# PLANNING COMMISSION

**~ AGENDA ~**

**SPECIAL MEETING**

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

April 22, 2024 | 7:00 P.M. | Council Chamber

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

## i. CALL TO ORDER

## ii. APPROVAL OF MINUTES

1. Minutes
   Minutes 412024.docx

## iii. COUNCIL BUSINESS

1. 24-8-FP-Public Hearing- Final plat proposal for Huntwell West Phase 1B located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 116-222)
   Legal Notice Huntwell West 1B plat and bond.docx
2. 24-8-FP-Consideration - Applicant Morris and Richie Associates for F inal plat proposal for Huntwell West Phase 1B located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 116-222)
   24-8-FP-huntwell west phase 1b plat_3rd submission (2024-03-28).pdf
3. 24-8-FP- Public Hearing - Accepting the bond for Huntwell West Phase 1B located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 116-222)
   Legal Notice Huntwell West 1B plat and bond.docx
4. 24-8-FP-Consideration - Applicant Richie Morris submitted application on A ccepting the bond for Phase 1B of Huntwell West.
   24-8-FP-2024-04-16 - Huntwell Wes Phase 1B_Ranson Bond Estimate.pdf
5. 24-13-LDPP - Public Hearing Bridgeforth Property Land Development Plan and Plat, application submitted by Morris and Richie
   Legal Notice for LDPP-Bridgeforth Property.docx
6. 24-13-LDPP-Consideration - Applicant Morris and Richie Associates submitted application Land Development Plan and Plat for Bridgeforth Property
   2024-04-18-Bridgeforth LDPP.pdf
7. 24-14-REZ Public Hearing - Morris and Richie Submitted application -Rezoning Bridgeforth -

1982 North Mildred Street, Ranson WV
Legal Notice for Rezoning 1982 N Mildred Street.docx

8. 24-14-REZ Consideration- Applicant Richie & Morris submitted application Rezoning Bridgeforth 1982 North Mildred Street, Ranson WV,
24-14-REZ-Bridgeforth - Rezoning.pdf
24-14-REZ-Bridgeforth - Waiver Application.pdf
24-14-REZ-Bridgeforth - Rezoning Application.pdf

## iv. ADJOURNMENT

**AGENDA ITEM ii.1**

# Planning Commission Request for Action

**TO:**

**FROM:** Darla Armstrong, Community & Economic Development

**ITEM TYPE:** Approval of Minutes

**AGENDA SECTION:** APPROVAL OF MINUTES

**SUBJECT:**

**ATTACHMENTS:**

Minutes 412024.docx

# PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

April 1, 2024 | 7:00 P.M. | Council Chamber

## I. CALL TO ORDER

| | |
|---|---|
| Mike Anderson | Present |
| Doug | Present |
| Andy Colandrea | Present |
| Jayden Bound | Present |
| Jason Gore | Absent |
| Reiley Stanley | Present |
| Darla Armstrong | Present |

## II. APPROVAL OF MINUTES

Minutes - March 4, 202- Approval motion by Commissioner Colandrea, 2nd by Commissioner Bound all were in favor. 3-0 vote and the minutes will be adopted into record.

## III. OLD BUSINESS

## IV. PLANNING COMMISSION BUSINESS

1. 23-60-SP-2024.03.13 Public hearing - Applicant Larson Design Group submitted application for Wawa Convenience Store.

The Community Developer Director updated the commission about the project stating that this would be over 5,000 sq ft of convenience space and fueling pumps. She stated that engineering, planning, and utilities recommend the approval of this plan.

William Owen from Penn Tex Adventure was present along with Chris Schaffer to give a presentation to the Commission and answer any questions they may have had.
There were no public comment and President Anderson closed the public hearing.

2. 23-60-SP-2024.03.13 -Consideration Applicant Larson Design Group submitted application for WaWa Site Plan

President Anderson asked for any questions from the Commission and there were no questions. He asked for a motion. There was a motion by Commissioner Colandrea, a 2nd

motion by Commissioner Bound and all were in favor. 3-0 vote and site plan are approved.

3. 23-63-FP- Public Hearing - Applicant Christopher Consultants LLC- Sykle Knuppel submitted Application- Final plat proposal for Briar Run Phase VI-B Lots 1 thru 38 & out lots "A, B, & C" Briar Run Estates, accepting the bond for Briar Run Phase VI-B and entering a Development Agreement for Briar Run Phase VI-B.

Community Developer Director gave a presentation to the commission about the project, this is a 38-lot townhome project. Through this project the circle in the ROW will be deeded to the city. With this plat there is a development agreement and bond in the amount of $1,212,596.39. She stated that all reviewers recommend the approval of this project.
President Anderson opened the public hearing for all three items.
There were no public comment and President Anderson closed the public hearing.

4. 23-63-FP- Applicant Christopher Consultants LLC- Sykle Knuppel submitted Application for Consideration - Final plat proposal of Briar Run Phase VI-B Lots 1 thru 38 & out lots "A, B, & C" Briar Run Estates, accepting the bond for Briar Run Phase VI-B and entering a Development Agreement for Briar Run Phase VI-B.

President Anderson asked for an approval for the plat, there was a motion my Commissioner Colandrea, there was a 2nd by Commissioner Bound, all were in favor 3-0.

President Anderson asked for a motion, motion was made by Commission Bound. Commissioner Colandrea questioned the bond amount and if the 2nd floor found it to be sufficient. Reiley Stanley stated it was $1,212,596.39 and it was sufficient. Commissioner Colandrea 2nd the motion and it was approved 3-0.
President Anderson asked for a motion on entering a development agreement for Phase Vi-B of Briar Run. Commissioner Colandrea gave the motion, Commissioner Bound 2nd and it was approved 3-0.

## V. ADJOURMENT

Reiley Stanley stated that the next Planning Commission meeting will be a special PC meeting held on Monday, April 22, 2024 at 7:00 PM.

_____ _____

Planning President,
Mike Anderson

Date

_____ _____

Planning Member

Date

**AGENDA ITEM iii.1**

# Planning Commission Request for Action

**TO:**

**FROM:** Darla Armstrong, Community & Economic Development

**ITEM TYPE:** Presentation

**AGENDA SECTION:** COUNCIL BUSINESS

**SUBJECT:**

**ATTACHMENTS:**

Legal Notice Huntwell West 1B plat and bond.docx

**LEGAL NOTICE**
**PUBLIC HEARING NOTICE**
**CITY OF RANSON**

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, April 22, 2024, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Huntwell West Phase 1B located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 116-222) and accepting the bond for Phase 1B of Huntwell West. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to April 17, 2024, will be provided to the Planning Commission, and inserted into the official record.

