PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

www.ransonwv.gov

June 2, 2025 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. May 5, 2025 Planning Commission Minutes
   Minutes 552025.pdf

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing - To accept public comments on a petition to rezone the following parcel 089000200000000 located off Cranes Lane, Ranson, WV 25438 (Consisting of 160.65 acres) from Rural Reserve to SmartCode New Community.
   Legal Notice for LDPP-Sleepy Hollow.docx

2. 25-17-REZ-Consideration- Applicant Morris and Ritchie - To accept public comments on a petition to rezone the following parcel 089000200000000 located off Cranes Lane, Ranson, WV 25438 (Consisting of 160.65 acres) from Rural Reserve to SmartCode New Community.
   App (2).pdf
   25-17-2025-04-21 sleepy hollow rezoning request.pdf
   05-05-2025 Sleepy Hollow Rezoning Application Review - Memo.pdf

3. Public Hearing To accept Land Development Plan and Plat for the property known as Sleepy Hollow located off Cranes Lane (consisting of 159.87+/- acres) Ranson, WV 25438.
   Legal Notice for LDPP-Sleepy Hollow.docx

4. 25-18-LDPP:Consideration-Applicant-Morris and Ritchie. To accept Land Development Plan and Plat for the property of Sleepy Hollow 089000200000000 (consisting of 159.87 acres) located off Cranes Lane, Ranson, WV 25438
   App (2).pdf
   05-01-2025_Sleepy_Hollow_Rezoning_Application_Review_-_Memorandum.pdf
   25-18-2025-04-21 sleepy hollow ldpp.pdf

5. Public Hearing - To accept public comments on a petition to rezone the following parcel 081000400000000 located off War Admiral Blvd, Ranson, WV 25438 (Consisting of 9.52 acres) from MUX (retired) to SmartCode New Community T5.
   Legal Notice for Rezoning Riverside Church.docx

6. 25-20-REZ-Consideration- Applicant Riverside Church - To accept public comments on a petition to rezone the following parcel 081000400000000 located off War Admiral Blvd, Ranson, WV 25438 (Consisting of 9.52 acres) from Rural Reserve to SmartCode New Community
   25-20-REZ-S1st Floor 25042812371.pdf
   25-20-REZ-S1st Floor 25042812370.pdf

ADJOURNMENT

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Rieley Stanley, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: APPROVAL OF MINUTES

SUBJECT: May 5, 2025 Planning Commission Minutes

ATTACHMENTS:

Minutes 552025.pdf

PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

www.ransonwv.gov

RANSON
AT THE CENTER OF OPPORTUNITY.

May 5, 2025 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

Mike Anderson, President	Present
Jason Gore, Vice President	Absent
Doug Davis	Present
Jaden Bound	Present
Andy Colandrea	Present

II. APPROVAL OF MINUTES

1. April 7, 2025 Planning Commission Minutes

Mike Anderson, President	Abstain
Jason Gore, Vice President	Absent
Doug Davis	Yes
Jaden Bound	Second
Andy Colandrea	Motion

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing- To accept public comments on a reduction of guaranteed surety for the subdivision known as Shenandoah Springs Phase 2B. The total reduction is for $ 5,369,981.47.
   Mike Anderson, president of the Planning Commission opens the Public Hearing, No Public Comments, Mr. Anderson closed the Public Hearing for a vote.

2. 25-10-BRR Consideration- Applicant Lennar dba US Homes LLC, submitted an application for an bond reduction for Phase 2B of the Shenandoah Springs Neighborhood.

Mike Anderson, President	Abstain
Jason Gore, Vice President	Absent
Doug Davis	Yes
Jaden Bound	Second
Andy Colandrea	Motion

3. Public Hearing - Final plat proposal for Ranson Heights (Riverpointe) Phase 2 located off Route 9 and Route 340 in Ranson WV

Mike Anderson, president of the Planning Commission opens the Public Hearing, No Public Comments, Mr. Anderson closed the Public Hearing for a vote.

4. 23-50-FP Consideration - Applicant, Forestar Group INC, submitted application for Final plat proposal for Ranson Heights (Riverpointe) Phase 2 located off Route 9 and Route 340 in Ranson WV

Mike Anderson, President	**Abstain**
Jason Gore, Vice President	**Absent**
Doug Davis	**Second**
Jaden Bound	**Motion**
Andy Colandrea	**Yes**

5. Public Hearing - Accepting the bond for Ranson Heights (Riverpointe) Phase 2

Mike Anderson, president of the Planning Commission opens the Public Hearing, No Public Comments, Mr. Anderson closed the Public Hearing for a vote.

6. 23-50-FP Consideration - Applicant Forestar Group INC, submitted application to accept the bond for Ranson Heights (Riverpointe) Phase 2

Mike Anderson, President	**Abstain**
Jason Gore, Vice President	**Absent**
Doug Davis	**Yes**
Jaden Bound	**Second**
Andy Colandrea	**Motion**

7. Public Hearing - Development Agreement for Ranson Heights (Riverpointe) Phase 2.

Mike Anderson, president of the Planning Commission opens the Public Hearing, No Public Comments, Mr. Anderson closed the Public Hearing for a vote.

8. Consideration - Applicant Forestar Group INC, submitted application for Development Agreement for Ranson Heights (Riverpointe) Phase 2.

Mike Anderson, President	**Abstain**
Jason Gore, Vice President	**Absent**
Doug Davis	**Yes**
Jaden Bound	**Second**
Andy Colandrea	**Motion**

9. Consideration-24-35-SP-Fairfax Crossing Commercial Infrastructure Site Plan

Mike Anderson, President	**Abstain**
Jason Gore, Vice President	**Absent**
Doug Davis	**Yes**
Jaden Bound	**Second**
Andy Colandrea	**Motion**

V. ADJOURMENT

The meeting was Adjourn at 7:08 PM. Motion by Jaden Bound, second by Andy Colandrea. Next meeting will be June 2, 2025 at 7:00 PM. Ranson City Hall 312 S. Mildred Street, Ranson WV 25438.

Mike Anderson, President

2

Planning Commission Member

AGENDA ITEM IV.1

Planning Commission Request for Action

TO:

FROM: Rieley Stanley, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing - To accept public comments on a petition to rezone the following parcel 089000200000000 located off Cranes Lane, Ranson, WV 25438 (Consisting of 160.65 acres) from Rural Reserve to SmartCode New Community.

ATTACHMENTS:

Legal Notice for LDPP-Sleepy Hollow.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code § 8A-7-9 et seq., and W. Va. Code § 8A-5-8 et seq., and Ranson Code § 19A-1.3 et seq. The Ranson Planning Commission will hold a public hearing on June 2, 2025 at 7:00 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the Land Development Plan and Plat for the property known as Sleepy Hollow, located off of Cranes Lane (consisting of 160.65 acres) District 08, Map 9, Parcel 2 089000200000000, located off Cranes Lane, Ranson, WV, 25438. Copies of the proposed Land Development Plan and Plat are available for inspection during regular office hours of 8:00 am – 4:00 pm weekdays. All persons are invited to attend and make comments about the proposed Land Development Plan and Plat.

If you cannot attend but wish to comment, you may write, and it must be received to the following address prior to May 30, 2025, City of Ranson, Attn: Community Development Director, 312 S. Mildred Street, Ranson, WV 25438 or emailed to cityclerk@ransonwv.us. Written Comments received prior to May 30, 2025, will be provided to the Planning Commission and inserted into the official record.

Reiley Stanley
Department of Community Development

AGENDA ITEM IV.2

Planning Commission Request for Action

TO:

FROM: Rieley Stanley, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 25-17-REZ-Consideration- Applicant Morris and Ritchie - To accept public comments on a petition to rezone the following parcel 089000200000000 located off Cranes Lane, Ranson, WV 25438 (Consisting of 160.65 acres) from Rural Reserve to SmartCode New Community.

Petition to rezone the following parcel 089000200000000 located off Cranes Lane, Ranson, WV 25438 Consisting of 160.65 acres District 08, Map 9, Parcel 2 From Rural Reserve to SmartCode New Community

ATTACHMENTS:

App (2).pdf
25-17-2025-04-21 sleepy hollow rezoning request.pdf
05-05-2025 Sleepy Hollow Rezoning Application Review - Memo.pdf

City of Ranson

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

Mayor A. David Hamill **Recorder** Tony Braithwaite

Council Members
Kimberly Biddle
Scott Coulter
Donnie Haines
Duke Pierson
Howard Shade

Rezoning Application

City of Ranson
Planning and Zoning Department

Sarah Kleckner, Planning Director
skleckner@cityofransonwv.net

Submittal Date:_____	Development District:_____
Official Submittal:_____ (Staff Use Only)	Fee Paid:_____ 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: Sleepy Hollow			**Total Area (acres):** 159.87
Current Zoning: SC-NC	**Proposed Zoning:** SC-NC	**Map Number:** 08-0009	**Parcel:** 0002

Water Service: **Public** [X] **Private** [ ] **Provider:** WVAW or CTUB	**Sewer Service:** **Public** [X] **Private** [ ] **Provider:** CTUB	**Sewer Flow:** **(gallons per day at build-out)** TBD **Water Usage:** **(gallons per day at build-out)** TBD

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

south of Cranes Lane and north of CSX railroad,

What is the existing use of the property?

Farm

What is the proposed use of the property?

Residential

Rezoning Application Checklist

- [ ] **A completed application and fee in accordance with the Fee Schedule.**
- [ ] **A survey plat and a legal description of the property that includes bearings and distances for the area to be rezoned.**
- [ ] **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): Sleepy Hollow Partnership **Percent of Ownership:**

Address: 741 E Washington St, Charles Town, WV 25414

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

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

Address:

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

Developer (Print): Forestar **Percent of Ownership:**

Address: 7021 Columbia Gateway Drive, Ste 320, Columbia, MD 21046

Phone: 410-596-3847 **Fax:** **Email:** joshfornwalt@forestar.com

Consultant (Print): **Percent of Ownership:**

Address:

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

Please Direct Correspondence To: ☐ **Owner** ☒ **Developer** ☒ **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: Ronald Marcus Ronald Marcus (Apr 21, 2025 17:14 EDT) Date: 04/21/2025

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.

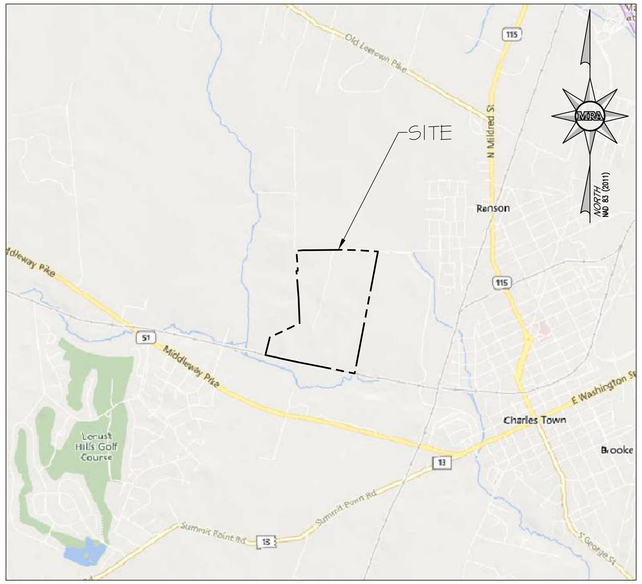
The application and any staff comments shall be considered by the Planning Commission who shall submit its recommendations and/or comments to the City Council. The request shall be advertised in accordance with the West Virginia Code 8A requirements.

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

SLEEPY HOLLOW
REZONING REQUEST
SMART CODE NEW COMMUNITY
CITY OF RANSON, WV

PROJECT NOTES:

1. THE SUBJECT PROPERTY IS ZONED SC-NC WITH A GROSS SITE AREA OF 159.87 ACRES AND IS LOCATED ON TAX MAP 9, PARCEL 2.
2. EXISTING USE IS A FARM.
3. RESIDENTIAL, COMMUNITY AND CIVIC USES ARE PROPOSED FOR THE PROPERTY.
4. 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), SLEEPY HOLLOW GOLF AND COUNTRY CLUB, CHARLES TOWN RACES AND SLOTS AND OVER 40 DIFFERENT RECREATIONAL FACILITIES IN THE CITY OF RANSON/JEFFERSON COUNTY AREA.
5. WATER SERVICE FOR THE SUBJECT PROPERTY WILL BE PROVIDED BY WEST VIRGINIA AMERICAN WATER OR CHARLES TOWN UTILITY BOARD. SANITARY SEWER FOR THE SUBJECT PROPERTY WILL BE PROVIDED BY CHARLES TOWN UTILITY BOARD PURSUANT TO AN APPROVED ALTERNATE MAIN LINE AGREEMENT.
6. STORMWATER PONDS HAVE BEEN PROPOSED TO HANDLE STORMWATER MANAGEMENT FOR THE SUBJECT PROPERTY.
7. THE TOTAL IMPERVIOUS SURFACE IS APPROXIMATELY 47 ACRES OR 29% OF THE TOTAL SITE.
8. THE TOPOGRAPHIC CONTOUR INTERVAL IS TWO (2) FEET. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM AERIAL TOPOGRAPHY BY MORRIS & RITCHIE ASSOCIATES, INC. BASED ON A FLIGHT FROM FEBRUARY 2025. HORIZONTAL DATUM IS BASED ON NAD83 AND VERTICAL DATUM IS BASED ON NAD 88.
9. BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES IN FEBRUARY 2025.



