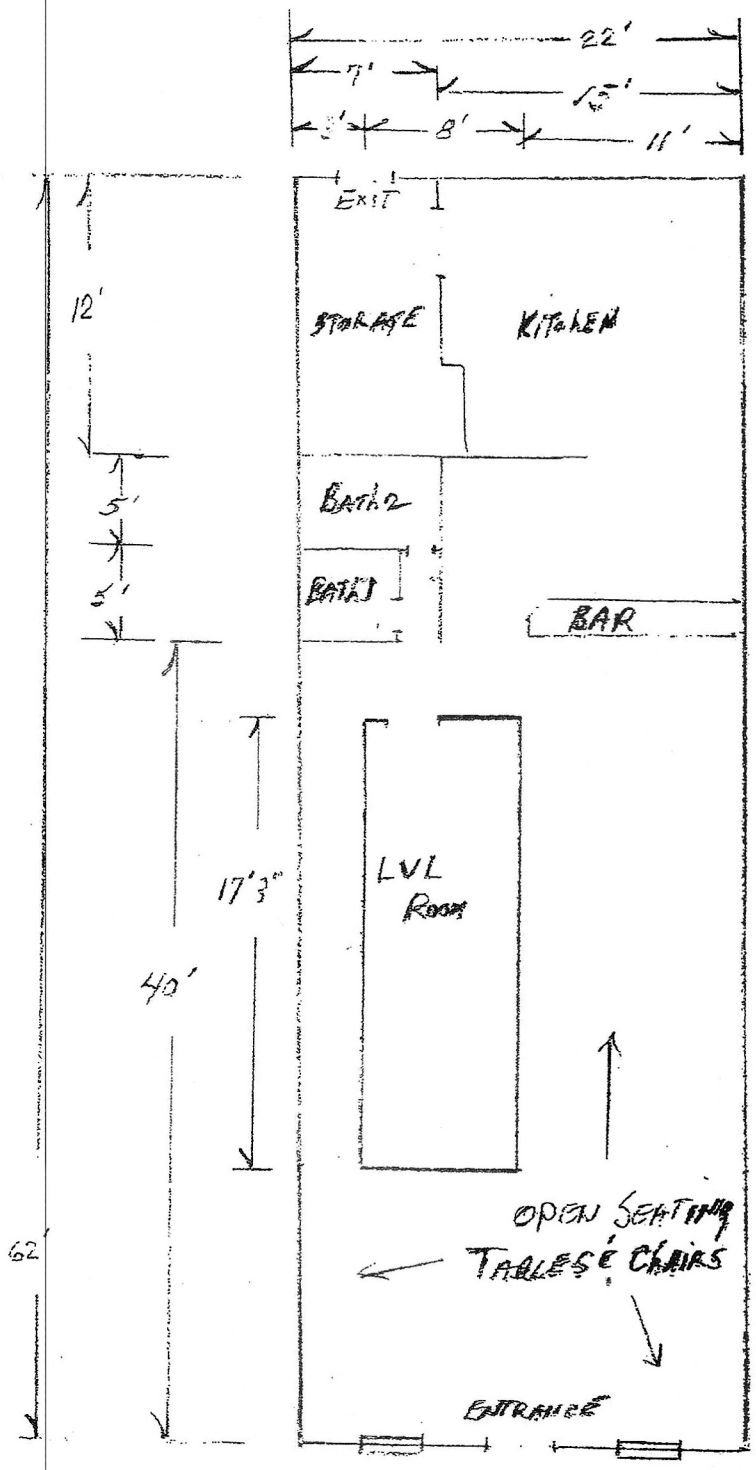
I think

Jeanne,

Let me k

Thanks,





RANSOM TAVERN
INTERIOR LAYOUT

Attachment 1

City of Ranson

Department of Community Development

312 South Mildred Street
Ranson, West Virginia 25438-1621
Phone (304) 725-1010 | Fax (304) 728-8579
Email: permits@ransonwv.us