Reiley Stanley
Dept. of Community Development

**AGENDA ITEM iii.2**

# Planning Commission Request for Action

**TO:**

**FROM:** Darla Armstrong, Community & Economic Development

**ITEM TYPE:** Presentation

**AGENDA SECTION:** COUNCIL BUSINESS

**SUBJECT:**

**ATTACHMENTS:**

24-8-FP-huntwell west phase 1b plat_3rd submission (2024-03-28).pdf

NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 9 PARCEL 8 AND IS CURRENTLY ZONED SC-NC.
2. THE PROPERTY DELINEATED HEREON IS IN THE NAME OF HUNTWELL WV, LLC AT D.B. 1272 PG. 420, AMONG THE LAND RECORDS OF JEFFERSON COUNTY, WEST VIRGINIA.
3. PROPERTY OWNER'S ADDRESS: 665 SIMONDS ROAD WILLIAMSTOWN, MA 01267.
4. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON EXISTING LAND RECORDS AND SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. IN DECEMBER 2023. NORTH MERIDIAN INFORMATION AS SHOWN HEREON IS REFERENCED TO THE WEST VIRGINIA STATE GRID, NORTH ZONE AND WAS ESTABLISHED BY GPS METHODS.
5. THE ERROR OF CLOSURE FOR THE EXTERIOR BOUNDARY IS 1 IN 45054447.5 FEET.
6. THIS PLAT HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT.
7. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X – AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN – BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBERS #54037C0130E DATED 12/18/2009 AND #54037C0136E DATED 12/18/2009.
8. THE DEVELOPER, IN SIGNING THIS PLAT, AGREES TO ABIDE BY ALL CONDITIONS TERMS AND SPECIFICATIONS PROVIDED HEREON; AND TO COMPLETE ALL THE IMPROVEMENTS REQUIRED BY THE PRELIMINARY PLAT.
9. PROPERTY CORNERS ARE TO BE SET USING $\frac{5}{8}$" REBAR WITH I.D. CAPS. ALL OTHER CORNERS ARE AS NOTED. CORNERS MARKS TO BE IN PLACED PRIOR TO CONVEYANCE OF INDIVIDUAL LOTS.
10. RELATED APPLICATIONS:
    LDPP-21-025 APPROVED 6/15/21
    RZNG-21-013 APPROVED 6/15/21
11. RELATED PERMITS:
    HEALTH DEPARTMENT: SEWER #20,758, WATER #20,758
    WVDOH: 05-2022-0296
12. THE N/S AND E/W RIGHTS OF WAY ARE DEPICTED HERE TO RESERVE CONNECTING WAYS TO/WITH THE EXISTING CITY ROAD NETWORK. FUTURE RIGHT OF WAY LOCATION/ALIGNMENT ADJUSTMENTS SHALL RECEIVE IMMEDIATE REVIEW BY THE CITY STAFF AND WILL NOT DELAY PROJECT APPROVAL AND COMPLETION.
13. SETBACKS SHOWN HEREIN ARE BASED ON WAVIER LETTER DATED: AUGUST 4, 2023 AND APPROVED ON DECEMBER 1, 2023. FRONT YARD SETBACKS INCREASE FROM 18' MAX TO 30' MAX.
14. THE CURRENT SETBACKS SHOWN HEREIN ARE BASED ON THE CURRENT ZONING ORDINANCE AND ARE SUBJECT TO CHANGE BASED ON FUTURE ZONING CHANGES.

YARD REQUIREMENTS:

| | REQUIRED | PROVIDED |
|---|---|---|
| T3 | | |
| FRONT: | 20' MIN., 30 MAX. | 20' |
| FRONT SECONDARY: | 2' MIN | |
| SIDE: | 8' MIN. | 8' |
| REAR: | 24' MIN. | 24' |
| T4 | | |
| FRONT: | 18' MAX | 18' |
| FRONT SECONDARY: | 10' MAX | |
| SIDE: | 0 OR 6' | 6' |
| REAR: | 3' MIN. | 3' |

## OWNER'S CERTIFICATION AND DEDICATION

WE, HUNTWELL WV, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION AND INCONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS, TO PUBLIC USE OTHERWISE NOTED ON THIS PLAT.

THE SUBDIVISION SHOWN HEREON IS SUBJECT TO A DEVELOPERS AGREEMENT DATED ___ AND RECORDED AMONG THE LAND RECORDS OF JEFFERSON COUNTY IN BOOK ____, PAGE ___ AND ALL APPROVED LAND DEVELOPMENT PLANS AND CONSTRUCTION DRAWINGS APPROVED BY THE CITY OF RANSON.

WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAWS, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHT-OF-WAY(S) AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREIN INDICATED, AND THAT THE REQUIREMENT OF THE SUBDIVISION ORDINANCE OF THE CITY OF RANSON AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

OWNER

DATE

## SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY DEED DATED AND RECORDED IN THE LAND RECORDS OF JEFFERSON COUNTY, AT D.B. 1272 PG. 420, AND THAT THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF RANSON AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPILED WITH.

JON K. ERICKSON WVLS #2302

DATE

## PLANNING COMMISSION APPROVAL

WITH THE APPROVAL OF A GENERAL LAND DEVELOPMENT PLAN DATED, ASSOCIATED CONSTRUCTION DRAWINGS DATED AND DEVELOPMENT AGREEMENT DATED_____, THIS PLAT MEETS THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF RANSON AND HAS BEEN APPROVED FOR RECORDATION BY THE CITY OF RANSON PLANNING COMMISSION.

PLANNING COMMISSION PRESIDENT

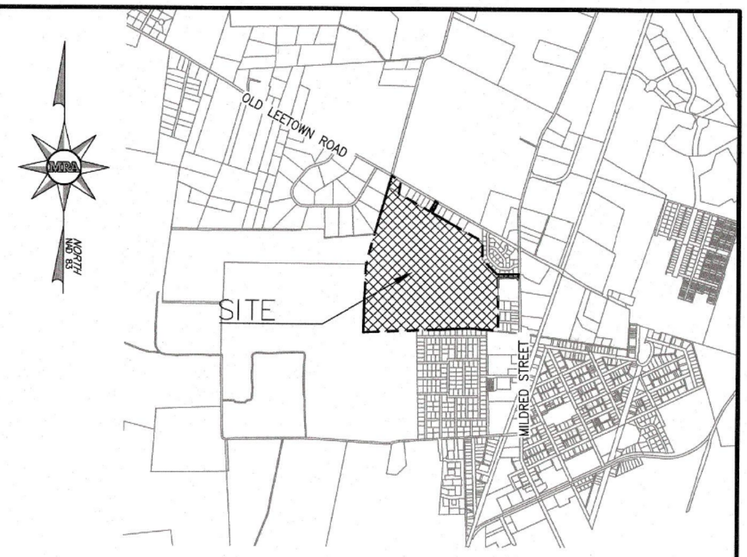
DATE

## OWNER/DEVELOPER'S STATEMENT OF ACCEPTANCE

THE OWNER AND DEVELOPER, IN SIGNING THIS PLAT, AGREE TO ABIDE BY ALL CONDITIONS, TERMS, AND SPECIFICATIONS PROVIDED HEREON.