VICINITY MAP
SCALE: 1"=2000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	TOPOGRAPHY AND ADJACENT LAND USE
4	COMPREHENSIVE COMPLIANCE PLAN
5	COMMUNITY TYPE EDGE CONDITIONS

UTILITY PROVIDERS	
UTILITY	UTILITY COMPANY
WATER	WEST VIRGINIA AMERICAN WATER OR CHARLES TOWN UTILITY BOARD
SANITARY SEWER	CHARLES TOWN UTILITY BOARD
ELECTRIC	POTOMAC EDISON COMPANY
CABLE	COMCAST
PHONE	FRONTIER COMMUNICATIONS
CABLE/PHONE	SHENTEL
GAS	THOMPSON GAS
OTHER	WV 811

APPLICANT
FORESTAR GROUP, INC.
7021 COLUMBIA GATEWAY DRIVE, SUITE 230
COLUMBIA, MARYLAND 21046
410-546-3847
CONTACT: JOSH FORNWALT

OWNER
SLEEPY HOLLOW PARTNERSHIP
741 E WASHINGTON ST
CHARLES TOWN, WEST VIRGINIA 25414

PREPARED BY
MORRIS & RITCHIE ASSOCIATES, INC.
205 EAST HIRST ROAD, SUITE 106
PURCELLVILLE, VIRGINIA 20132
CONTACT: JON K. ERICKSON
703-994-4047
JERICKSON@MRAGTA.COM

APPROVAL DATE:

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
205 E HIRST ROAD, SUITE 106
PURCELLVILLE, VA 20132
703-994-4047 x3103
MRAGTA.COM

DATE
REVISION
REV NO.

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SLEEPY HOLLOW
REZONING REQUEST
CITY OF RANSON, WEST VIRGINIA

JOB NO.: 22881	DRAWN BY: CRC
SCALE: AS SHOWN	DESIGN BY: CRC
DATE: 04/21/2025	REVIEW BY: DLT
SHEET: 1 OF 5	

SHEET TITLE
COVER SHEET

SHEET NUMBER
1

EXISTING CONDITIONS:

THE PROPERTY IS LOCATED IN RANSON CORPORATION, DISTRICT 9, OF JEFFERSON COUNTY, WEST VIRGINIA. THE PROPERTY IS USED FOR AGRICULTURAL PURPOSES AND CONSIST OF OPEN FIELDS. THE TOTAL AREA OF THE PROPERTY AND APPLICATION AREA IS 159.87 ACRES.

A PORTION OF THE SUBJECT PROPERTY IS WITHIN THE 100-YR FLOODPLAIN AS DEFINED BY F.I.R.M COMMUNITY PANEL NO. 54037C0120E, ZONE AE, AREA OF HIGH FLOODING, EFFECTIVE DECEMBER 18TH, 2009.

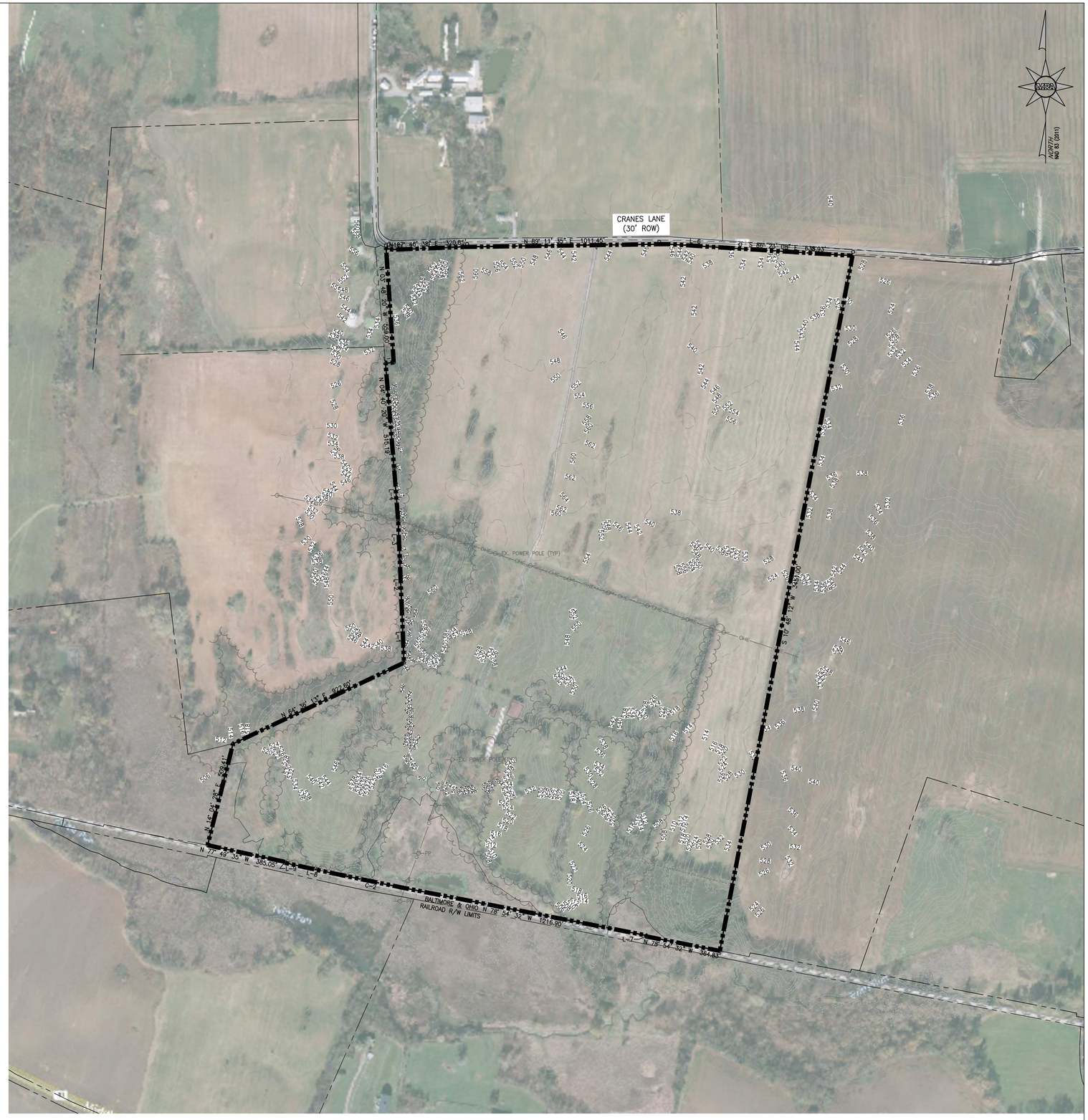
THE SITE IS ZONED SC-NC (SMART CODE NEW COMMUNITY) T4 TRANSECT DISTRICTS. THIS APPLICATION PROPOSES THE 159.87 ACRES TO BE REZONED TO SMART CODE NEW COMMUNITY T3 AND T4 TRANSECT DISTRICTS. SC-NC IS INTENDED TO SUPPORT THE CITY OF RANSON'S VISION FOR THE G2 PREFERRED GROWTH SECTOR WHICH IS SUPPORTED EXPANSION AREA OF THE 2034 COMPREHENSIVE PLAN.

THE SITE IS LOCATED ON THE SOUTH SIDE OF CRANES LANE AND TO THE NORTH OF BALTIMORE & OHIO RAILROAD.

ROAD CONNECTIONS WILL BE CREATED TO ALLOW FOR FUTURE ACCESS THE REST OF THE PARCEL AND THE ADJACENT/EXISTING PARCELS TO PROVIDE GREATER CONNECTIVITY TO THE SURROUNDING AREA.

WATER TO BE PROVIDED BY WEST VIRGINIA AMERICAN WATER OR CHARLES TOWN UTILITY BOARD.

SEWER TO BE PROVIDED BY CHARLES TOWN UTILITY BOARD.



250 0 250 500 750

Scale 1" = 250'

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

205 E HIRST ROAD, SUITE 106
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DATE	REVISION	REV NO.

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SLEEPY HOLLOW

REZONING REQUEST

CITY OF RANSON, WEST VIRGINIA

JOB NO.: 22881	DRAWN BY: CRC
SCALE: 1" = 250'	DESIGN BY: CRC
DATE: 04/18/2025	REVIEW BY: DLT
SHEET: 2 OF 5	

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

2



Adjacent Parcels Table						
No.	Tax Map	Parcel	Name	Deed Book	Deed Page	Land Use
1	12	4	HENDRICKS BARBARA P	WB19	689	FARM
2	9	6	DUNN STANLEY W JR & KATHERINE B	540	249	FARM
3	9	6	DUNN STANLEY W JR & KATHERINE B	540	249	FARM
4	9	6.1	HIGH HORIZONS FARM INC	1208	234	FARM
5	9	1	FRITTS J RUSSELL INC	300	197	FARM
6	11	9	DAVENPORT HENRY B III	144	46	FARM
7	11	8	DAVENPORT HENRY B III	245	210	FARM
8	12	6.1	NATURE CONSERVANCY	733	66	RESIDENTIAL
9	12	6	CURTIS CYNTHIA J - TR	1313	206	FARM

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
- SD — EX. STORM DRAIN
- W — EX. WATER LINE
- SAN — EX. SANITARY LINE
- OH — EX. OVERHEAD LINE
- UG — EX. UNDERGROUND CONDUIT
- G — EX. GAS LINE
- X — EX. FENCE LINE
- EX. STREAM
- EX. STREAM BUFFER
- EX. POND LINE
- EX. FLOODPLAIN
- EX. CRITICAL AREA
- FB — EX. FOREST BUFFER
- 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
- 50 EX. SPOT ELEVATION

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

205 E HIRST ROAD, SUITE 106
PURCELLVILLE, VA 20132
703-994-4047 x3103

MRAGTA.COM

DATE

REVISION

REV NO.

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SLEEPY HOLLOW

REZONING REQUEST

CITY OF RANSON, WEST VIRGINIA

JOB NO.: 22881	DRAWN BY: CRC
SCALE: 1" = 200'	DESIGN BY: CRC
DATE: 04/21/2025	REVIEW BY: DLT
SHEET: 3 OF 5	

SHEET TITLE

TOPOGRAPHY AND ADJACENT LAND USE

SHEET NUMBER

3

SECTOR PLAN

TRANSPORTATION

- Centerline of Road
- Railroad

BOUNDARY

- City of Ranson
- City of Ranson Urban Growth

PERMANENT OPEN SPACE

- O1 - Preserved Open Sector

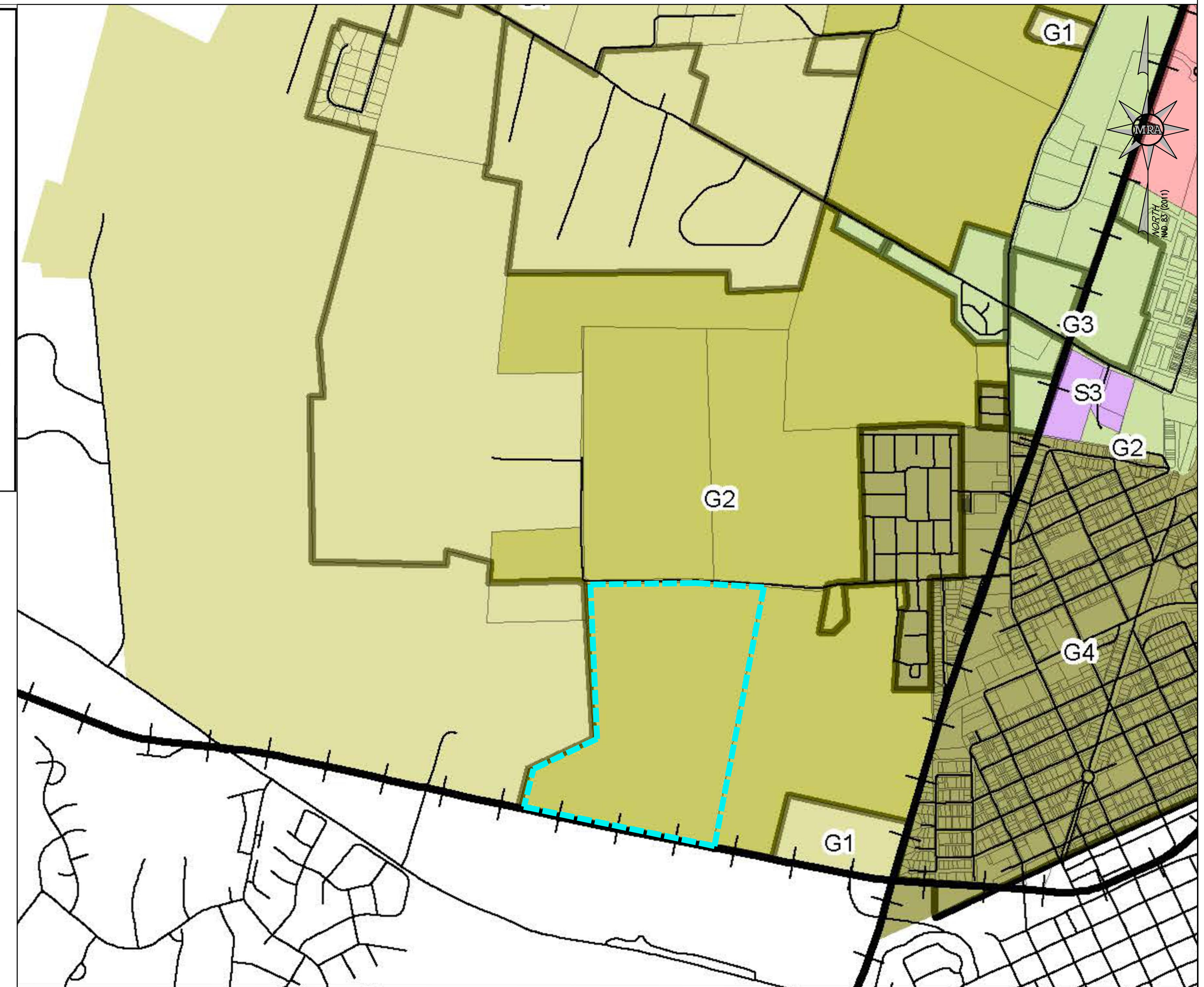
UGB COMPACT URBAN

- G1 - Restricted Growth Sector
- G2 - Controlled Growth Sector
- G3 - Preferred Growth Sector
- G4 - Redevelopment/Infill Growth Sector

UGB SUBURBAN SECTOR

- S1 - Suburban Residential Sector
- S2 - Suburban Commercial Sector
- S3 - Industrial