Ken Suits - Mayor

September 12, 2025

Case #: **BZA-2025-02**

RE: Notice of Public Hearing – Board of Zoning Appeals
Limited Video Lottery, Formally Known as Ranson Tavern
816 N. Mildred St., Ranson, West Virginia (TM 1, Parcel 6, Zone T4Open)

To Whom This May Concern,

Please be advised that the Ranson Board of Zoning Appeals (BZA) will convene on Wednesday, October 1, 2025, at 6:00 p.m. in the Council Chambers of Ranson City Hall, 312 S. Mildred Street, Ranson, West Virginia 25438, to conduct a public hearing and accept public comments on the following application:

Request for Special Exception by Vamsi Thalliuri for a Conditional Use Permit to allow Limited Video Lottery use at the formally known building of Ranson Tarven, located at 816 N. Mildred St.

In accordance with Ranson Code of Ordinances Chapter 19, Section 19-8(c)(3), and Chapter 19A, Section 5.7.2 and Table 8, limited video lotteries may be permitted as a Conditional Use accessory to a restaurant or hotel in T4Open, subject to specific criteria that is evaluated by the Ranson Board of Zoning Appeals.

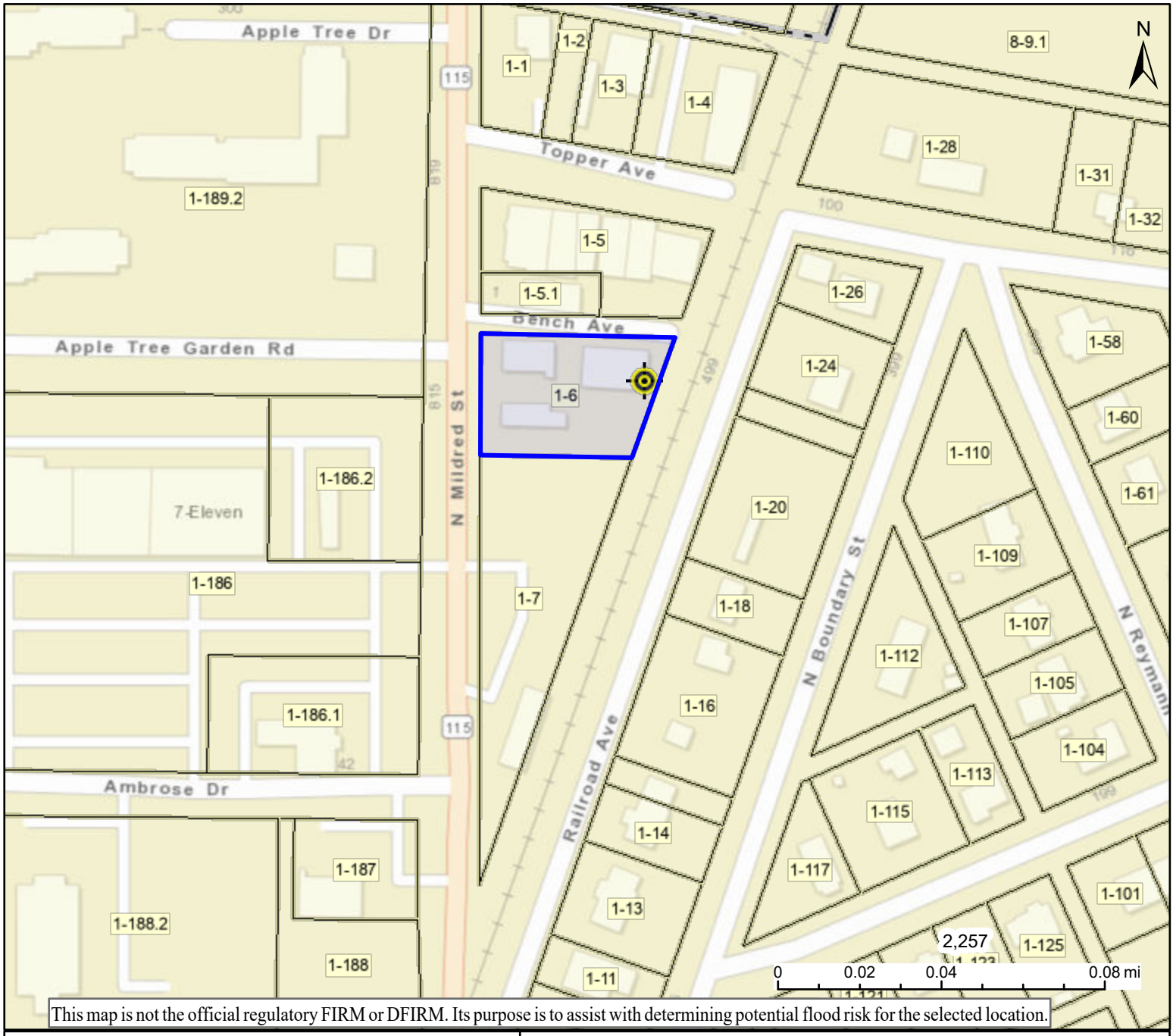
Copies of the Special Exception request are available for review during regular office hours 9:00 a.m. – 5:00 p.m. weekdays, excluding holidays, at Ranson City Hall, Department of Community Development. All persons are invited to attend and make comments about the application. If you cannot attend but wish to comment, you may submit written comments to the following address for receipt prior to September 30, 2025: City of Ranson, 312 S. Mildred Street, Ranson, WV 25438. Written comments received prior to September 30, 2025, will be provided to the Board of Zoning Appeals and included with the case file.