DATE

OWNER/DEVELOPER:
HUNTWELL WV, LLC
665 SIMONDS ROAD
WILLIAMSTOWN, MA 01267




VICINITY MAP
SCALE: 1"=2000'

## LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- PROP. R/W LINE
- EX. R/W LINE TO BE REMOVED
- PROP. PROPERTY LINE
- PROP. EASEMENT LINE

SUBDIVISION PLAT
# HUNTWELL WEST - PHASE IB
HUNTWELL WV, LLC
DISTRICT: 08, MAP: 09, PARCEL: 08
CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

JON K. ERICKSON LICENSED No. 2302 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR

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

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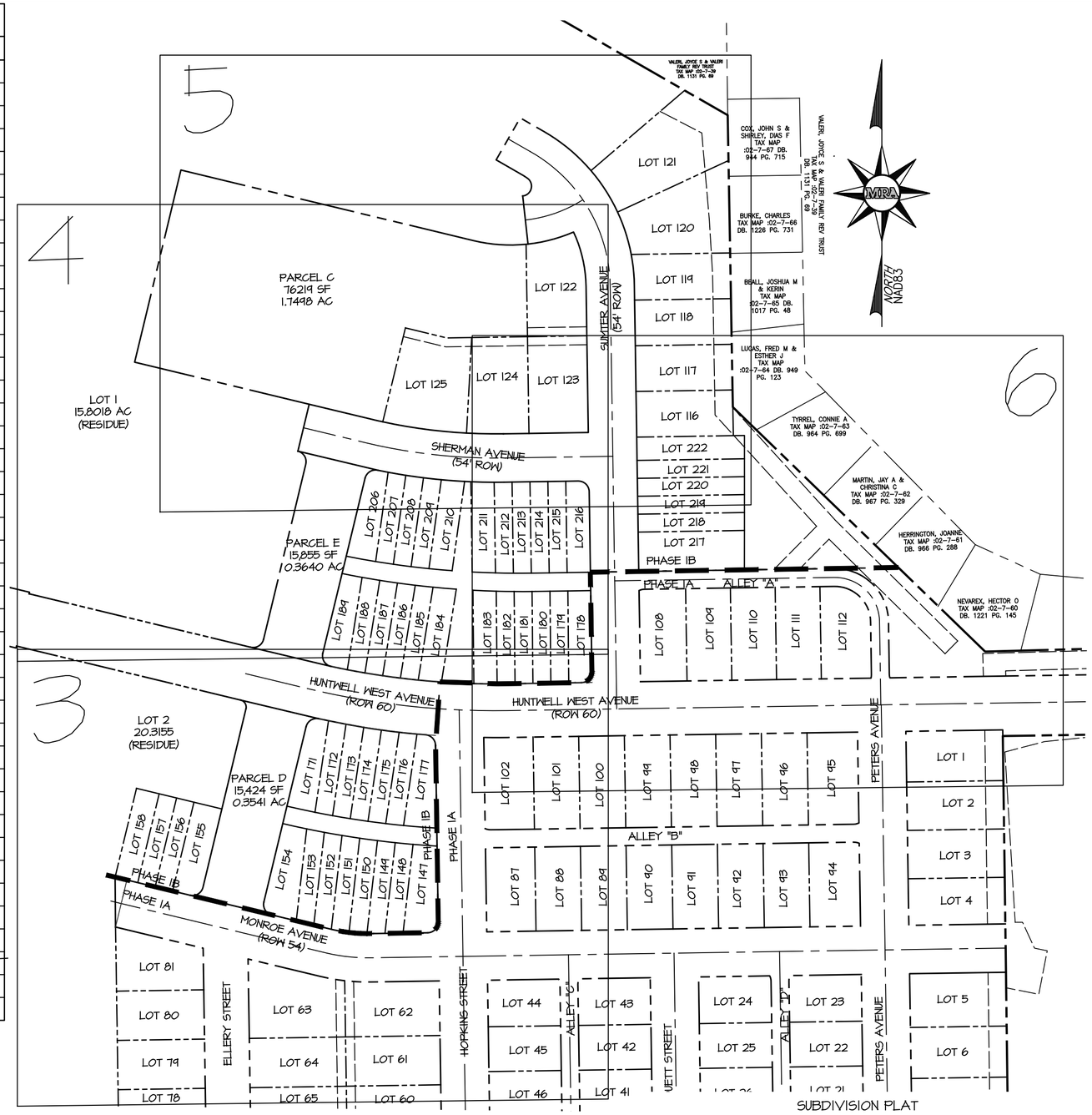
| DATE | REVISIONS | JOB NO.: |
|---|---|---|
| | | SCALE: 1" = 30' |
| | | DATE: 01/12/2024 |
| | | DRAWN BY: NAB |
| | | DESIGN BY: JKE |
| | | REVIEW BY: JKE |
| | | SHEET: 1 OF 8 |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C-1 | 18.85' | 12.00' | 90.00° | N 58° 33' 01" E | 16.97' |
| C-2 | 18.85' | 12.00' | 90.00° | S 31° 27' 00" E | 16.97' |
| C-3 | 19.88' | 173.00' | 6.58° | S 79° 44' 30" E | 19.87' |
| C-4 | 20.04' | 173.00' | 6.64° | S 86° 21' 07" E | 20.03' |
| C-5 | 3.66' | 173.00' | 1.21° | N 89° 43' 29" E | 3.66' |
| C-6 | 37.28' | 990.00' | 2.16° | S 85° 28' 58" E | 37.28' |
| C-7 | 20.02' | 990.00' | 1.16° | S 83° 49' 30" E | 20.01' |
| C-8 | 20.00' | 990.00' | 1.16° | S 82° 40' 01" E | 20.00' |
| C-9 | 20.00' | 990.00' | 1.16° | S 81° 30' 33" E | 20.00' |
| C-10 | 20.01' | 990.00' | 1.16° | S 80° 21' 06" E | 20.00' |
| C-11 | 20.02' | 990.00' | 1.16° | S 79° 11' 36" E | 20.02' |
| C-12 | 32.04' | 990.00' | 1.85° | S 77° 41' 14" E | 32.04' |
| C-13 | 18.54' | 12.00' | 88.53° | S 57° 48' 45" W | 16.75' |
| C-14 | 11.04' | 1100.05' | 0.58° | S 78° 12' 44" E | 11.04' |
| C-15 | 15.82' | 1100.05' | 0.82° | S 78° 54' 43" E | 15.82' |
| C-16 | 4.20' | 775.96' | 0.31° | S 78° 57' 10" E | 4.20' |
| C-17 | 20.01' | 775.96' | 1.48° | S 79° 50' 48" E | 20.01' |
| C-18 | 20.00' | 775.96' | 1.48° | S 81° 19' 26" E | 20.00' |
| C-19 | 20.00' | 775.96' | 1.48° | S 82° 48' 03" E | 20.00' |
| C-20 | 20.02' | 775.96' | 1.48° | S 84° 16' 43" E | 20.02' |
| C-21 | 17.77' | 12.00' | 84.85° | N 43° 18' 16" W | 16.19' |
| C-22 | 9.62' | 775.96' | 0.71° | S 85° 22' 23" E | 9.62' |
| C-23 | 12.57' | 8.00' | 90.00° | N 31° 26' 59" W | 11.31' |
| C-24 | 18.85' | 12.00' | 90.00° | N 58° 33' 01" E | 16.97' |
| C-25 | 18.86' | 12.00' | 90.04° | N 31° 28' 03" W | 16.98' |
| C-26 | 14.85' | 593.00' | 1.43° | S 77° 03' 33" E | 14.85' |
| C-27 | 41.13' | 593.00' | 3.97° | S 88° 53' 38" E | 41.12' |
| C-28 | 59.06' | 177.00' | 19.12° | S 86° 00' 29" E | 58.78' |
| C-29 | 26.87' | 11.00' | 139.97° | N 13° 43' 48" E | 20.67' |
| C-30 | 68.15' | 202.00' | 19.33° | S 50° 12' 48" E | 67.83' |
| C-31 | 55.17' | 202.00' | 15.65° | S 32° 43' 24" E | 55.00' |
| C-32 | 49.84' | 202.00' | 14.14° | S 17° 49' 52" E | 49.71' |
| C-33 | 34.84' | 202.00' | 9.88° | S 05° 49' 19" E | 34.80' |
| C-34 | 18.85' | 12.00' | 90.00° | N 44° 07' 09" E | 16.97' |
| C-35 | 26.01' | 872.16' | 1.71° | S 89° 16' 28" E | 26.01' |
| C-36 | 36.15' | 872.16' | 2.37° | S 87° 13' 58" E | 36.15' |
| C-37 | 26.07' | 872.16' | 1.71° | S 85° 11' 19" E | 26.07' |
| C-38 | 20.02' | 872.16' | 1.32° | S 83° 40' 28" E | 20.02' |
| C-39 | 20.01' | 872.16' | 1.31° | S 82° 21' 35" E | 20.01' |
| C-40 | 20.00' | 872.16' | 1.31° | S 81° 02' 44" E | 20.00' |
| C-41 | 20.00' | 872.16' | 1.31° | S 79° 43' 53" E | 20.00' |
| C-42 | 18.65' | 872.16' | 1.23° | S 78° 27' 43" E | 18.65' |
| C-43 | 19.15' | 12.00' | 91.42° | S 32° 08' 02" E | 17.18' |
| C-44 | 22.79' | 1010.00' | 1.29° | S 79° 11' 41" E | 22.79' |
| C-45 | 20.00' | 1010.00' | 1.13° | S 80° 24' 30" E | 20.00' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C-46 | 20.00' | 1010.00' | 1.13° | S 81° 32' 35" E | 20.00' |
| C-47 | 20.01' | 1010.00' | 1.14° | S 82° 40' 41" E | 20.01' |
| C-48 | 20.03' | 1010.00' | 1.14° | S 83° 48' 49" E | 20.03' |
| C-49 | 26.07' | 1010.00' | 1.48° | S 85° 07' 16" E | 26.07' |
| C-50 | 33.38' | 990.00' | 1.93° | S 79° 42' 52" E | 33.38' |
| C-51 | 20.00' | 990.00' | 1.16° | S 81° 15' 33" E | 20.00' |
| C-52 | 20.00' | 990.00' | 1.16° | S 82° 25' 00" E | 20.00' |
| C-53 | 20.01' | 990.00' | 1.16° | S 83° 34' 28" E | 20.01' |
| C-54 | 26.03' | 990.00' | 1.51° | S 84° 54' 23" E | 26.03' |
| C-55 | 26.03' | 1010.00' | 1.48° | S 87° 39' 15" E | 26.03' |
| C-56 | 26.04' | 990.00' | 1.51° | S 87° 42' 53" E | 26.04' |
| C-57 | 20.01' | 1010.00' | 1.14° | S 88° 57' 36" E | 20.01' |
| C-58 | 20.01' | 990.00' | 1.16° | S 89° 02' 50" E | 20.01' |
| C-59 | 20.00' | 990.00' | 1.16° | N 89° 47' 42" E | 20.00' |
| C-60 | 20.01' | 1010.00' | 1.13° | N 89° 54' 18" E | 20.01' |
| C-61 | 18.85' | 12.00' | 90.00° | N 45° 52' 51" W | 16.97' |
| C-62 | 11.10' | 647.00' | 0.98° | N 89° 36' 38" E | 11.10' |
| C-63 | 26.02' | 647.00' | 2.30° | S 88° 44' 45" E | 26.02' |
| C-64 | 7.02' | 647.00' | 0.62° | S 87° 16' 59" E | 7.02' |
| C-65 | 26.05' | 647.00' | 2.31° | S 85° 49' 07" E | 26.05' |
| C-66 | 20.01' | 647.00' | 1.77° | S 83° 46' 44" E | 20.01' |
| C-67 | 20.00' | 647.00' | 1.77° | S 82° 00' 26" E | 20.00' |
| C-68 | 20.01' | 647.00' | 1.77° | S 80° 14' 08" E | 20.01' |
| C-69 | 11.89' | 647.00' | 1.05° | S 78° 49' 23" E | 11.89' |
| C-70 | 18.46' | 12.00' | 88.13° | S 57° 38' 20" W | 16.69' |
| C-71 | 62.53' | 148.00' | 24.21° | N 12° 59' 08" W | 62.07' |
| C-72 | 52.76' | 177.00' | 17.08° | N 75° 10' 32" E | 52.57' |
| C-73 | 2.22' | 177.00' | 0.72° | N 84° 04' 28" E | 2.22' |
| C-74 | 6.20' | 14.00' | 25.38° | S 78° 11' 32" E | 6.15' |
| C-75 | 18.85' | 12.00' | 90.00° | N 44° 07' 09" E | 16.97' |
| C-76 | 11.44' | 872.16' | 0.75° | N 89° 29' 44" E | 11.44' |
| C-77 | 94.50' | 593.00' | 9.13° | S 82° 20' 31" E | 94.40' |
| C-78 | 1.68' | 990.00' | 0.10° | N 89° 10' 04" E | 1.68' |
| C-79 | 3.85' | 1010.00' | 0.22° | N 89° 13' 42" E | 3.85' |
| C-80 | 27.35' | 1010.00' | 1.55° | S 77° 31' 47" E | 27.35' |
| C-81 | 20.07' | 1010.00' | 1.14° | S 78° 52' 23" E | 20.07' |
| C-82 | 20.04' | 1010.00' | 1.14° | S 80° 00' 43" E | 20.04' |
| C-83 | 20.02' | 1010.00' | 1.14° | S 81° 08' 54" E | 20.02' |
| C-84 | 20.01' | 1010.00' | 1.14° | S 82° 17' 01" E | 20.01' |
| C-85 | 20.00' | 1010.00' | 1.13° | S 83° 25' 06" E | 20.00' |
| C-86 | 20.00' | 1010.00' | 1.13° | S 84° 33' 11" E | 20.00' |
| C-87 | 26.92' | 1010.00' | 1.53° | S 85° 53' 02" E | 26.92' |