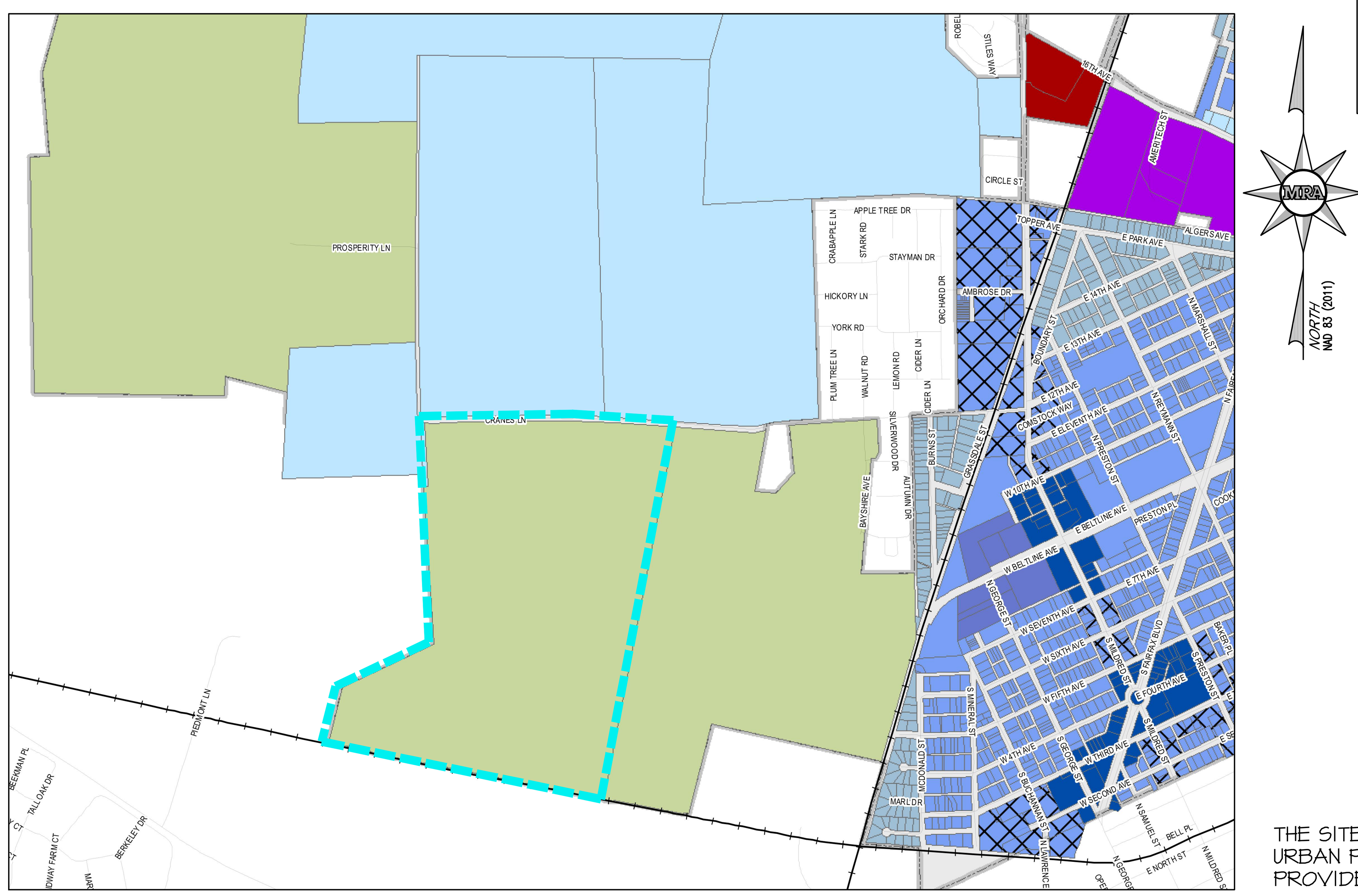
Application Area



SECTOR PLAN
* NOT TO SCALE*

CITY OF RANSON ZONING

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



THE SITE HAS BEEN ZONED SC-NC, T4 GENERAL URBAN PER ZONING VERIFICATION LETTER PROVIDED BY THE CITY DATED MARCH 5, 2025.

SECTOR PLAN

THE G2 CONTROLLED GROWTH SECTOR IS A PRIORITY EXPANSION AREA OF THE 2034 CITY OF RANSON COMPREHENSIVE PLAN. THIS PLAN ENCOURAGES THE USE OF CHAPTER 19A SMARTCODE. AS SUCH, THIS REQUEST CONFORMS WITH THE PREFERRED VISION OF THE COMPREHENSIVE PLAN.

PERMITTED COMMUNITY UNITS

1.3.5 THE PROPOSED SITE IS WITHIN THE G2 SECTOR, THE FOLLOWING ACREAGE REQUIREMENTS ARE NECESSARY FOR ANY REZONING TO THE SMARTCODE NEW COMMUNITY DISTRICT (SC-NC):

a. HAMLET (HAM): 10-50 ACRES PER HAM
b. VILLAGE (VIL):NO FEWER THAN 40 ACRES AND NO MORE THAN 100 ACRES PER VILLAGE.

A REZONING REQUEST PROPOSES ONE VILLAGE (VIL) HAS BEEN REQUESTED WHICH IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN STANDARD WITHIN SECTION 1.3.5

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

205 E HIRST ROAD, SUITE 106
PURCELLVILLE, VA 20132
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SLEEPY HOLLOW

REZONING REQUEST

CITY OF RANSON, WEST VIRGINIA

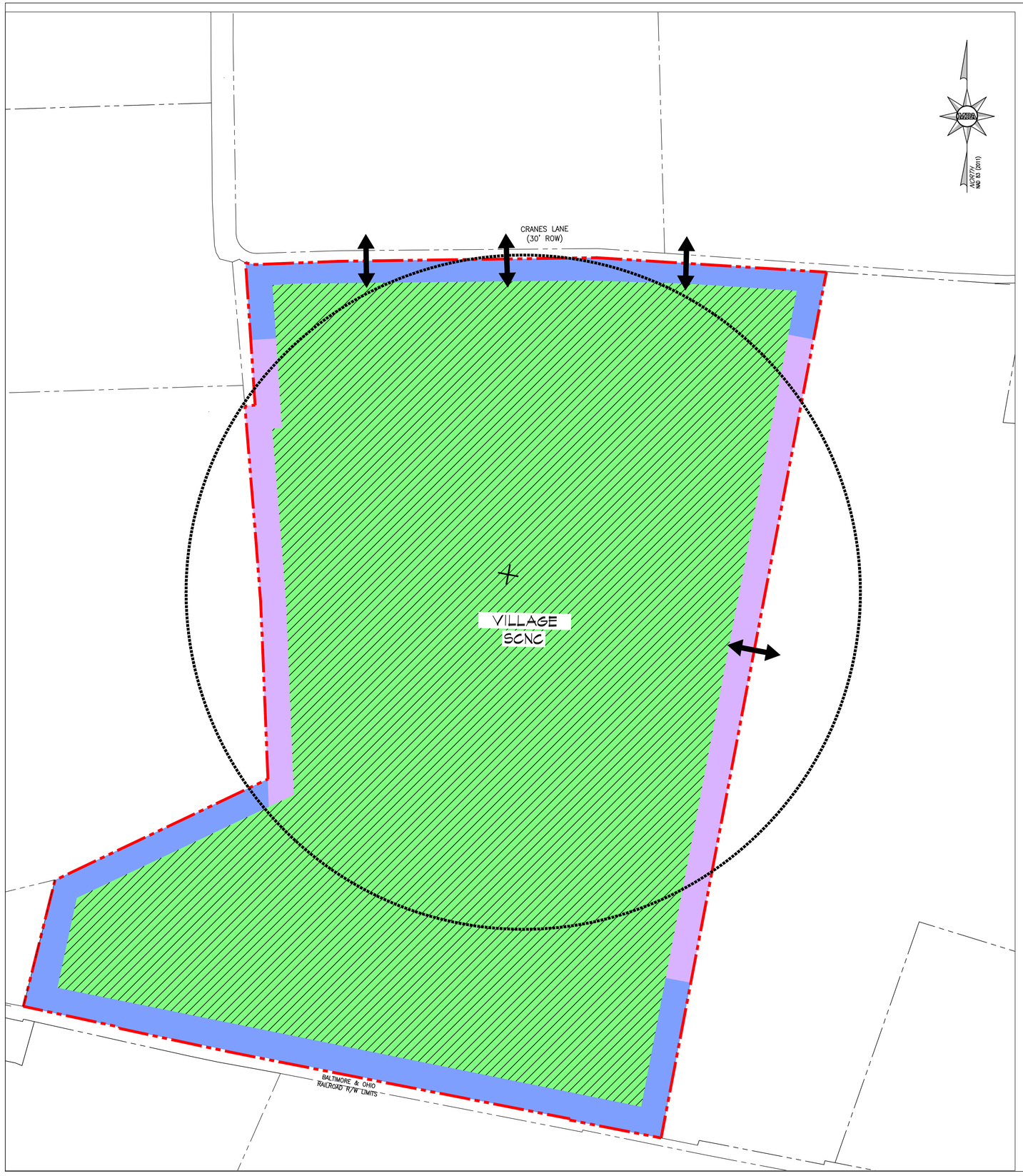
JOB NO.: 22881	DRAWN BY: CRC
SCALE: AS SHOWN	DESIGN BY: CRC
DATE: 04/21/2025	REVIEW BY: DLT
SHEET: 4 OF 5	

SHEET TITLE

COMPREHENSIVE COMPLIANCE PLAN

SHEET NUMBER

4



LEGEND

- POINT OF CONNECTION
- VILLAGE LIMITS
- PEDESTRIAN SHED

ZONING LEGEND

- T3 ZONING
- T4 ZONING
- SC-SMARTCODE NEW COMMUNITY

PROPOSED COMMUNITY TYPES:

a. VILLAGE #1 - MEDIUM INTENSITY

ACREAGE REQUIREMENTS:

a. VILLAGE #1 - REQUIRED: 40-160* ACRES
PROVIDED: 159.87 ACRES

EDGE TRANSECT DISTRICTS:

T3 ZONES ARE PROPOSED ALONG THE EASTERN AND WESTERN BOUNDARIES WHILE T4 ZONES ARE PROPOSED ALONG THE NORTHERN AND SOUTHERN BOUNDARIES. THE PROPERTY IS SURROUNDED BY FARM USE PROPERTIES.

THREE ROAD CONNECTIONS ARE PROPOSED ALONG EXISTING CRANES LANE WITH A POTENTIAL CONNECTION TO THE EAST.

THE PROPOSED SITE IS WITHIN THE G2 SECTOR ALLOWING FOR A LOW-INTENSITY VILLAGE. A WAIVER HAS BEEN PROPOSED TO ALLOW THE SITE TO BE A MEDIUM INTENSITY VILLAGE.

200 0 200 400 600

Scale 1" = 200'

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

205 E HIRST ROAD, SUITE 106
PURCELLVILLE, VA 20132
703-994-4047 x3103

MRAGTA.COM

DATE

REVISION

REV NO.

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SLEEPY HOLLOW

REZONING REQUEST

CITY OF RANSON, WEST VIRGINIA

JOB NO.: 22881	DRAWN BY: CRC
SCALE: 1" = 200'	DESIGN BY: CRC
DATE: 04/21/2025	REVIEW BY: DLT
SHEET: 5 OF 5	

SHEET TITLE

COMMUNITY TYPE EDGE CONDITIONS

SHEET NUMBER

5

Kimley»Horn

Memorandum

To: Jon K. Erickson, PE
Morris & Ritchie Associates, Inc.
205 East Hirst Road, Suite 106
Purcellville, VA 20132

From: Mark Phillips, P.E.
Diego Carreira

Through: Reiley Stanley
City of Ranson
Community Development Director
312 South Mildred Street,
Ranson, WV 25438

Date: May 5, 2025

Subject: Sleepy Hollow – Rezoning Application – 1st Review

This memorandum summarizes our review of the Rezoning Application (dated April 21, 2025, prepared by Morris & Ritchie Associates, Inc.) as part of a proposed residential development on approximately 159.87 acres. The site is currently zoned Smart Code New Community (SC-NC) T4 Transect District. This Application proposes a rezoning of the 159.87 acres to T3 and T4 Transect Districts per the City of Ranson Zoning Ordinance dated April 17, 2012.

Kimley-Horn's review of this application is limited to the drawings and plat application provided. Based upon our review, we have no comments on this rezoning application.

Thank you for the opportunity to review this plan. In the meantime, please feel free to contact us at 703-870-3631 should you have any questions.

KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager

AGENDA ITEM IV.3

Planning Commission Request for Action

TO:

FROM: Rieley Stanley, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing To accept Land Development Plan and Plat for the property known as Sleepy Hollow located off Cranes Lane (consisting of 159.87+/- acres) Ranson, WV 25438.

ATTACHMENTS:

Legal Notice for LDPP-Sleepy Hollow.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code § 8A-7-9 et seq., and W. Va. Code § 8A-5-8 et seq., and Ranson Code § 19A-1.3 et seq. The Ranson Planning Commission will hold a public hearing on June 2, 2025 at 7:00 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the Land Development Plan and Plat for the property known as Sleepy Hollow, located off of Cranes Lane (consisting of 160.65 acres) District 08, Map 9, Parcel 2 089000200000000, located off Cranes Lane, Ranson, WV, 25438. Copies of the proposed Land Development Plan and Plat are available for inspection during regular office hours of 8:00 am – 4:00 pm weekdays. All persons are invited to attend and make comments about the proposed Land Development Plan and Plat.

If you cannot attend but wish to comment, you may write, and it must be received to the following address prior to May 30, 2025, City of Ranson, Attn: Community Development Director, 312 S. Mildred Street, Ranson, WV 25438 or emailed to cityclerk@ransonwv.us. Written Comments received prior to May 30, 2025, will be provided to the Planning Commission and inserted into the official record.