Notice of this hearing is published in accordance with W. Va. Code § 8A-8-11 and Ranson Code § 19-18(d). You are receiving this letter because you are listed as the property owner of a parcel adjacent to the proposed site.

Respectfully,

Reiley Stanley
Community Development Director
304-724-3861
rstanley@ransonwv.us

WV Flood Map



This map is not the official regulatory FIRM or DFIRM. Its purpose is to assist with determining potential flood risk for the selected location.

HIGH RISK

- Regulatory Floodway
- Zone AE — 1-Percent-Annual-Chance Flood Hazard Area **With Base Flood Elevation** (BFE)
- Zone A — 1-Percent-Annual-Chance Flood Hazard Area **Without BFE** (may have Advisory Flood Heights)
- Advisory — 1-Percent-Annual-Chance Future Conditions (High Risk Advisory Flood Zones)

Download the Full Legend for all flood tool symbols
https://www.mapwv.gov/flood/map/docs/wv_flood_tool_legend.pdf

Disclaimer:
The online map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. Refer to the official Flood Insurance Study (FIS) for detailed flood elevation data in flood profiles and data tables. WV Flood Tool (*https://www.MapWV.gov/flood*) is supported by FEMA, WV NFIP Office, and WV GIS Technical Center.

Flood Info Location — *Map created on 9/12/2025*

User Notes	
Flood Hazard Area	Location is **NOT WITHIN** any identified flood hazard area. Unmapped flood hazard areas may be present.
Flood Zone	Out of Flood Zone
Stream	
Watershed (HUC8)	Shenandoah (2070007)
Flood Height	
Water Depth	
Elevation	530.6 ft (Source: FEMA 2012) (NAVD88)
Community & ID	City of Ranson (ID: 540068)
FEMA Map & Date	54037C0136E; Effective Date: 12/18/2009
Location (lat, long)	(39.306600, -77.863095) (WGS84)
Parcel ID	19-08-0001-0006-0000
E-911 Address	multiple addresses

800 N Mildred St

Property Owner(s)	**PIEPENBRINK DAVID L & KELLY J**
Owner Address	**5394 ARDEN NOLLVILLE RD, MARTINSBURG, WV 25403**

818 N Mildred St

Property Owner(s)	**JF4 PROPERTIES LLC**
Owner Address	**818 N MILDRED ST, RANSON, WV 25438**