SUBDIVISION PLAT

# HUNTWELL WEST - PHASE IB

HUNTWELL WV, LLC

DISTRICT: 08, MAP: 09, PARCEL: 08

CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

| LOT AREA TABLE | | |
|---|---|---|
| PARCEL | AREA (SF) | AREA (AC) |
| LOTS | 187,716 | 4.3094 |
| PARCEL A | 3,437 | 0.0789 |
| PARCEL B | 9,937 | 0.2281 |
| PARCEL C | 76,221 | 1.7498 |
| PARCEL D | 15,424 | 0.3541 |
| PARCEL E | 15,855 | 0.3640 |
| ROW | 48,718 | 1.1184 |
| EXISTING 1A | 1,305,046 | 29.9597 |
| LOT 1 | 688,326 | 15.8018 |
| LOT 2 | 884,943 | 20.3155 |
| 300 N LLC | 5,043,629 | 115.7858 |
| TOTAL | 8,279,253 | 190.0655 |

100 0 100 200 300

Scale 1" = 100'

JON K. ERICKSON
LICENSED
No. 2302
STATE OF
WEST VIRGINIA
PROFESSIONAL SURVEYOR


**MORRIS & RITCHIE ASSOCIATES, INC.**
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 EAST HIRST ROAD, SUITE 106
PURCELLVILLE, VA 20132
PHONE: 703-994-4047
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| DATE | REVISIONS | |
|---|---|---|
| | | JOB NO.: |
| | | SCALE: 1" = 30' |
| | | DATE: 01/12/2024 |
| | | DRAWN BY: NAB |
| | | DESIGN BY: JKE |
| | | REVIEW BY: JKE |
| | | SHEET: 2 OF 7 |