Reiley Stanley
Department of Community Development

AGENDA ITEM IV.4

Planning Commission Request for Action

TO:

FROM: Rieley Stanley, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 25-18-LDPP:Consideration-Applicant-Morris and Ritchie. To accept Land Development Plan and Plat for the property of Sleepy Hollow 089000200000000 (consisting of 159.87 acres) located off Cranes Lane, Ranson, WV 25438

Land Development Plan and Plat for Property Sleepy Hollow consisting of 159.87 District 08, Map 9, Parcel 2 089000200000000, located off Cranes Lane Ranson, WV, 25438

ATTACHMENTS:

App (2).pdf
05-01-2025_Sleepy_Hollow_Rezoning_Application_Review_-_Memorandum.pdf
25-18-2025-04-21 sleepy hollow ldpp.pdf

City of Ranson

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

Mayor A. David Hamill **Recorder** Tony Braithwaite

Council Members
Kimberly Biddle
Scott Coulter
Donnie Haines
Duke Pierson
Howard Shade

Rezoning Application

City of Ranson
Planning and Zoning Department

Sarah Kleckner, Planning Director
skleckner@cityofransonwv.net

Submittal Date:_____	Development District:_____
Official Submittal:_____ (Staff Use Only)	Fee Paid:_____ 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: Sleepy Hollow			**Total Area (acres):** 159.87
Current Zoning: SC-NC	**Proposed Zoning:** SC-NC	**Map Number:** 08-0009	**Parcel:** 0002

Water Service: **Public** [X] **Private** [ ] **Provider:** WVAW or CTUB	**Sewer Service:** **Public** [X] **Private** [ ] **Provider:** CTUB	**Sewer Flow:** **(gallons per day at build-out)** TBD **Water Usage:** **(gallons per day at build-out)** TBD

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

south of Cranes Lane and north of CSX railroad,

What is the existing use of the property?

Farm

What is the proposed use of the property?

Residential

Rezoning Application Checklist

- [ ] **A completed application and fee in accordance with the Fee Schedule.**
- [ ] **A survey plat and a legal description of the property that includes bearings and distances for the area to be rezoned.**
- [ ] **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): Sleepy Hollow Partnership **Percent of Ownership:** _____

Address: 741 E Washington St, Charles Town, WV 25414

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

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

Address: _____

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

Developer (Print): Forestar **Percent of Ownership:** _____

Address: 7021 Columbia Gateway Drive, Ste 320, Columbia, MD 21046

Phone: 410-596-3847 **Fax:** _____ **Email:** joshfornwalt@forestar.com

Consultant (Print): _____ **Percent of Ownership:** _____

Address: _____

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

Please Direct Correspondence To: ☐ **Owner** ☒ **Developer** ☒ **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: Ronald Marcus Ronald Marcus (Apr 21, 2025 17:14 EDT) Date: 04/21/2025

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.

Kimley»Horn

Memorandum

To: Jon K. Erickson, PE
Morris & Ritchie Associates, Inc.
205 East Hirst Road, Suite 106
Purcellville, VA 20132

From: Mark Phillips, P.E.
Diego Carreira

Through: Reiley Stanley
City of Ranson
Community Development Director
312 South Mildred Street,
Ranson, WV 25438

Date: May 1, 2025

Subject: Sleepy Hollow – LDPP Application – 1st Review

This memorandum summarizes our review of the LDPP Application (dated April 21, 2025, prepared by Morris & Ritchie Associates, Inc.) as part of a proposed residential development on approximately 159.87 acres. The site is currently zoned Smart Code New Community (SC-NC) per the City of Ranson Zoning Ordinance dated April 17, 2012.

Kimley-Horn's review of this application is limited to the drawings and plat application provided. Based upon our review, we have no comments on this rezoning application assuming all waiver requests are approved by the City.

Thank you for the opportunity to review this plan. In the meantime, please feel free to contact us at 703-870-3631 should you have any questions.

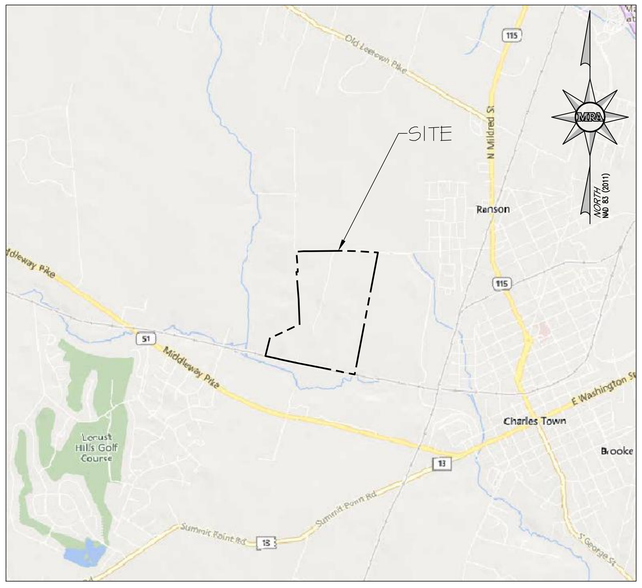
KIMLEY-HORN & ASSOCIATES, INC.

Mark Phillips, P.E.
Project Manager

SLEEPY HOLLOW
LAND DEVELOPMENT PLAN AND PLAT APPLICATION
CITY OF RANSON, WV

PROJECT NOTES:

1. THE SUBJECT PROPERTY IS ZONED SC-NC WITH A GROSS SITE AREA OF 159.87 ACRES AND IS LOCATED ON TAX MAP 9, PARCEL 2.
2. EXISTING USE IS A FARM.
3. RESIDENTIAL, COMMUNITY AND CIVIC USES ARE PROPOSED FOR THE PROPERTY.
4. 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), SLEEPY HOLLOW GOLF AND COUNTRY CLUB, CHARLES TOWN RACES AND SLOTS AND OVER 40 DIFFERENT RECREATIONAL FACILITIES IN THE CITY OF RANSON/JEFFERSON COUNTY AREA.
5. WATER SERVICE FOR THE SUBJECT PROPERTY WILL BE PROVIDED BY WEST VIRGINIA AMERICAN WATER OR CHARLES TOWN UTILITY BOARD. SANITARY SEWER FOR THE SUBJECT PROPERTY WILL BE PROVIDED BY CHARLES TOWN UTILITY BOARD PURSUANT TO AN APPROVED ALTERNATE MAIN LINE AGREEMENT.
6. STORMWATER PONDS HAVE BEEN PROPOSED TO HANDLE STORMWATER MANAGEMENT FOR THE SUBJECT PROPERTY.
7. THE TOTAL IMPERVIOUS SURFACE IS APPROXIMATELY 47 ACRES OR 29% OF THE TOTAL SITE.
8. THE TOPOGRAPHIC CONTOUR INTERVAL IS TWO (2) FEET. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM AERIAL TOPOGRAPHY BY MORRIS & RITCHIE ASSOCIATES, INC. BASED ON A FLIGHT FROM FEBRUARY 2025. HORIZONTAL DATUM IS BASED ON NAD83 AND VERTICAL DATUM IS BASED ON NAD 88.
9. BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES IN FEBRUARY 2025.



VICINITY MAP
SCALE: 1"=2000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS
3	ZONING COMPLIANCE PLAN
4	COMMUNITY TYPES & TRANSECT DISTRICTS
5	THOROUGHFARES & BLOCK STRUCTURE
6	THOROUGHFARES & ASSEMBLIES
7	CIVIC STANDARDS
8	WAIVERS & TYPICAL LOT LAYOUTS

UTILITY PROVIDERS	
UTILITY	UTILITY COMPANY
WATER	WEST VIRGINIA AMERICAN WATER OR CHARLES TOWN UTILITY BOARD
SANITARY SEWER	CHARLES TOWN UTILITY BOARD
ELECTRIC	POTOMAC EDISON COMPANY
CABLE	COMCAST
PHONE	FRONTIER COMMUNICATIONS
CABLE/PHONE	SHENTEL
GAS	THOMPSON GAS
OTHER	WV 811

APPLICANT
FORESTAR GROUP, INC.
7021 COLUMBIA GATEWAY DRIVE, SUITE 230
COLUMBIA, MARYLAND 21046
410-596-3847
CONTACT: JOSH FORNWALT

OWNER
SLEEPY HOLLOW PARTNERSHIP
741 E WASHINGTON ST
CHARLES TOWN, WEST VIRGINIA 25414

PREPARED BY
MORRIS & RITCHIE ASSOCIATES, INC.
205 EAST HIRST ROAD, SUITE 106
PURCELLVILLE, VIRGINIA 20132
CONTACT: JON K. ERICKSON
703-994-4047
JERICKSON@MRAGTA.COM

LDPP APPROVAL DATE:

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
205 E HIRST ROAD, SUITE 106
PURCELLVILLE, VA 20132
703-994-4047 x3103
MRAGTA.COM

DATE
REVISION
REV NO.

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SLEEPY HOLLOW
LAND DEVELOPMENT PLAN AND PLAT
CITY OF RANSON, WEST VIRGINIA

JOB NO.: 22881	DRAWN BY: CRC
SCALE: AS SHOWN	DESIGN BY: CRC
DATE: 04/21/2025	REVIEW BY: DLT
SHEET: 1 OF 8	

SHEET TITLE
COVER SHEET

SHEET NUMBER
1



EXISTING CONDITIONS
SCALE 1"=200'

200 0 200 400 600
Scale 1" = 200'

EXISTING CONDITIONS:

THE PROPERTY IS LOCATED IN RANSON CORPORATION, DISTRICT 9, OF JEFFERSON COUNTY, WEST VIRGINIA. THE PROPERTY IS USED FOR AGRICULTURAL PURPOSES AND CONSIST OF OPEN FIELDS. THE TOTAL AREA OF THE PROPERTY AND APPLICATION AREA IS 159.87 ACRES.

A PORTION OF THE SUBJECT PROPERTY IS WITHIN THE 100-YR FLOODPLAIN AS DEFINED BY F.I.R.M COMMUNITY PANEL NO. 54037C0120E, ZONE AE, AREA OF HIGH FLOODING, EFFECTIVE DECEMBER 18TH, 2009.

THE SITE IS ZONED SC-NC (SMART CODE NEW COMMUNITY) T4 TRANSECT DISTRICTS. THIS APPLICATION PROPOSES THE 159.87 ACRES TO BE REZONED TO SMART CODE NEW COMMUNITY T3 AND T4 TRANSECT DISTRICTS. SC-NC IS INTENDED TO SUPPORT THE CITY OF RANSON'S VISION FOR THE G2 PREFERRED GROWTH SECTOR WHICH IS SUPPORTED EXPANSION AREA OF THE 2034 COMPREHENSIVE PLAN.

THE SITE IS LOCATED ON THE SOUTH SIDE OF CRANES LANE AND TO THE NORTH OF BALTIMORE & OHIO RAILROAD.

ROAD CONNECTIONS WILL BE CREATED TO ALLOW FOR FUTURE ACCESS THE REST OF THE PARCEL AND THE ADJACENT/EXISTING PARCELS TO PROVIDE GREATER CONNECTIVITY TO THE SURROUNDING AREA.

WATER TO BE PROVIDED BY WEST VIRGINIA AMERICAN WATER OR CHARLES TOWN UTILITY BOARD.

SEWER TO BE PROVIDED BY CHARLES TOWN UTILITY BOARD.

STORMWATER MANAGEMENT NARRATIVE:

THE PROPOSED DEVELOPMENT WILL DRAIN INTO PROPOSED STORMWATER MANAGEMENT POND(S). THE SIZE, NUMBER, AND LOCATION OF THE PONDS WILL BE DETERMINED WITH FINAL ENGINEERING. SOME PORTIONS OF THE SITE ARE UNCONTROLLED AND WILL BE ACCOUNTED FOR IN THE DESIGN OF THE PROPOSED STORM WATER MANAGEMENT POND(S). IMPLEMENTATION OF PROPOSED STORM WATER MANAGEMENT POND(S) WILL REDUCE THE POST-DEVELOPED DRAINAGE TO BELOW PRE-DEVELOPED CONDITIONS.

Adjacent Parcels Table

No.	Tax Map	Parcel	Name	Deed Book	Deed Page	Land Use
1	12	4	HENDRICKS BARBARA P	WB19	689	FARM
2	9	6	DUNN STANLEY W JR & KATHERINE B	540	249	FARM
3	9	6	DUNN STANLEY W JR & KATHERINE B	540	249	FARM
4	9	6.1	HIGH HORIZONS FARM INC	1208	234	FARM
5	9	1	FRITTS J RUSSELL INC	300	197	FARM
6	11	9	DAVENPORT HENRY B III	144	46	FARM
7	11	8	DAVENPORT HENRY B III	245	210	FARM
8	12	6.1	NATURE CONSERVANCY	733	66	RESIDENTIAL
9	12	6	CURTIS CYNTHIA J - TR	1313	206	FARM

USDA SOILS DATA

KEY	SOIL TYPE	AREA	PERCENT
Dz	DUNNING SILT LOAM	0.4288	0.27
Fa	FAIRPLAY SILT LOAM, 0 TO 3 PERCENT SLOPES	13.1154	8.17
Fk	FUNKSTOWN SILT LOAM	4.9379	3.07
HbB	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES	18.5178	11.53
HbC	HAGERSTOWN SILT LOAM, 8 TO 15 PERCENT SLOPES	6.7602	4.21
HeB	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, VERY ROCKY	10.6777	6.65
HeC	HAGERSTOWN SILT LOAM, 8 TO 15 PERCENT SLOPES, VERY ROCKY	80.9628	50.41
HrC	HAGERSTOWN ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES	16.8355	10.48
PmB	POPLIMENTO SILT LOAM, 3 TO 8 PERCENT SLOPES	5.8094	3.62
PmC	POPLIMENTO SILT LOAM, 8 TO 15 PERCENT SLOPES	2.5719	1.60

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C-2	296.90	15712.88	1.08	S78° 22' 03"E	296.90
C-1	44.76	109.84	23.35	S80° 33' 05"E	44.45

LINE TABLE

LINE #	LENGTH	DIRECTION
L-1	255.43	N 02° 18' 43" W
L-2	252.70	N 02° 18' 10" W
L-3	187.79	N 02° 30' 04" W
L-4	251.72	N 04° 24' 13" W
L-5	39.99	N 83° 35' 37" E
L-6	261.36	S 86° 23' 08" E
L-7	5.00	N 11° 05' 28" E
L-8	285.80	N 77° 49' 35" W
L-9	5.00	N 12° 10' 25" E