820 N Mildred St

Property Owner(s)	**HENRY JAMES S**
Owner Address	**85 ROUND OAK LN, KEARNEYSVILLE, WV 25430**

821 N Mildred St

Property Owner(s)	**NEW APPLE TREE GARDENS I; LIMITED PARTNERSHIP**
Owner Address	**C/O T M ASSOCIATES INC, 15825 SHADY GROVE RD STE 55, ROCKVILLE, MD 20850**

809 N Mildred St

Property Owner(s)	**RANSON SQUARE LLC**
Owner Address	**6 COUNTRY CLUB CRESCENT,**

807 N Mildred St

Property Owner(s)	**RANSON SQUARE LLC**
Owner Address	**6 COUNTRY CLUB CRESCENT,**

801 N Mildred St

Property Owner(s)	**FARGO PROPERTIES LLC**
Owner Address	**500 WILLIAMSPORT PIKE, MARTINSBURG, WV 25404**

BOARD OF ZONING APPEALS REQUEST

816 N Mildred Street

DOCKET # BZA-2025-02
Request for Special Exception pursuant to Ranson Code § 19A-5.7.2.a and Table 8 to allow Limited Video Lottery in conformance with Ranson Code § 19-8.c.3 as a Conditional Use at 816 N Mildred Street.

Hearing Date: October 1, 2025 at 6:00 PM
Owner: Robert Willingham
Agent: Jeanne Morton
Applicant: Vamsi Thalluri
Applicant Address:1007 Pembroke Way, Charles Town, WV 25414
Location of Request: 816 N Mildred Street, Ranson, WV 25438
Legal Description: Ranson District 08, Map 1, Parcel 6, Block 159, part of Lots 5 - 8
Zoning: SmartCode Transect District T4 General Urban Open (T4O)
Lot Area: 0.42 acres +/-
Approved Activity: building is currently considered vacant commercial space.
Request Summary: Requesting a special exception to operate a state-licensed video lottery business at 816 N Mildred St, Suite A, Ranson, WV. This location is currently zoned for commercial use and meets all applicable distance and regulatory requirements set by the West Virginia Lottery Commission.
Prior Cases: BZA-2014-001- The Board approved conditional use of Limited Video Lottery at Ranson Tavern.

Existing Conditions: The proposed business is a 24'x50' one story block building located in the southern portion of a parcel with two other buildings. The other two buildings include an apartment building and automotive repair facility. The building is currently vacant.

Notice of the Public hearing was published in the Spirit of Jefferson on September 18, 2025, and September 25, 2025. A sign announcing the Public Hearing was posted at the property on September 23, 2025. Letters to the adjoining property owners informing them of the Public Hearing were sent on September 12, 2025.

Evaluation Criteria: Limited video lottery is allowed within the T4O zone provided the City Board of Zoning Appeals grants a Conditional Use Permit to the Applicant based upon the following criteria:

Ranson Code §19-8(c)(3)a. – *Applicant is properly licensed with city;*

Staff Opinion – If the Special Exception were granted by the Board, proof of a Ranson Business License, in which the applicant was an officer or managing member of the business, would be a requirement prior to issuance of the Conditional Use Permit. Staff suggests that the Board require the Applicant to provide proof of current city business license and payment of taxes as part of the annual request for renewal of the Conditional Use Permit.

Ranson Code §19-8(c)(3)b. – *Limited video lottery is accessory use to a restaurant; For the purposes of this section, restaurants are defined as a structure in which the principle use is the preparation and service of food and beverages to its customers. Customers may consume food and beverages either inside or outside the structure or take the products off premises to consume as allowed by applicable laws;*

Applicant's Justification – applicant states that there will be no food or restaurant on site.

Staff Opinion – If the Special Exception were granted by the Board, the Applicant would be obligated to demonstrate proof of compliance as stated in application there will be no restaurant use. Staff suggests that the Board require the Applicant to state that the limited video lottery is an accessory use to a restaurant on an affidavit that is submitted for the annual request for renewal of the Conditional Use Permit.