MATCHLINE SHEET 4

NORTH
NAD83

S 76° 35' 15" E 92.22'

LOT 184 2,166 SF 0.0635 AC | LOT 188 2,091 SF 0.0481 AC | LOT 187 2,095 SF 0.0481 AC | LOT 186 2,048 SF 0.0482 AC | LOT 185 2,049 SF 0.0482 AC | LOT 184 2,750 SF 0.0621 AC | PARCEL C 9937 SF 0.2281 AC | LOT 183 2,700 SF 0.0620 AC | LOT 182 2,064 SF 0.0414 AC | LOT 181 2,055 SF 0.0472 AC | LOT 180 2,052 SF 0.0471 AC | LOT 1791 2,052 SF 0.0471 AC | LOT 178 2,612 SF 0.0600 AC

C-42 C-41 C-40 C-39 C-38 C-37 C-36 C-35 C-34

76.56' 20.01' 20.00' 20.00' 14.05'

N 89° 07' 16" E

PHASE 1A

EX ROW
(TO BE VACATED)

60'

HUNTWELL WEST AVENUE
(ROW 60)

HUNTWELL WEST AVENUE
(ROW 60)

PHASE 1A

S 76° 36' 26" E 89.65'

MATCHLINE SHEET 6

C-13 C-14 C-15 C-16 C-17 C-18 C-19 C-20 C-22 C-23

LOT 2
20.3155
(RESIDUE)

115.00'

PARCEL D
15,424 SF
0.3541 AC

30' FRONT YARD MAX.

0'-6' SIDE YARD

LOT 171 2,744 SF 0.0641 AC | LOT 172 2,065 SF 0.0474 AC | LOT 173 2,062 SF 0.0473 AC | LOT 174 2,060 SF 0.0473 AC | LOT 175 2,060 SF 0.0473 AC | LOT 176 2,062 SF 0.0473 AC | LOT 177 2,858 SF 0.0619 AC

S 08° 23' 04" W 103.30' | S 08° 23' 04" W 103.20' | S 08° 23' 04" W 103.03' | S 08° 23' 04" W 102.96' | S 08° 23' 04" W 103.01' | S 08° 23' 04" W 103.17'

92.45'

0'-6' SIDE YARD

N 13° 33' 00" E 201.25'

C-12 C-11 C-10 C-9 C-8 C-7 C-6

3' MIN. REAR YARD

20.00'

PARCEL A
3438 SF
0.0789 AC

N 00° 52' 51" W 141.06'

20.06'

N 76° 26' 59" W 32.02'

26.02' 20.00' 20.00'

3' MIN. REAR YARD

LOT 158 2,853 SF 0.0609 AC | LOT 157 2,040 SF 0.0468 AC | LOT 156 2,040 SF 0.0468 AC | LOT 155 3,235 SF 0.0743 AC

N 13° 33' 01" E 102.04' | N 13° 33' 01" E 102.00' | N 13° 33' 01" E 101.99' | N 13° 33' 01" E 102.00'

0'-6' SIDE YARD

30' FRONT YARD MAX.

90.00'

N 13° 33' 01" E 205.00'

C-80 C-81 C-82 C-83 C-84 C-85 C-86 C-87

3' MIN. REAR YARD

6' MIN SIDE

0'-6' SIDE YARD

90.01'

LOT 154 3,418 SF 0.0785 AC

N 13° 33' 00" E

LOT 153 2,074 SF 0.0476 AC | LOT 152 2,045 SF 0.0491 AC | LOT 151 2,113 SF 0.0486 AC | LOT 150 2,108 SF 0.0484 AC | LOT 149 2,064 SF 0.0474 AC | LOT 148 2,016 SF 0.0463 AC | LOT 147 3,211 SF 0.0738 AC

N 06° 27' 25" E 103.32' | N 06° 27' 25" E 104.18' | N 06° 27' 25" E 105.43' | N 06° 27' 25" E 105.43' | N 06° 27' 25" E 104.51' | N 06° 27' 25" E 101.98' | N 06° 27' 25" E 99.71'

30' FRONT YARD MAX.

0'-6' SIDE YARD

84.55'

26.02' 20.00' 20.00' 20.02'

S 76° 26' 54" E

C-1

S 76° 26' 54" E 93.96'

C-2 28.10' 20.15' 20.15'

S 76° 26' 54" E

C-3 C-4 16.50' 20.11' 27.55' C-15

C-5

N 89° 07' 09" E

PHASE 1A

N 00° 29' 40" W 55.71'

PHASE 1A

EX ROW
(TO BE VACATED)

MONROE AVENUE
(ROW 54)

N 76° 26' 59" W 100.61'

54.01'

N 76° 26' 59" W 82.82'

EX 20' STM
EASEMENT
PB 26 PG 498

LOT 102 | LOT 101 | LOT 100

LOT 87 | LOT 88 | LOT 89

LOT 81

LOT 80

LOT 79

LOT 78

PHASE 1A
PB 26 PG 498

ELLERY STREET

S 7 CONG. SW

LOT 63

LOT 64

LOT 65

30 0 30 60 90

Scale 1" = 30'

SUBDIVISION PLAT

# HUNTWELL WEST - PHASE IB

HUNTWELL WV, LLC
DISTRICT: 08, MAP: 09, PARCEL: 08
CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