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
- SD — EX. STORM DRAIN
- W — EX. WATER LINE
- SAN — EX. SANITARY LINE
- OH — EX. OVERHEAD LINE
- UG — EX. UNDERGROUND CONDUIT
- G — EX. GAS LINE
- X — EX. FENCE LINE
- EX. STREAM
- EX. STREAM BUFFER
- EX. POND LINE
- EX. FLOODPLAIN
- EX. CRITICAL AREA
- FB — EX. FOREST BUFFER
- 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
- •50 EX. SPOT ELEVATION

MRA
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SLEEPY HOLLOW
LAND DEVELOPMENT PLAN AND PLAT
CITY OF RANSON, WEST VIRGINIA

JOB NO.: 22881	DRAWN BY: CRC
SCALE: AS SHOWN	DESIGN BY: CRC
DATE: 04/21/2025	REVIEW BY: DLT

SHEET: 2 OF 8

SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER
2



SECTOR PLAN

TRANSPORTATION
- Centerline of Road
- Railroad

BOUNDARY
- City of Ranson
- City of Ranson Urban Growth

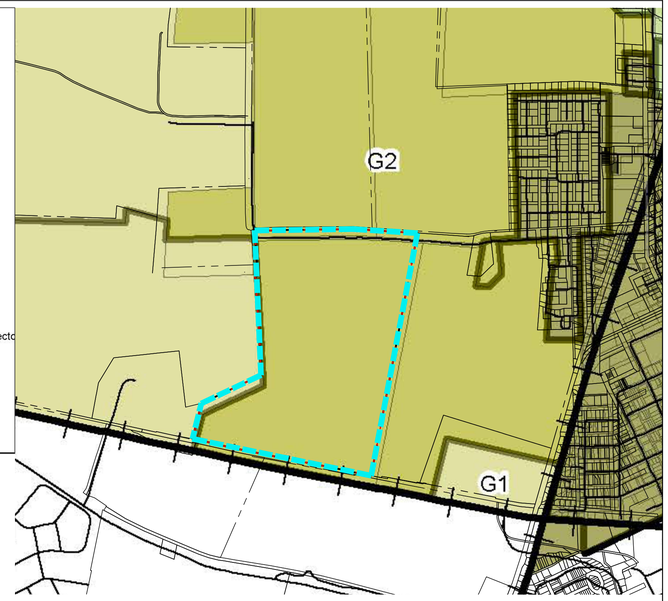
PERMANENT OPEN SPACE
- O1 - Preserved Open Sector

UGB COMPACT URBAN
- G1 - Restricted Growth Sector
- G2 - Controlled Growth Sector
- G3 - Preferred Growth Sector
- G4 - Redevelopment/Infill Growth Sector

UGB SUBURBAN SECTOR
- S1 - Suburban Residential Sector
- S2 - Suburban Commercial Sector
- S3 - Industrial

Application Area

* NOT TO SCALE*



LEGEND

- POINT OF CONNECTION
- VILLAGE LIMITS
- PEDESTRIAN SHED

ZONING LEGEND

- T3 ZONING
- T4 ZONING
- SC-SMARTCODE NEW COMMUNITY

SECTOR PLAN
THE G2 CONTROLLED GROWTH SECTOR IS A PRIORITY EXPANSION AREA OF THE 2034 CITY OF RANSON COMPREHENSIVE PLAN. THIS PLAN ENCOURAGES THE USE OF CHAPTER 19A SMARTCODE. AS SUCH, THIS REQUEST CONFORMS WITH THE PREFERRED VISION OF THE COMPREHENSIVE PLAN.

PERMITTED COMMUNITY UNITS
1.3.5 THE PROPOSED SITE IS WITHIN THE G2 SECTOR, THE FOLLOWING ACREAGE REQUIREMENTS ARE NECESSARY FOR ANY REZONING TO THE SMARTCODE NEW COMMUNITY DISTRICT (SC-NC):
a. HAMLET (HAM): 10-50 ACRES PER HAM
b. VILLAGE (VIL):NO FEWER THAN 40 ACRES AND NO MORE THAN 100 ACRES PER VILLAGE.

A REZONING REQUEST PROPOSES ONE VILLAGE (VIL) HAS BEEN REQUESTED WHICH IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN STANDARD WITHIN SECTION 1.3.5

3.3.2 VILLAGE (VIL) MEDIUM SIZE WALKABLE NEIGHBORHOOD THAT IS RESIDENTIAL IN CHARACTER WITH A MIX OF RESIDENTIAL BUILDING TYPES THAT SUPPORTS ADJACENT CENTERS ORIENTED TOWARD A COMMON CIVIC SPACE

a. A VILLAGE (VIL) SHALL BE PERMITTED WITH THE G-2 CONTROLLED GROWTH SECTOR.
b. A (VIL) WITHIN THE G-2 CONTROLLED GROWTH SECTOR SHALL BE STRUCTURED BY ONE SHORT, STANDARD OR LINEAR PEDESTRIAN SHED AND SHALL BE NO FEWER THAN 40 ACRES AND NO MORE THAN 160 ACRES, AS ALLOCATED ON TABLE.
c. A (VIL) SHALL INCLUDE TRANSECT DISTRICTS AS ALLOCATED ON TABLE 3.
d. LARGER SITES SHALL BE DESIGNED AND DEVELOPED AS MULTIPLE COMMUNITIES, EACH SUBJECT TO THE INDIVIDUAL TRANSECT DISTRICT REQUIREMENTS FOR ITS TYPE AS ALLOCATED ON TABLE 3. THE SIMULTANEOUS PLANNING OF ADJACENT PARCELS IS ENCOURAGED

A WAIVER IS PROPOSED TO ALLOW THE SITE TO BE A MEDIUM INTENSITY VILLAGE. SEE SHEET 8 FOR WAIVER

PROPOSED COMMUNITY TYPE:
a. MEDIUM INTENSITY

ACREAGE REQUIREMENTS:
a. VILLAGE #1 - REQUIRED: 40-160* ACRES
PROVIDED: 159.87 ACRES

EDGE TRANSECT DISTRICTS:
T3 ZONES ARE PROPOSED ALONG THE EASTERN AND WESTERN BOUNDARIES WHILE T4 ZONES ARE PROPOSED ALONG THE NORTHERN AND SOUTHERN BOUNDARIES. THE PROPERTY IS SURROUNDED BY FARM USE PROPERTIES.

THREE ROAD CONNECTIONS ARE PROPOSED ALONG EXISTING CRANES LANE WITH A POTENTIAL CONNECTION TO THE EAST.

THE PROPOSED SITE IS WITHIN THE G2 SECTOR ALLOWING FOR A LOW-INTENSITY VILLAGE. A WAIVER HAS BEEN PROPOSED TO ALLOW THE SITE TO BE A MEDIUM INTENSITY VILLAGE.

200 0 200 400 600
Scale 1" = 200'

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205 E HIRST ROAD, SUITE 106
PURCELLVILLE, VA 20132
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DATE
REVISION
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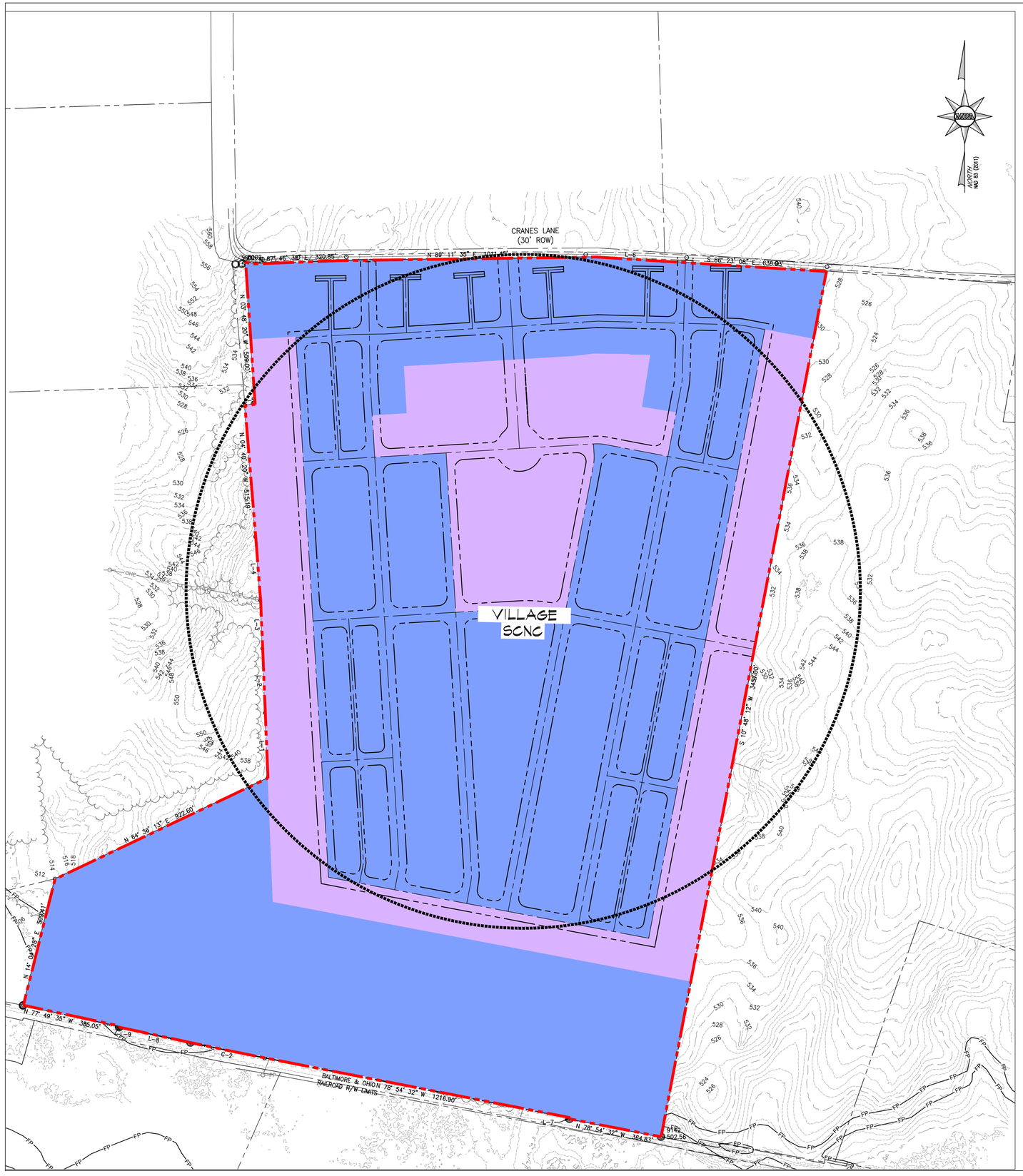
SLEEPY HOLLOW
LAND DEVELOPMENT PLAN AND PLAT
CITY OF RANSON, WEST VIRGINIA

JOB NO.: 22881	DRAWN BY: CRC
SCALE: 1" = 200'	DESIGN BY: CRC
DATE: 04/21/2025	REVIEW BY: DLT
SHEET: 3 OF 8	

SHEET TITLE:
ZONING COMPLIANCE PLAN

SHEET NUMBER
3



ZONING LEGEND

- T3 ZONING
- T4 ZONING

AREA TABULATION				
ZONE	REQUIRED %	AREA (SF)	AREA (ACRES)	PROPOSED %
VILLAGE #1 - MEDIUM DENSITY				
T3	20%-50%	1,828,548	41.98	26%
T4	10%-50%	5,135,602	117.90	74%
Total		6,964,150	159.87	100.00%

200 0 200 400 600

Scale 1" = 200'

MRA

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CITY OF RANSON, WEST VIRGINIA

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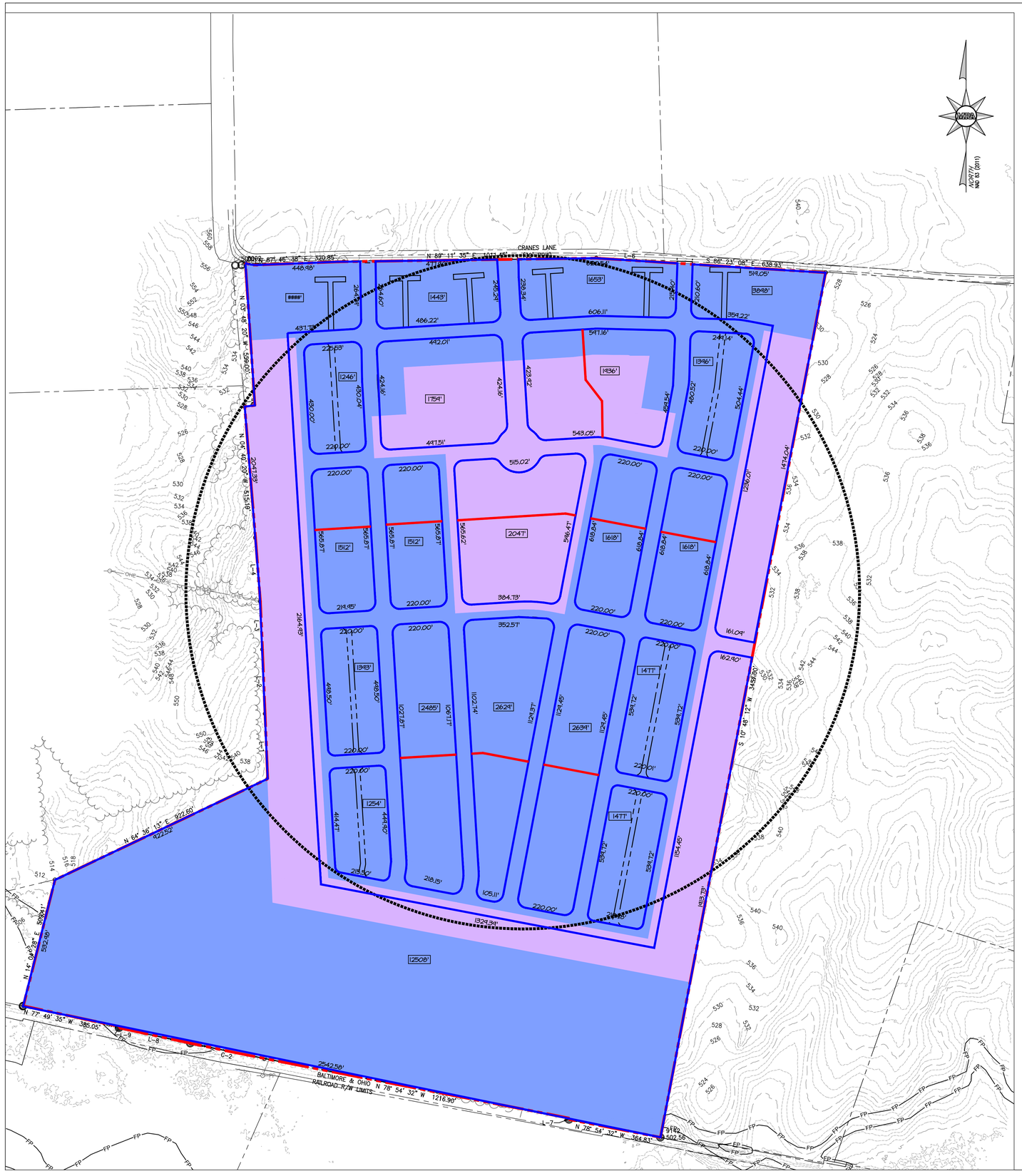
DATE: 04/21/2025	REVIEW BY: DLT
SHEET: 4 OF 8	