Ranson Code §19-8(c)(3)c. – *Limited video lottery machines must be in a separate room, closed-off from the restaurant and/or bar area and not visible to general restaurant patrons;*

Applicant's Justification – floor plan has been submitted as an attachment to the agenda.

Staff Opinion –If the special exception were granted by the Board, Staff suggests that the Board require the Applicant to state compliance with this criteria on an affidavit that is submitted for the annual request for renewal of the Conditional Use Permit and provide a

detailed floor plan demonstrating compliance.

Ranson Code §19-8(c)(3)d. – *Applicant must submit detailed floor plan with conditional use permit application;*

Applicant's Justification – floor plan included, Attachment 1

Staff Opinion – A floor plan showing general areas was included with the application. If the Special Exception were granted by the Board, Staff suggests that the Board require the Applicant to include a current floor plan showing gross floor area for the building with the annual request for renewal of the Conditional Use Permit. The floor plan should be dated, drawn to scale and include: all exterior and interior walls and doors with rooms labeled by use (e.g., storage, kitchen, bath, etc.), dimensions of walls labeled, limited video lottery room labeled with exterior wall dimensions, restaurant area labeled with gross floor area of at least 800 square feet demonstrated and labeled, seats and tables shown and their count identified.

Ranson Code §19-8(c)(3)e. – *Food receipts must account for at least 51 percent of all gross revenue. The city may require proof from applicant of food vendor receipts for verification of gross revenue calculations;*

Applicant's Justification – (no comment)

Staff Opinion – If the Special Exception were granted by the Board, Staff suggest that the Board require the Applicant to include the statement that food receipts account for at least 51% of all gross revenue and that proof will be provided upon request on an affidavit that is submitted for the annual request for renewal of the Conditional Use Permit.

Ranson Code §19-8(c)(3)f. – *Restaurant, not including kitchen and preparation area, must have at least 40 seats, five tables and have a gross floor area of at least 800 square feet;*

Applicant's Justification – (no comment)

Staff Opinion – The attached drawing shows that this would comply but the applicant states that there will be no type of food served at this location. Staff believes that food should be served to meet the intent of the special exception ordinance.

Ranson Code §19-8(c)(3)g. – *Applicant must be the owner of the structure and lessee of video lottery machines;*

Applicant's Justification – the owner has signed off on this application.

Staff Opinion – If the Special Exception were granted by the Board, Staff suggests that the Board require the Applicant to include the statement that the owner of the structure and video lottery machines on an affidavit that is submitted for the annual request for renewal of the Conditional Use Permit.

Ranson Code §19-8(c)(3)h. – *Restaurant must be open to the general public and include patrons under the age of 18 years old;*

Applicant's Justification – (no comment)

Staff Opinion – If the Special Exception were granted by the Board, Staff suggests that the Board require the Applicant to include the statement that the restaurant is open to the general public, including patrons under the age of 18 yrs, on an affidavit that is submitted for the annual request for renewal of the Conditional Use Permit.

Ranson Code §19-8(c)(3)i. – *Structure containing video lottery machines is not located within 300 feet of a church or place of worship, school, park or recreational facility or other video lottery establishment; 1. The aforementioned 300-foot prohibition for a church or place of worship, school, park or recreational facility or other video lottery establishment shall be measured in a straight line from the nearest point of the wall of a limited video lottery establishment to the nearest property line of a church or place of worship, school, park or recreational facility. 2. The aforementioned 300-foot prohibition for other video lottery establishments shall be measured in a straight line from the nearest point on the wall of the portion of the building in which a limited video lottery is conducted to the nearest point on a wall of a building in which another limited video lottery may be conducted. 3. For the purposes of this section, limited video lottery establishment shall be defined as any establishment within the city in which video lottery machines are operated.*

Applicant's Justification – *This* location is currently zoned for commercial use and meets all applicable distance and regulatory requirements set by the West Virginia Lottery Commission.

Staff Opinion – To staff's knowledge of active uses, there are no properties within the 300-foot buffer.