JON K. ERICKSON
LICENSED
No. 2302
STATE OF
WEST VIRGINIA
PROFESSIONAL SURVEYOR


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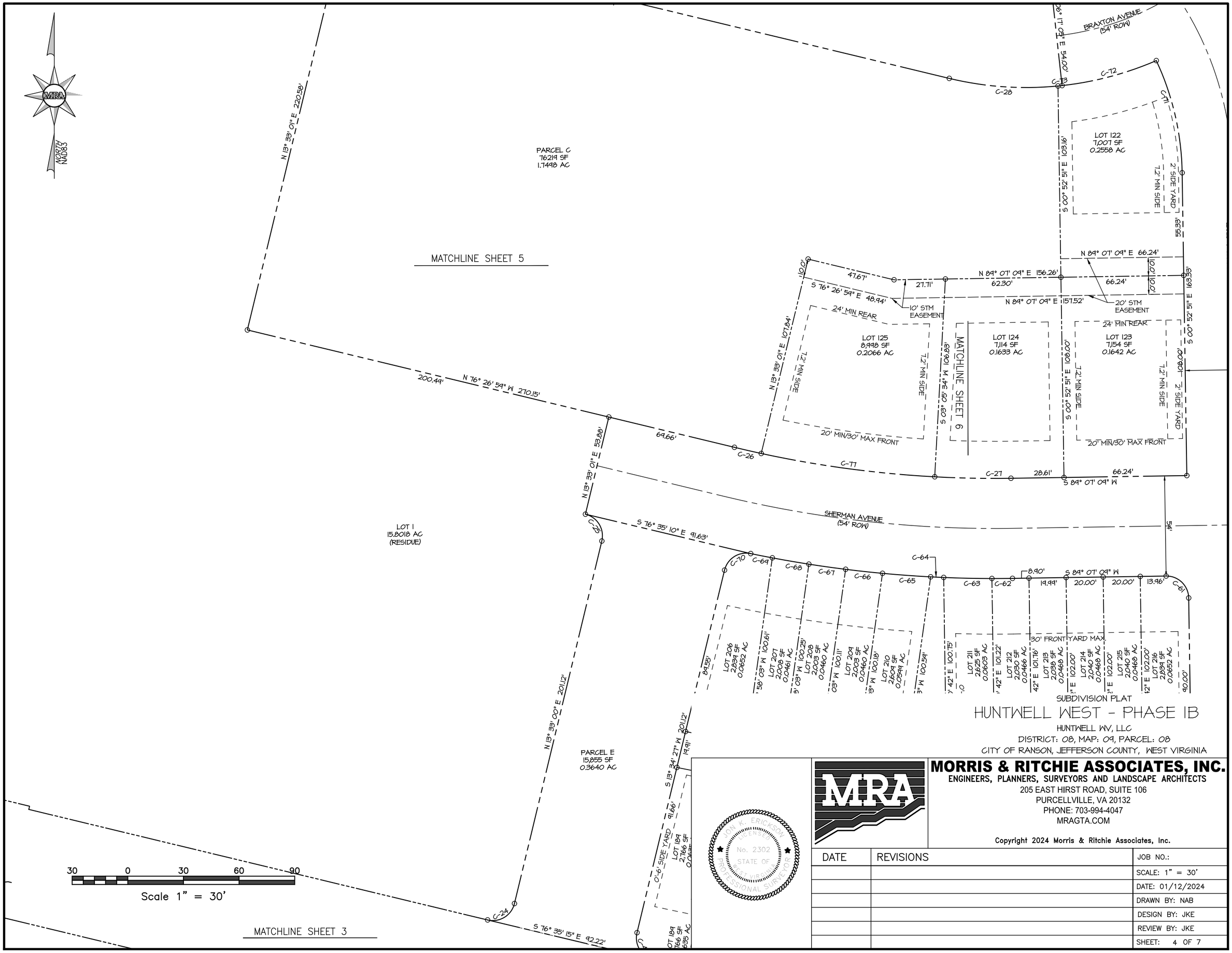
| | | DATE: 01/12/2024 |
| | | DRAWN BY: NAB |
| | | DESIGN BY: JKE |
| | | REVIEW BY: JKE |
| | | SHEET: 3 OF 7 |




SUBDIVISION PLAT

# HUNTWELL WEST - PHASE IB

HUNTWELL WV, LLC
DISTRICT: 08, MAP: 09, PARCEL: 08
CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

**MORRIS & RITCHIE ASSOCIATES, INC.**
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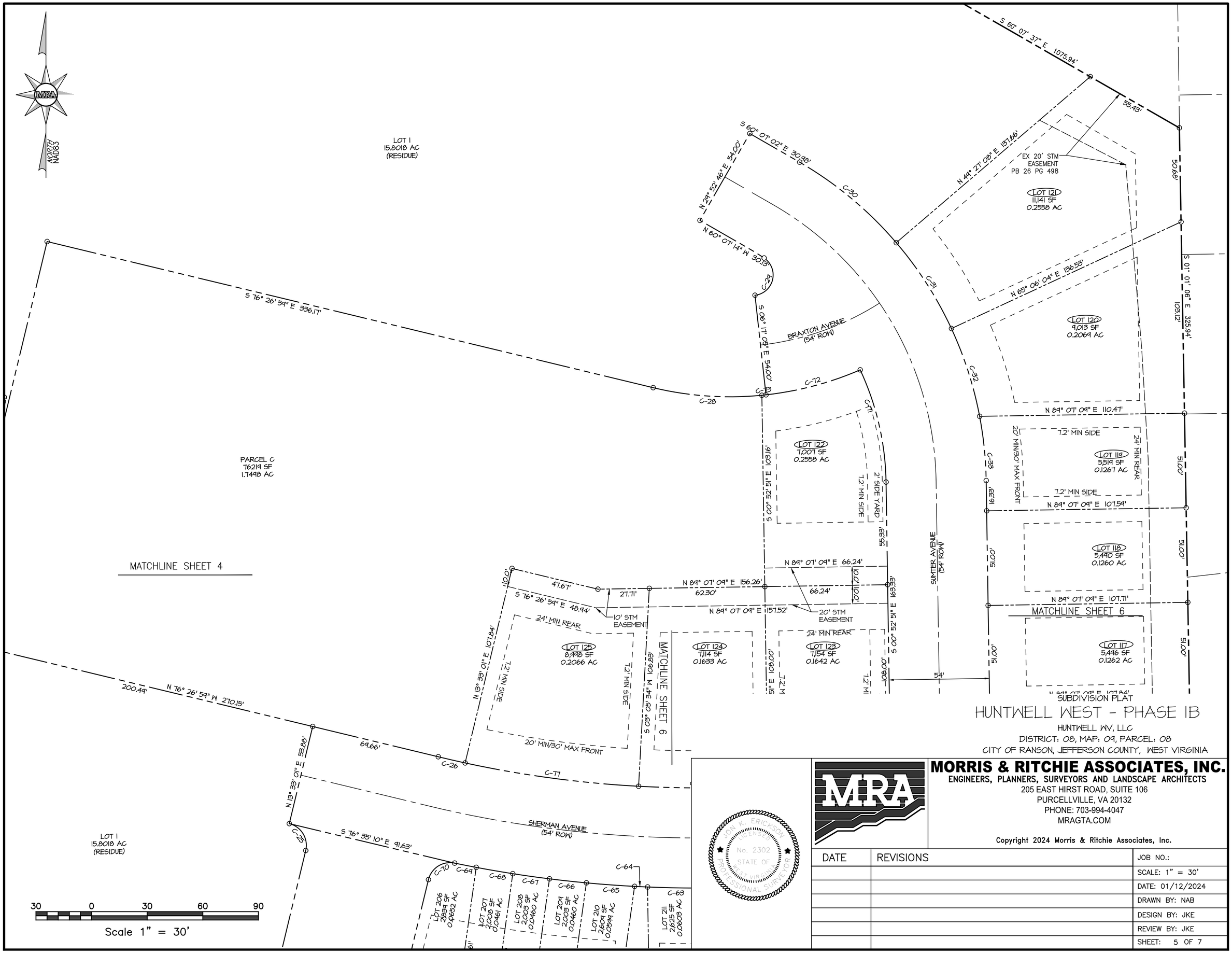
| | | DATE: 01/12/2024 |
| | | DRAWN BY: NAB |
| | | DESIGN BY: JKE |
| | | REVIEW BY: JKE |
| | | SHEET: 4 OF 7 |




SUBDIVISION PLAT

# HUNTWELL WEST - PHASE IB

HUNTWELL WV, LLC

DISTRICT: 08, MAP: 09, PARCEL: 08

CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

JON K. ERICKSON
LICENSED
No. 2302
STATE OF
WEST VIRGINIA
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| | | DRAWN BY: NAB |
| | | DESIGN BY: JKE |
| | | REVIEW BY: JKE |
| | | SHEET: 5 OF 7 |

MATCHLINE SHEET 5

MATCHLINE SHEET 3

SHERMAN AVENUE (54' ROW)

SUMTER AVENUE (54' ROW)

HUNTWELL WEST AVENUE (ROW 60)

ALLEY "A"