SHEET TITLE

COMMUNITY TYPES & TRANSECT DISTRICTS

SHEET NUMBER

4



LEGEND

- T3 ZONING
- T4 ZONING
- PROPERTY BOUNDARY
- PEDESTRIAN PASSAGE PP-12-8
- BLOCK PERIMETER
- XXXX BLOCK PERIMETER LENGTH
- xxx' BLOCK FACE LENGTH

BLOCK FACE REQUIREMENTS

1. BLOCK FACES EXCEEDING 500 FEET SHALL BE SUBDIVIDED WITH A PEDESTRIAN PASSAGE THAT IS A MINIMUM OF 8 FT IN WIDTH PER SMART CODE RESOLUTION 14-07.

MAXIMUM BLOCK PERIMETERS

T-3 MAX BLOCK PERIMETER = 2640 FT

T-4 MAX BLOCK PERIMETER = 2400 FT

WAIVERS ARE REQUESTED FOR THE T4 MAXIMUM BLOCK PERIMETER, BLOCK FACES EXCEEDING 500 FEET AND BLOCK ADJACENT TO UNDEVELOPED LAND. SEE WAIVERS ON SHEET 8.

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
48	6.32%

200 0 200 400 600

Scale 1" = 200'

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LAND DEVELOPMENT PLAN AND PLAT

CITY OF RANSON, WEST VIRGINIA

JOB NO.: 22881	DRAWN BY: CRC
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DATE: 04/21/2025	REVIEW BY: DLT

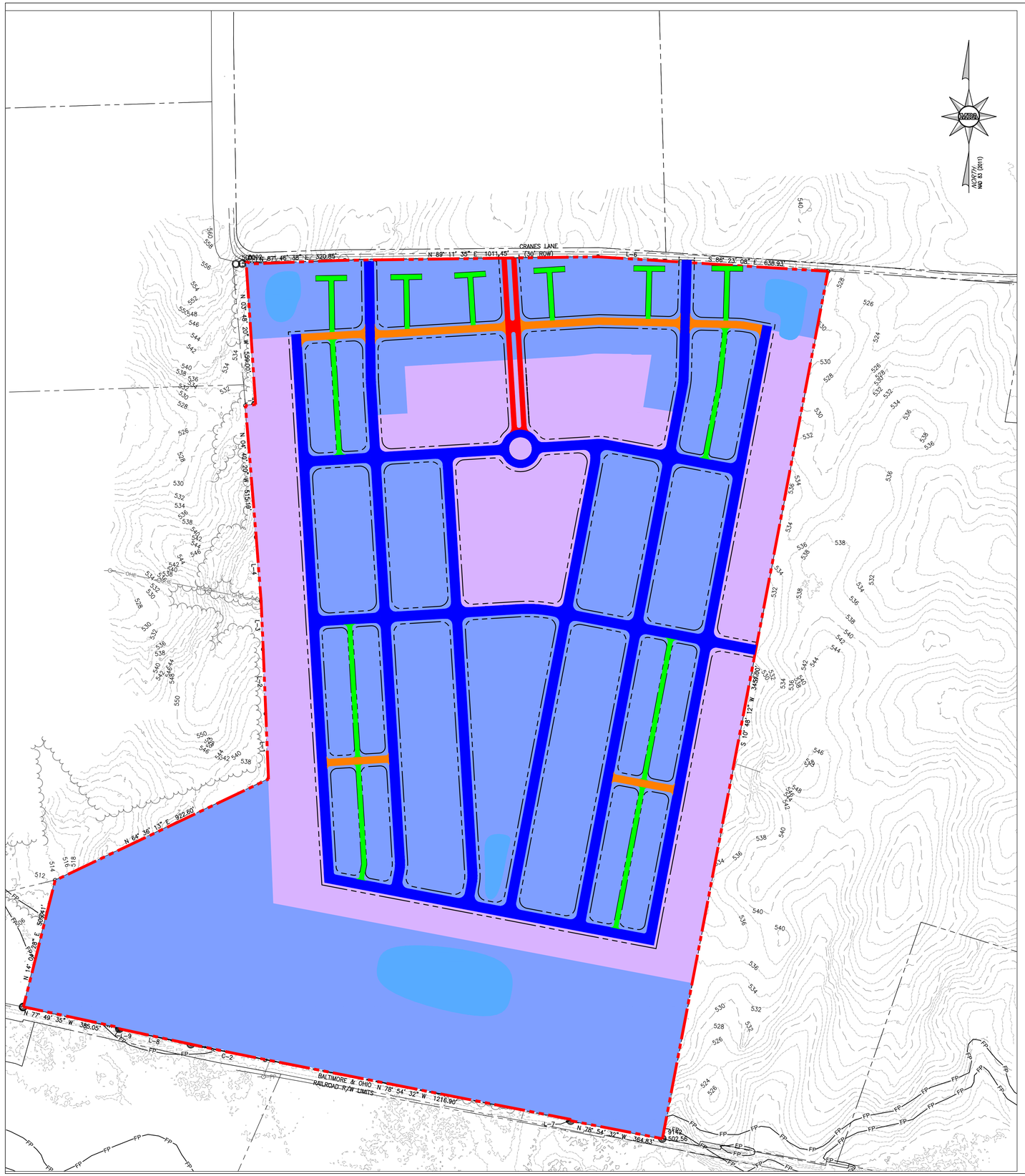
SHEET: 5 OF 8

SHEET TITLE

THOROUGHFARES & BLOCK STRUCTURE

SHEET NUMBER

5



Assembly		RA-20-18	ST-60-38	ST-50-28	ST-80-40
Thoroughfare Type		Rear Alley	Street	Drive	Avenue
Transect District		T4, T5L	T20,T3,T4	T2,T20,T3,T4	T3,T4,T40,R7
Right-of-Way Width		20	60	50	80
Pavement Width		18	38	28	40
Transportation Way					
Vehicular Lane(s)		Yield Lane: Two way @ 18 ft	Two Lanes: two way, one lane each way @ 11 ft	Two lanes: Two way, one lane each way @ 10 ft	Two lanes; Two way, one lane each way @ 12ft
Parking Spaces		n/a	Two lanes parallel @ 8 ft	One lanes parallel @ 8 ft	One lane parallel @ 8ft
Striping		n/a	Required	Optional	Optional
Median Width		n/a	n/a	n/a	18
Median Planting		n/a	n/a	n/a	Optional
Median Surface		n/a	n/a	n/a	Grass, ground cover and mulch
Target Speed		n/a	25 mph	25 mph	25 mph
Bicycle Provision		n/a	Sharrow	Sharrow	Shared lane
Transit Provision		n/a	Bus route	n/a	Bus Route
Public Frontage					
Assembly Width		n/a	11 ft	11 ft	11 ft
Public Frontage Type		n/a	D	D	D
Transect District			T20,T3, T4	T2,T20,T3,T4	T3, T4, T40, R7
Curbing	Type	Raised	Raised	Raised	Raised
	Curb Cut	Radius	Radius	Radius	Radius
	Radius	n/a	15'	20'	15'
Walkway	Width	n/a	5 ft	5 ft	5'
	Surface	n/a	Concrete	Concrete	Concrete
Planter	Type/Size	n/a	Continuous/6 ft	Continuous / 10 ft	Continuous / 5 ft
	Arrangement	n/a	Regular	Regular	Regular
	Species	n/a	Alternating	Alternating	Alternating
	Spacing	n/a	40 ft o.c. avg.	30 ft o.c. avg	40 ft o.c. avg
	Surface	n/a	Ground cover or grass	Ground cover or grass	Ground cover or grass
	Street Tree Size	n/a	Large Shade	Large shade	Large shade
	Tree Species		As Shown	As Shown	As Shown
Verge	Width	n/a	5 ft	4 ft	4 ft
	Lighting Type	n/a	Pipe, Column	Post	Post, Column
	Lighting Spacing	n/a	100 ft on center min.	At intersections	At intersections

PP-12-08
SCALE= 1"=30'

RA-20-18
SCALE= 1"=30'

ST-60-38
SCALE= 1"=30'

LEGEND

- T3 ZONING
- T4 ZONING
- PROPERTY BOUNDARY
- RA-20-18
- DR-50-28
- ST-60-38
- ST-80-40

200 0 200 400 600
Scale 1" = 200'

DR-50-28
SCALE 1"=30'

AV-80-40
SCALE 1"=30'

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SLEEPY HOLLOW

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CITY OF RANSON, WEST VIRGINIA

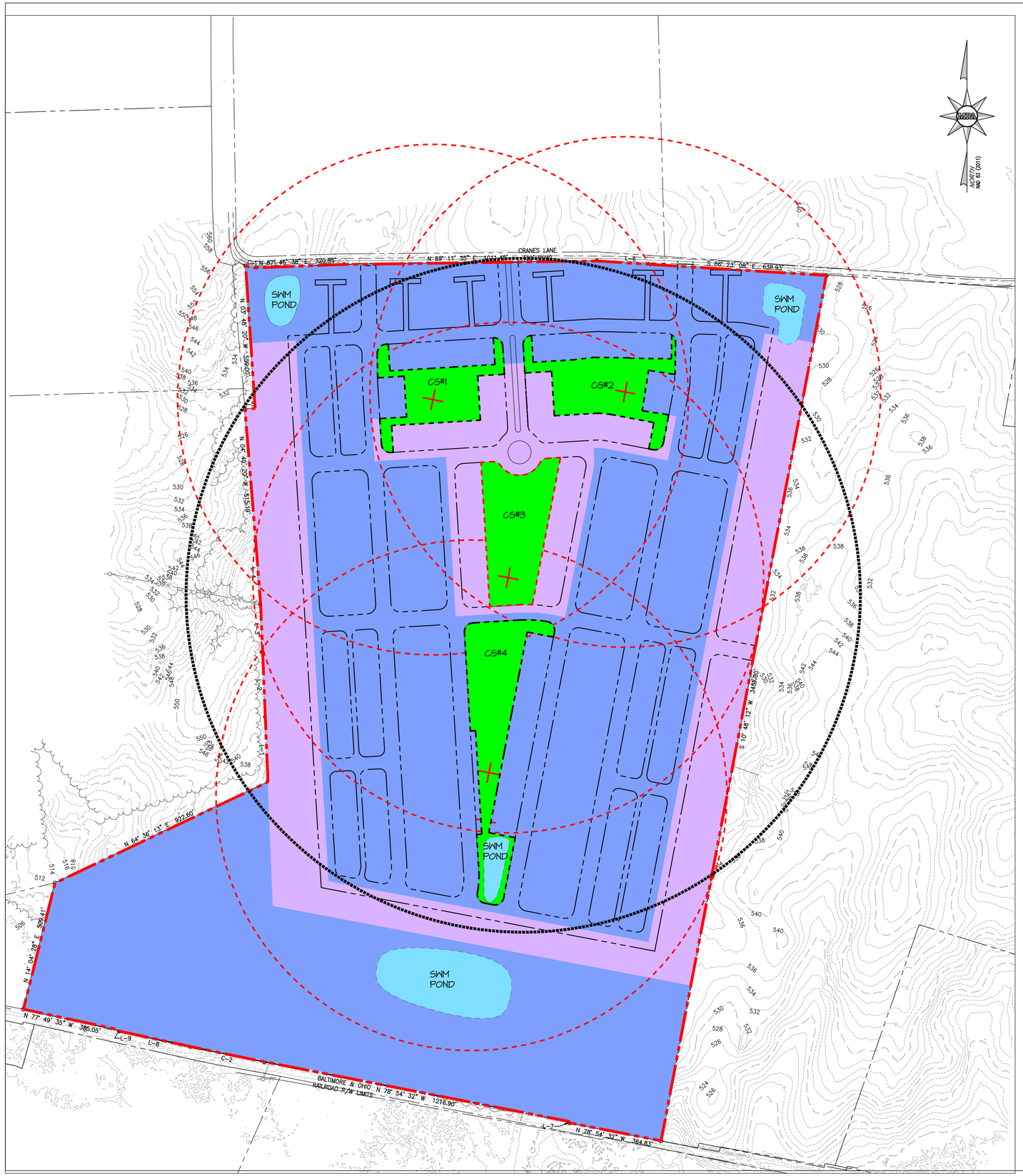
JOB NO.: 22881	DRAWN BY: CRC
SCALE:	DESIGN BY: CRC
DATE: 04/21/2025	REVIEW BY: DLT
SHEET: 6 OF 8	

SHEET TITLE

THOROUGHFARES & ASSEMBLIES

SHEET NUMBER

6



LEGEND

- VILLAGE LIMITS/ PROPERTY BOUNDARY
- CIVIC SPACE
- MAIN CIVIC SPACE
- PEDESTRIAN SHED
- PLAYGROUND W/ 1000' RADIUS
- CIVIC SPACE - GREENS

Civic Spaces

Label	Area (AC)	Perimeter (LF)	Road Frontage (LF)	% Frontage	Type
VILLAGE #1 - MEDIUM DENSITY					
1	2.14	2212	500	23%	Green
2	2.69	2397	500	21%	Green
3	2.94	1674	521	31%	Green
4	3.67	2879	1869	65%	Green

CIVIC SPACE		
REQUIRED	PROP (AC)	PROP %
VILLAGE #1 - MEDIUM DENSITY		
5%-20%	10.9	6.8%

NOTES:

1. CIVIC BUILDING TO BE LOCATED WITHIN MAIN CIVIC SPACE, CS#3, IN THE CENTER OF THE DEVELOPMENT. BUILDING TO BE A GAZEBO OR SIMILAR TYPE OF STRUCTURE. FINAL CIVIC BUILDING TYPE TO BE DETERMINED IN CONSTRUCTION DRAWINGS.
2. APPROXIMATE AMOUNT OF IMPERVIOUS SURFACE IS 47 ACRES.