Ranson Code §19-8(c)(3)j. – *Applicant must apply for a renewal of the conditional use permit with the zoning administrator on an annual basis and provide proof that the conditions listed within aforesaid section are satisfied; and*

Applicant's Justification – (no comment)

Staff Opinion – If the Special Exception were granted by the Board, Staff suggests that the Applicant submit the aforementioned items in their annual request for renewal of the Conditional Use Permit.

Ranson Code §19-8(c)(3)k. – *The zoning administrator may revoke applicant's special exception if applicant fails to meet and/or maintain any of the conditions listed within the aforesaid section.*

Applicant's Justification – (no comment)

Staff Opinion – If the Special Exception were granted by the Board, Staff would primarily rely upon the annual renewal request to evaluate compliance. However, if complaints were received or violations observed, Staff would further investigate the issue and cause the

Applicant to remedy. Failure to remedy or repeat violations would be reason to revoke the Conditional Use Permit.

Ranson Code §19-18(d)(3)a. – *The use will not materially endanger the public health or safety or constitute a public nuisance if located where proposed and developed according to the plans and information submitted and approved.*

Applicant's Justification – (see application)

Staff Opinion – City and State regulations control and monitor the use of limited video lottery machines.

Ranson Code §19-18(d)(3)b. – *The use will not substantially injure the value of adjoining property; or that the use is a public necessity.*

Applicant's Justification - The proposed Video Lottery business at 816 N Mildred St, Suite A, Ranson, WV will not negatively impact the value of adjoining properties, and in fact, brings several improvements that will enhance the area both economically and visually.

Improvement of a Run-Down Property

The building currently appears visibly aged and poorly maintained. As part of this proposal, the exterior of the building will be visually enhanced through improvements such as new paint, updated signage, landscaping, and better lighting - resulting in an increased curb appeal. This alone can positively influence nearby property values.

Quiet, Low-Traffic Commercial Use

This use is a low-intensity commercial operation with:

- No restaurant or nightlife
- Controlled access
- Limited foot traffic
- No noise, odors, or disturbances

Unlike bars, convenience stores, or high-traffic businesses, this facility will operate quietly and respectfully within normal business hours - preserving the peaceful nature of neighboring properties.

Staff Opinion per the Chief of Police – I have done a review of calls for service at the other establishments in the City that have video lottery terminals, and we have not had the necessity for an increased law enforcement presence or other significant calls for services that would be considered out of the ordinary at these locations over the past two year period. Based on this, I see no evidence that public health or safety has been endangered, nor has a public nuisance been created by the other locations that possess machines. One of the current locations in the city (Sophia's) is in close proximity to this new proposed location and we have received very few calls for service at this location. From the police department's perspective, I see no reason to oppose terminals at the 816 N. Mildred location

Ranson Code §19-18(d)(3)c. – *The location and character of the use, if developed according to the plans and information approved, will be in harmony with proximate land uses, and consistent with the purposes of the district.*

Applicant's Justification – (see application)

Staff Opinion – The T4O zone is intended to be a transition district modifying the T4 General Urban district by permitting more commercial uses. The T4 district includes a mix of uses but is primarily mixed density residential.

Ranson Code §19-18(d)(3)d. – *The use complies with any specific requirements set forth in the ordinance to obtain a special exception.*

Applicant's Justification – (item not specifically asked on application forms)

Staff Opinion – The submitted floor plan seems to be over the required 800 sq ft but without a restaurant use which does not comply with the intent of the special exception limited video lottery ordinance.

<u>Staff Conclusion & Recommendation</u>

It is Staff's opinion that there is one primary conflict with the criteria for granting the Special Exception: the lack of a restaurant. Per the ordinance, a restaurant is a required component, and Staff does not believe this requirement can be overlooked.

Once a decision has been made by the Board, an aggrieved person may appeal to the circuit court of Jefferson County.

Staff does not recommend approval of the Limited Video Lottery Special Exception if food service is not provided and the establishment has not been in operation for at least one calendar year providing food.