PHASE 1A

PARCEL C
9937 SF
0.2281 AC

LOT 125
8,998 SF
0.2066 AC

LOT 124
7,114 SF
0.1633 AC

LOT 123
7,154 SF
0.1642 AC

LOT 117
5,496 SF
0.1262 AC

LOT 116
5,503 SF
0.1263 AC

LOT 222
3,113 SF
0.0715 AC

LOT 221
2,346 SF
0.0550 AC

LOT 220
2,340 SF
0.0549 AC

LOT 219
2,384 SF
0.0547 AC

LOT 218
2,377 SF
0.0546 AC

LOT 217
5,211 SF
0.1198 AC

LOT 211
2,625 SF
0.0603 AC

LOT 212
2,030 SF
0.0466 AC

LOT 213
2,036 SF
0.0468 AC

LOT 214
2,040 SF
0.0468 AC

LOT 215
2,040 SF
0.0468 AC

LOT 216
2,894 SF
0.0652 AC

LOT 206
2,894 SF
0.0652 AC

LOT 207
2,005 SF
0.0461 AC

LOT 208
2,003 SF
0.0460 AC

LOT 209
2,003 SF
0.0460 AC

LOT 210
2,809 SF
0.0549 AC

LOT 184
2,166 SF
0.0635 AC

LOT 186
2,041 SF
0.0481 AC

LOT 187
2,045 SF
0.0481 AC

LOT 188
2,048 SF
0.0482 AC

LOT 185
2,049 SF
0.0482 AC

LOT 184
2,730 SF
0.0621 AC

LOT 183
2,700 SF
0.0620 AC

LOT 182
2,064 SF
0.0474 AC

LOT 181
2,055 SF
0.0472 AC

LOT 180
2,052 SF
0.0471 AC

LOT 179
2,052 SF
0.0471 AC

LOT 178
2,612 SF
0.0600 AC

LOT 172
2,065 SF
0.0474 AC

LOT 173
2,062 SF
0.0473 AC

LOT 174
2,060 SF
0.0473 AC

LOT 175
2,060 SF
0.0473 AC

LOT 176
2,062 SF
0.0473 AC

LOT 177
2,458 SF
0.0564 AC

LOT 108

LOT 109

LOT 110

LOT 111

LOT 112

LOT 102

LOT 101

LOT 100

EX 20' STM EASEMENT PB 26 PG 498

CIVIC SPACE
PARCEL E
0.8225 AC
PB 26 PG 498

10' STM EASEMENT

20' STM EASEMENT

NORTH
NAD83

Scale 1" = 30'

SUBDIVISION PLAT

# HUNTWELL WEST - PHASE 1B

HUNTWELL WV, LLC

DISTRICT: 08, MAP: 09, PARCEL: 08

CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA


**MORRIS & RITCHIE ASSOCIATES, INC.**
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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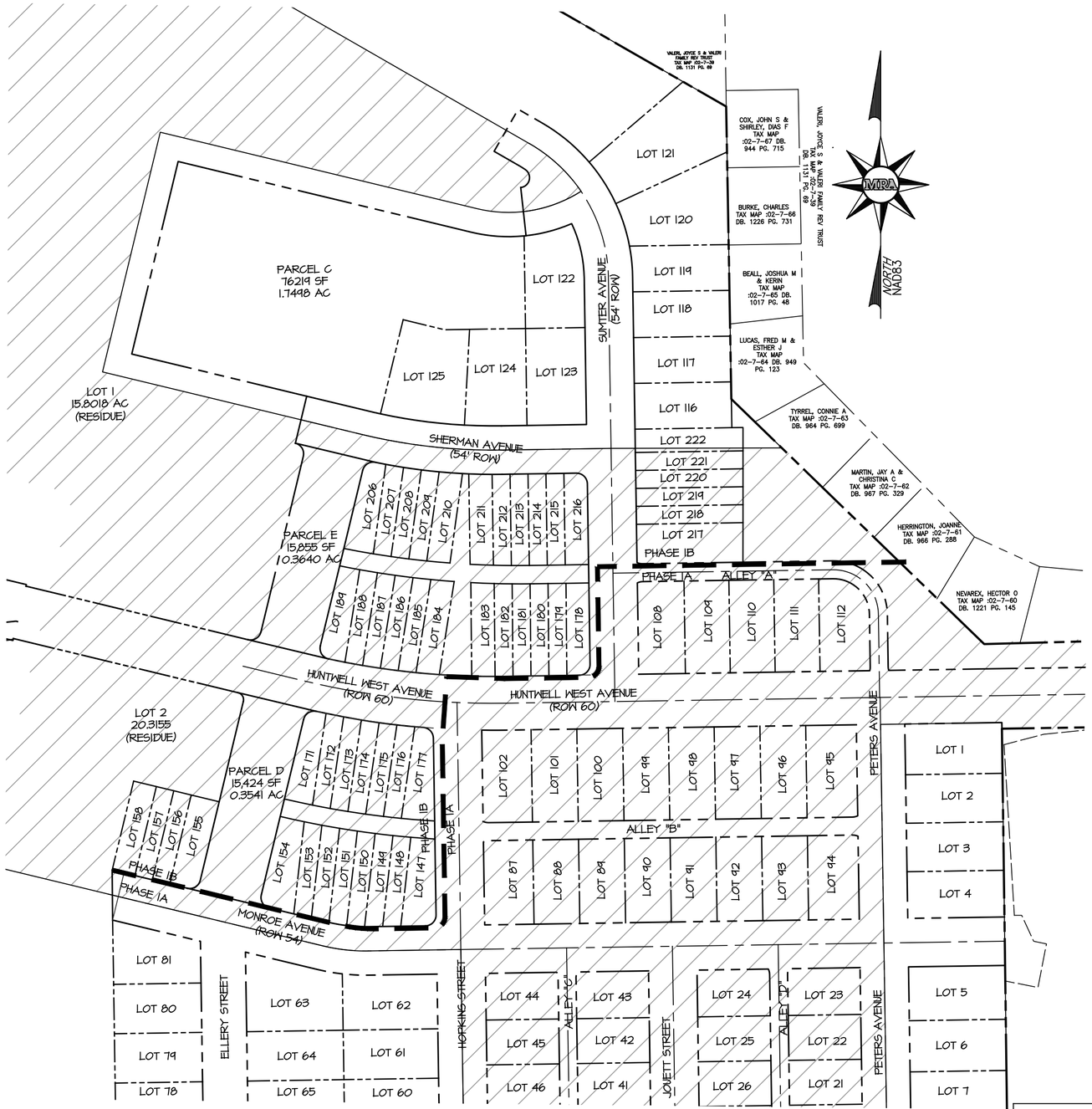
LICENSED
No. 2302
STATE OF
WEST VIRGINIA
PROFESSIONAL SURVEYOR

| DATE | REVISIONS | JOB NO.: |
|---|---|---|
| | | SCALE: 1" = 30' |
| | | DATE: 01/12/2024 |
| | | DRAWN BY: NAB |
| | | DESIGN BY: JKE |
| | | REVIEW BY: JKE |
| | | SHEET: 6 OF 7 |

## ZONING LEGEND

T3 ZONING

T4 ZONING




100 0 100 200 300

Scale 1" = 100'