200 0 200 400 600

Scale 1" = 200'

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SHEET: 7 OF 8

SHEET TITLE

CIVIC STANDARDS

SHEET NUMBER

7

1. **Table 2**
G2 Sector-Community Units (Village), Low-Intensity (Low) (40-100 AC)
Deviation
Allow site to be classified as a Medium Intensity Village (80-160 AC)
Justification
While currently designated as part of the G2 Growth Sector, which allows for low-intensity village-scale development, the size and location of the property make it well-suited for reclassification to a Medium-Intensity Village designation. The site allows for a more comprehensive and integrated community design, including a range of housing types, civic spaces, internal street networks, and utility infrastructure that support a more compact, walkable village form. Medium-Intensity Village designation is consistent with smart growth principles and the City's Comprehensive planning principles.

2. **Table 3**
T4 Village with Medium Intensity 50% max.
Deviation
Allow T4 Village up to 75%
Justification
The site is currently zoned 100% T4. Allowing T4 up to 75% as T4 aligns more with the intent of the Smartcode.

3. **Section 3.5.1**
Maximum T4 block perimeter is 2400 feet
Deviation
Allow for T4 Max block perimeter to be 2640 feet
Justification
All blocks meet the perimeter requirement except for one which is composed of residential, civic space, and SWM pond area. Addition of a road to meet max block perimeter requirements would take away from the civic and SWM areas.

4. **Section 3.5.2**
Block faces exceeding 500 feet shall be subdivided with a pedestrian passage that is a minimum of 8 feet in width
Deviation
Allow for a 10% adjustment of the block face length
Justification
All blocks meet perimeter requirements except a few that exceed 500 feet in length. Sidewalks are provided along all streets and pedestrian passages are no

5. **Section 3.5.4**
Blocks adjacent to undeveloped land, areas unsuitable for development, or pre-existing incomplete blocks may be exempt from block face length and block perimeter requirements by administrative waiver in accordance with 1.5.3
Deviation
Allow block face length and block perimeter to exceed the requirement for exterior blocks
Justification
Pedestrian passages and all requested road connections have been added to the plan to best comply with block length and perimeter requirements. All interior blocks must meet the block face and perimeter. The exterior adjacent land is undeveloped located along the rear of the property which is not conducive to making proposed connections.

6. **Section 3.5.5**
Rear access for all lots within T4 shall be provided by a rear lane or rear alley
Deviation Request:
Eliminate the requirement for all lots to be accessed by a rear lane or rear alley
Justification:
In order to be compliant with the Smartcode, alleys have been provided where possible, but unfortunately not all lots can be serviced from the rear given the configuration of the development and the size of the property. Furthermore, the front-load product type associated with this project reflects the desired market trends and is consistent with other similar communities.

7. **Section 3.5.5(3)**
Parking lots and parking structures must be designed so that a vehicle is not forced to back onto the public right-of-way to gain access from one parking aisle to another parking aisle
Deviation
Allow head in parking spaces along civic spaces adjacent to internal roadways.
Justification
This allows for additional parking especially among areas of front load townhomes.

8. **Section 5.5.2.f**
T4 setback- 10' secondary front setback
Deviation
Allow homes in the T4 district to not meet the 10' secondary front setback
Justification
Some townhome corner lots will have larger lot widths and therefore will not meet secondary front setback requirements.

9. **Section 5.9.1.a**
Parking shall be accessed by rear alleys
Deviation
Allow parking to be accessed from the front.
Justification
This is request is to support the units that are front-loaded.

10. **Section 5.9.1.2.a &b**
This section is to assure the design and construction of any motor vehicle parking area meet minimum design standards necessary to promote efficient circulation.
Deviation
Allow parking and garages to be in first/second layers
Justification
Alleys have been provided where possible, but not all lots are serviced from the rear. The front load product type is based on current market trends and is consistent with other similar communities.

11. **Section 5.9.3.a**
The max. driveway width from 10 feet to 18 feet
Deviation
To allow driveways to be a maximum of 18' wide for a double car garage in the first layer in the T-4 district.
Justification
The driveway needs to be 18' wide in the first layer to access the full garage. The narrowing of the driveway within 6' of the garage would make it difficult to park and back out and would encourage people to drive into the lawn. This is consistent other development in Ranson that offers wider driveways. A similar product will not injure the value of the adjoining property. This deviation is in conformance with Chapter 1.2 Intent and the Comprehensive Plan. A larger driveway would not be an endangerment to public health or a public nuisance.

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

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

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

The following information is to address the Impact of Requests:

1. **Describe how request is consistent with CH. 19A, S.1.2 Intent:** The proposed waiver requests have minimal impacts on the proposed development as these requests generally are consistent with the intent of the Smartcode and Comprehensive Plan.

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

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

4. **Describe how request will not substantially injure value of adjoining property:** The proposed development will be designed to incorporate appropriate setbacks and open spaces to minimize visual and physical impacts on the neighboring parcels.

5. **Describe how request will be in harmony with proximate land uses and consistent with purposes of the zoning district:** The proposed development supports the mix of residential and open space uses by preserving open space where appropriate.

6. **Describe how request will advance the intended form of the development:** The requests support and advance the intended form of development by promoting a thoughtfully planned, compact, and walkable community layout consistent with the City of Ranson's long-term vision for village-scale growth. The request facilitates a development form that integrates a mix of housing types, interconnected streets, civic spaces, and green infrastructure—creating a cohesive and functional neighborhood environment.

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

8. **Describe how request will provide enhancement, coordination, or demarcation between the public and provide realm:** The proposed development offers a walkable village that creates intentional and cohesive relationships between the proposed buildings, civic spaces, and streetscapes.

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SLEEPY HOLLOW
LAND DEVELOPMENT PLAN AND PLAT
CITY OF RANSON, WEST VIRGINIA

JOB NO.: 22881	DRAWN BY: CRC
SCALE:	DESIGN BY: CRC
DATE: 04/21/2025	REVIEW BY: DLT
SHEET: 8 OF 8	

SHEET TITLE
WAIVERS

SHEET NUMBER
8

AGENDA ITEM IV.5

Planning Commission Request for Action

TO:

FROM: Rieley Stanley, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Public Hearing - To accept public comments on a petition to rezone the following parcel 081000400000000 located off War Admiral Blvd, Ranson, WV 25438 (Consisting of 9.52 acres) from MUX (retired) to SmartCode New Community T5.

ATTACHMENTS:

Legal Notice for Rezoning Riverside Church.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code § 8A-7-9 et seq., W. Va. Code § 8A-5-8 et seq., and Ranson Code § 19A-1.3 et seq., the Ranson Planning Commission will hold a public hearing on Monday, June 2, 2025, at 7 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a petition to rezone the following District 08, Map 10, Parcel 4, 081000400000000 located off War Admiral Blvd, Ranson, WV 25438 (Consisting of 9.52 acres) from MUX (Retired) to SmartCode New Community T5. Upon recommendation and approval of the zoning map amendment by the Ranson Planning Commission, an ordinance amending the zoning map will be presented to the City Council for two readings.

Copies of the proposed zoning amendment are available upon request from the Community Development Department. All persons are invited to attend and make comments about the proposed amendment. If you cannot attend but wish to comment, you may write to the following address prior to May 30, 2025: City of Ranson, Attn: Community Development Director, 312 S. Mildred Street, Ranson, WV, 25438 or cityclerk@ransonwv.us. Written comments received prior to May 30, 2025, will be provided to the Planning Commission and inserted into the official record.

AGENDA ITEM IV.6

Planning Commission Request for Action

TO:

FROM: Rieley Stanley, Community & Economic Development

ITEM TYPE: PRESENTATION

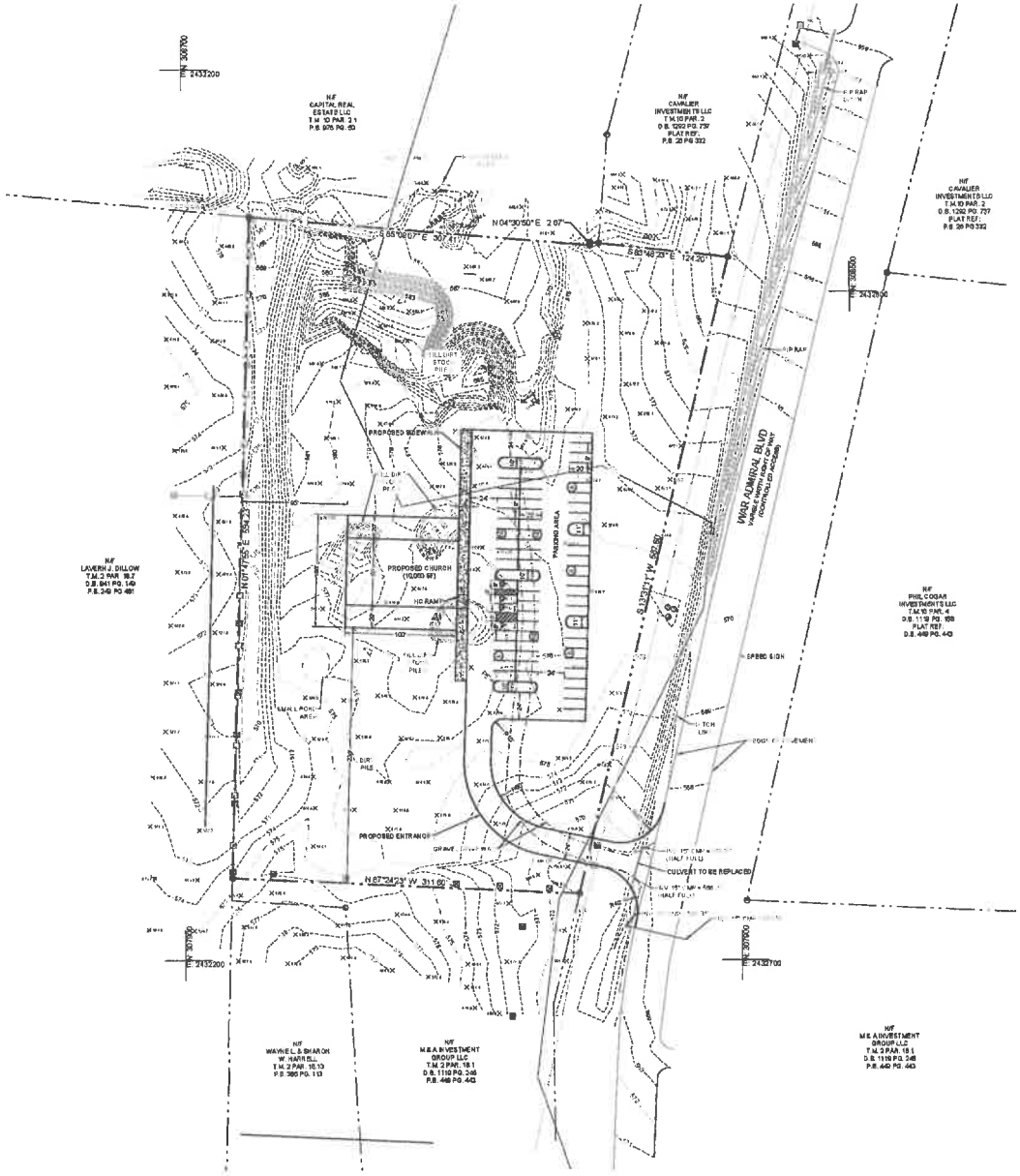
AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: 25-20-REZ-Consideration- Applicant Riverside Church - To accept public comments on a petition to rezone the following parcel 081000400000000 located off War Admiral Blvd, Ranson, WV 25438 (Consisting of 9.52 acres) from Rural Reserve to SmartCode New Community

Petition to rezone parcel 081000400000000 to rezone the following District 08, Map 10, Parcel 4, located off War Admiral Blvd, Ranson, WV 25438.

ATTACHMENTS:

25-20-REZ-S1st Floor 25042812371.pdf
25-20-REZ-S1st Floor 25042812370.pdf



LEGEND

T.M.	TAX MAP NUMBER
PAR.	PARCEL NUMBER
D.B.	DEED BOOK
PG.	PAGE NUMBER
P.B.	PLAT BOOK
N/F	NOW OR FORMERLY
	5/8" REBAR WITH CAP FOUND
	REBAR FOUND
	IRON PIPE FOUND
	METAL FENCE POST
	WOODEN FENCE POST
	UTILITY POLE
	SANITARY MANHOLE
	SIGN
	AXLE FOUND
	PROPERTY LINE
	ADJOINER LINE
	EDGE OF GRAVEL
	OVER HEAD WIRES
	WOODEN BOARD FENCE
	MAJOR CONTOURS
	MINOR CONTOURS
	EDGE OF PAVEMENT
	SOILS
	STORM CULVERT

NOTES

PARKING - 51 STANDARD
4 HC (2 VAN)

1 NUMBER OF PARKING SPACES

Alpha
ARCHITECTS ENGINEERS
ALPHA ASSOCIATES, INC
535 WEST KING STREET
MARTINSBURG, WV 25401
PHONE: 304-264-0051
www.alphaarc.com

SITE PLAN
FOR
RIVERSIDE CHURCH

OWNER/DEVELOPER:
RIVERSIDE CHURCH

ADDRESS:
203 HAYDINE DRIVE,
SHENANDOAH
JUNCTION, WV 25442

PHONE:
620-243-3023

ATTN:
JENNIFER VERDUGO

REVISIONS

No.	ITEM	DATE

PROJ. NO.: 2408076.00
DATE: 02/25/2025
SHEET NO.:
C101

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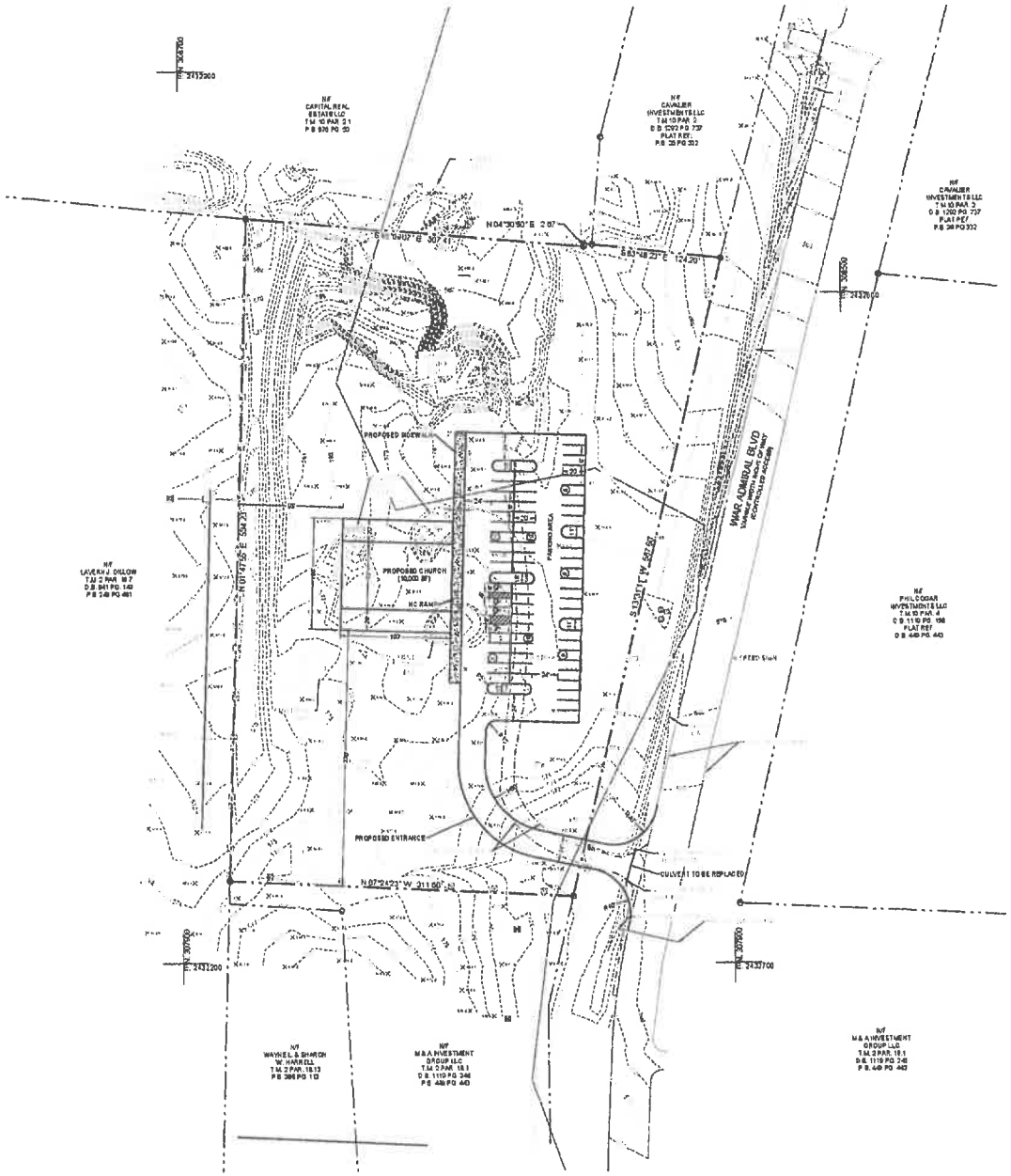
SITE PLAN
FOR
PROPOSED CHURCH

RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg. 859
JEFFERSON COUNTY, WEST VIRGINIA

SKETCH PLAN



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	EDGE OF GRAVEL
	OVERHEAD WIRES
	WOODEN BOARD FENCE
	MAJOR CONTOURS
	MINOR CONTOURS
	EDGE OF PAVEMENT
	BERM
	STORM CULVERT

NOTES

PARKING - 61 STANDARD
4 HC (2 VAN)

(1) NUMBER OF PARKING SPACES

0 25 50 100 Feet
1" = 50'

Alpha
ARCHITECTS ENGINEERS
ALPHA ASSOCIATES, INC.
535 WEST KING STREET
MARTINSBURG, WV 25401
PHONE: 304 264-0001
www.theALPHAfirm.com

SITE PLAN
FOR
RIVERSIDE CHURCH

OWNER/DEVELOPER:
RIVERSIDE CHURCH

ADDRESS:
283 HAYSINE DRIVE
SHENANDOAH JUNCTION, WV 25442

PHONE:
570-249-3023

ATTN:
JENNIFER VERDUGO

REVISIONS

No	ITEM	DATE

PROJ. NO.: 2408078.00
DATE: 02/25/2025
SHEET NO.:
C101

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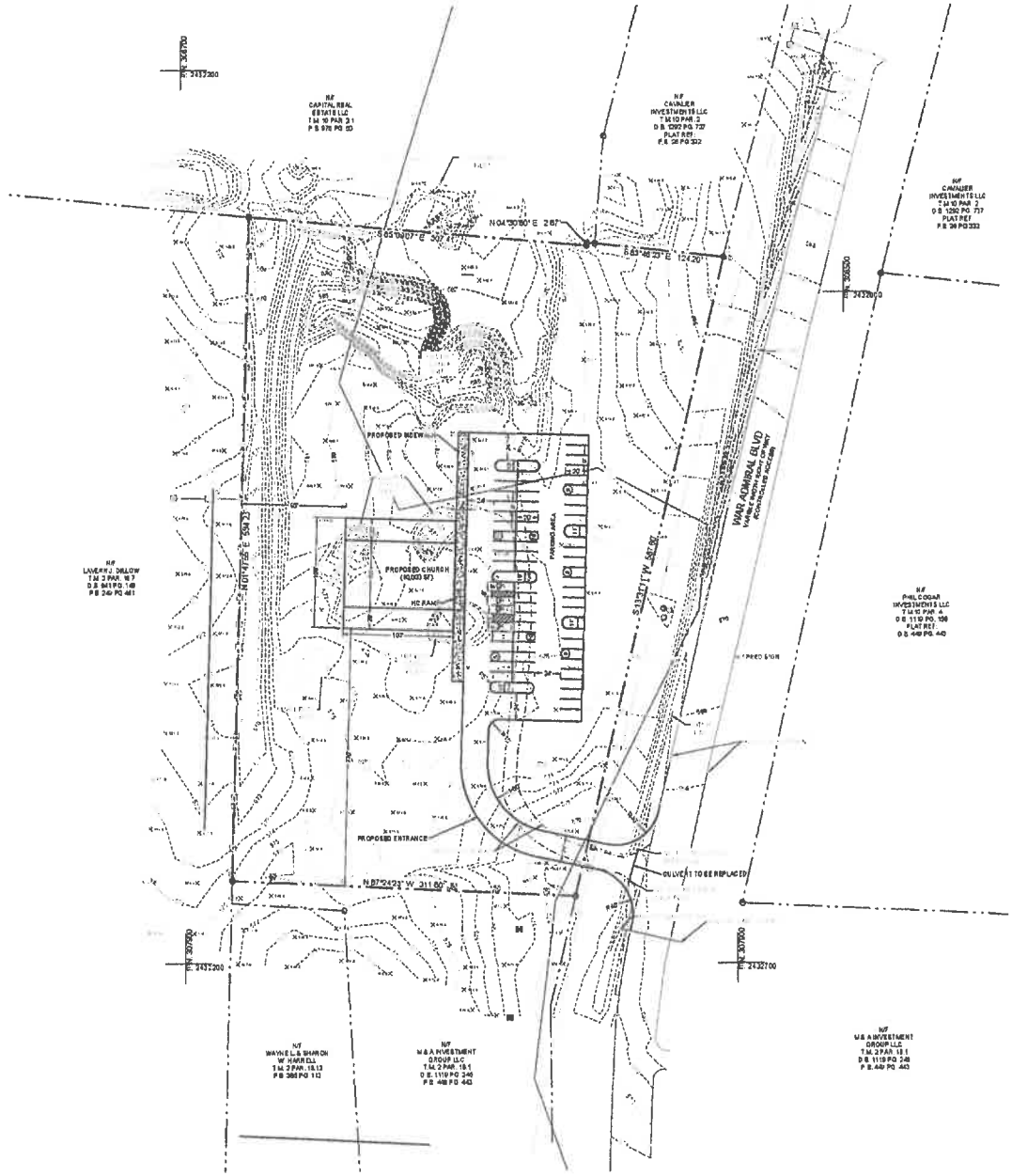
SITE PLAN
FOR
PROPOSED CHURCH
RANSON CORP. DISTRICT, T.M 10 PAR. 4 D.B. 1330 Pg. 656
JEFFERSON COUNTY, WEST VIRGINIA

SKETCH PLAN



LEGEND

TM	TAX MAP NUMBER
PAR.	PARCEL NUMBER
DB	DEED BOOK
PG	PAGE NUMBER
PB	PLAT BOOK
N/F	NOW OR FORMERLY
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●	REBAR FOUND
●	IRON PIPE FOUND
⊠	METAL FENCE POST
⊠	WOODEN FENCE POST
⊙	UTILITY POLE
⊙	SANITARY MANHOLE
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	EDGE OF GRAVEL
	OVER HEAD WIRES
	WOODEN BOARD FENCE
	MAJOR CONTOURS
	MINOR CONTOURS
	EDGE OF PAVEMENT
	SWALE
	STORM CULVERT

NOTES

PARKING - 61 STANDARD
4 HC (2 VAN)

(1) NUMBER OF PARKING SPACES

0 25 50 100 Feet
1" = 50'

ALPHA ASSOCIATES, INC
535 WEST KING STREET
MARTINSBURG, WV 25401
PHONE: 304 264-0051
www.theALPHAfirst.com

SITE PLAN FOR RIVERSIDE CHURCH

OWNER/DEVELOPER
RIVERSIDE CHURCH

ADDRESS
783 HAYSHINE DRIVE
SHENANDOAH JUNCTION, WV 25442

PHONE:
520-243-3023

ATTN
JENNIFER VERDUGO

REVISIONS

No	ITEM	DATE

PROJ. NO.: 2408078.00
DATE: 02/25/2025
SHEET NO.:
C101

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SITE PLAN
FOR
PROPOSED CHURCH

RANSON CORP. DISTRICT, T.M.10 PAR. 4 D.B. 1330 Pg 656
JEFFERSON COUNTY, WEST VIRGINIA

SKETCH PLAN

SMARTCODE REZONING PETITION AND APPLICATION

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

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

APPLICANT:
NAME: Brian R. Hibbert, TRUSTEE - RIVERSIDE CHURCH
ADDRESS: 1736 HARPERS FERRY RD CITY/STATE KNOXVILLE, MD. ZIP: 21758
PHONE # 603-380-1242 FAX # _____ EMAIL brianrhibbert@gmail.com

PROPERTY OWNERS:
NAME: RIVERSIDE CHURCH
ADDRESS: P.O. BOX 189 CITY/STATE KEARNEYSVILLE, WV ZIP: 25430
PHONE # 304-725-3737 FAX # _____ EMAIL RIVERSIDECHURCHWVINFO@gmail.c
☐ CHECK HERE IF LISTING ADDITIONAL OWNERS ON SEPARATE PAGE.

ATTORNEY/AGENT (CHECK ONE IF APPLICABLE): ☐ ATTORNEY ☒ AGENT
NAME: ALPHA ASSOCIATES, INC.
ADDRESS: 535 WEST KING ST. CITY/STATE MARTINSBURG, WV ZIP: 25401
PHONE # 304-264-0051 FAX # _____ EMAIL richard.klein@thinkalphafirst.c

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

PLEASE DIRECT CORRESPONDENCE TO: ☒ OWNER ☐ AGENT ☐ ATTORNEY

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

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

SMARTCODE REZONING PETITION AND APPLICATION

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

LOCATION AND ZONING REQUEST

PROPERTY ADDRESS (FOR ZONING PURPOSES): _____

MAP AND PARCEL NUMBER(S) FOR CERTIFIED ADDRESS: RANSON CORP. DISTRICT T.M. 10 PAR 4 D.B 1330 P. 656 JEFFERSON COUNTY, W.V.

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

CURRENT ZONING DISTRICT RANSON CORP DIST REQUESTED ZONING DISTRICT RANSON T5 TOTAL ACREAGE 5

PROPOSED USE OR REASON FOR ZONING REQUEST: Church

STATEMENT AS TO HOW REZONING REQUEST IS CONSISTENT WITH COMPREHENSIVE PLAN: REZONING TO T5 WOULD ALLOW RIVERSIDE CHURCH TO PROVIDE ~~CRITTE~~ NECESSARY SERVICES TO A RAPIDLY EVOLVING AREA SUCH AS RELIGOUS SERVICES, DAY CARE, AND COMMUNITY OUTREACH Programs.

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

REZONING APPLICATION CHECKLIST

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

For application to any SmartCode District:

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

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

Information on left plus:

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

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

Information on left plus:

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

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

Information on left plus:

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

APPLICATION CONTINUED ON NEXT PAGE

SMARTCODE REZONING PETITION AND APPLICATION

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SMARTCODE REZONING APPLICATION INSTRUCTIONS

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

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

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

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

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

SMARTCODE DEVELOPMENT PROCESS OVERVIEW

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

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