SUBDIVISION PLAT

# HUNTWELL WEST - PHASE IB

HUNTWELL WV, LLC

DISTRICT: 08, MAP: 09, PARCEL: 08

CITY OF RANSON, JEFFERSON COUNTY, WEST VIRGINIA

JON K. ERICKSON LICENSED No. 2302 STATE OF WEST VIRGINIA PROFESSIONAL SURVEYOR


**MORRIS & RITCHIE ASSOCIATES, INC.**

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

205 EAST HIRST ROAD, SUITE 106

PURCELLVILLE, VA 20132

PHONE: 703-994-4047

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|---|---|---|
| | | SCALE: 1" = 100' |
| | | DATE: 01/12/2024 |
| | | DRAWN BY: NAB |
| | | DESIGN BY: JKE |
| | | REVIEW BY: JKE |
| | | SHEET: 7 OF 7 |

**AGENDA ITEM iii.3**

# Planning Commission Request for Action

**TO:**

**FROM:** Darla Armstrong, Community & Economic Development

**ITEM TYPE:** Presentation

**AGENDA SECTION:** COUNCIL BUSINESS

**SUBJECT:**

**ATTACHMENTS:**

Legal Notice Huntwell West 1B plat and bond.docx

**LEGAL NOTICE**
**PUBLIC HEARING NOTICE**
**CITY OF RANSON**

In accordance with W. Va. Code §8A-5-8 et seq., the Ranson Planning Commission will hold a public hearing on Monday, April 22, 2024, at 7:00 PM at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the final plat proposal for Huntwell West Phase 1B located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 116-222) and accepting the bond for Phase 1B of Huntwell West. All persons are invited to attend and make comments about the proposed final plat.

Copies of the proposed plat and bond are available upon request in the Community Development Department. If you cannot attend but wish to comment, you may write and it must be received to the following address: City of Ranson, Attn: Community Development Department, 312 S. Mildred Street, Ranson, WV 25438 or email cityclerk@ransonwv.us. Written Comments received prior to April 17, 2024, will be provided to the Planning Commission, and inserted into the official record.

Reiley Stanley
Dept. of Community Development

**AGENDA ITEM iii.4**

# Planning Commission Request for Action

**TO:**

**FROM:** Darla Armstrong, Community & Economic Development

**ITEM TYPE:** Presentation

**AGENDA SECTION:** COUNCIL BUSINESS

**SUBJECT:**

Phase 1B located off North Mildred Street and Old Leetown Road, Ranson WV (Lots 116-222) and accepting the bond for Phase 1B of Huntwell West.

**ATTACHMENTS:**

24-8-FP-2024-04-16 - Huntwell Wes Phase 1B_Ranson Bond Estimate.pdf

City of Ranson, West Virginia
Community Development
**Construction Bond - Estimate**

Project Name: Huntwell West Section: Phase 1B

Date: 4/22/2022

C.O.R. File No. 21-106-CD

**Bond Amount Approved:** $ _____

**By:** _____ **Date:** _____

*Official Use Do Not Write In This Box*

| Item No. | Description | Unit | 2021 Unit Cost | Quantity | Total Cost |
|---|---|---|---|---|---|
| **1.1** | **Erosion & Sediment Control** | | | | |
| 1 | Stabilized Construction Entrance | EA | $ 2,475.00 | | $ |
| 2 | Silt Fence - Standard | LF | $ 4.40 | | $ |
| 3 | Silt Fence - Super | LF | $ 18.15 | | $ |
| 4 | Earth Dike Construction (1) | LF | $ 3.96 | | $ |
| 5 | Inlet Protection Device | EA | $ 388.14 | | $ |
| 6 | Outlet Protection Device | EA | $ 385.00 | | $ |
| 7 | Stone Check Dams | EA | $ 192.50 | | $ - |
| 8 | Sediment Trap Excavation | CY | $ 15.35 | | $ - |
| 9 | Riser Structure for Sediment Basin/Pond | EA | $ 6,456.24 | | $ - |
| 10 | Impermeable Liner for Sediment Basin/Pond | SY | $ 22.83 | | $ - |
| 11 | Rip-Rap Apron/Plunge Pool | CY | $ 122.72 | | $ - |
| 12 | Grass Waterway/Drainage Swale | LF | $ 11.99 | | $ - |
| 13 | Temporary Seeding (60 lbs/ac) | SF | $ 0.10 | | $ - |
| 14 | Permanent Seeding (98 lbs/ac) | SF | $ 0.12 | | $ - |
| 15 | Mulch, Straw or Hay (2 tn/ac) | TN | $ 550.13 | | $ - |
| 16 | Mulch, Wood Cellulose Fiber (1,500 lbs/ac) | TN | $ 545.34 | | $ - |
| 17 | Mulch, Shredded Bark or Wood Chip (35 cy/ac) | CY | $ 89.10 | | $ - |
| 18 | Sod | SY | $ 5.90 | | $ - |
| 19 | Soil Stabilizing Matt - Biodegradable | SY | $ 4.95 | | $ - |
| 20 | Soil Stabilizing Matt - Non-biodegradable | SY | $ 11.00 | | $ - |
| 21 | Geotextile Fabric | SF | $ 3.30 | | $ - |
| 22 | 4 ft Safety Fence | LF | $ 8.84 | | $ - |
| 23 | 6 ft Chain Link Safety Fence | LF | $ 11.00 | | $ - |
| 24 | Tree Protection | LF | $ 3.30 | | $ - |
| 25 | Temporary Utility Line Stream Crossing/Diversion | EA | $ 1,375.00 | | $ - |
| **1.2** | **Site Preparation & Demolition** | | | | |
| 1 | Clearing & Grubbing - Light Cover | ACRE | $ 7,342.50 | | $ |
| 2 | Clearing & Grubbing - Moderate Cover | ACRE | $ 10,725.00 | | $ |
| 3 | Clearing & Grubbing - Heavy Cover | ACRE | $ 13,475.00 | | $ |
| 4 | Clearing & Grubbing - Very Heavy Cover | ACRE | $ 15,950.00 | | $ |
| 5 | Sawcut Existing Asphalt Pavement | LF | $ 2.20 | | $ |
| 6 | Sawcut Existing Concrete Pavement | LF | $ 3.52 | | $ |
| 7 | Removal of Asphalt Pavement | SY | $ 8.25 | | $ |
| 8 | Removal of Fencing | LF | $ 5.67 | | $ - |
| 9 | Removal of Power Pole | EA | $ 8,415.00 | | $ - |
| 10 | Removal of Structures/Buildings | EA | $ 10,000.00 | | $ - |

NOTE: All E&SC measures are currently bonded with Phase 1A

NOTE: All site prep and demolition measures are already completed or currently bonded with Phase 1A

| Item No. | Description | Unit | 2021 Unit Cost | Quantity | Total Cost |
|---|---|---|---|---|---|
| **1.3** | **Earthwork** | | | | |
| 1 | Strip Topsoil | CY | $ 4.13 | | $ - |
| 2 | Common Excavation | CY | $ 25.01 | 780 | $ 19,510.92 |
| 3 | Borrow Material - On Site | CY | $ 22.34 | | $ - |
| 4 | Borrow Material - Imported from Off Site | CY | $ 40.26 | | $ - |
| 5 | Rock Excavation | CY | $ 99.00 | | $ - |
| 6 | Furnish Topsoil | CY | $ 52.76 | | $ - |
| **2.1** | **Paved Surface Construction** | | | | |
| 1 | Subgrade | CY | $ 73.37 | | $ - |
| 2 | Fabric for Subgrade Stabilization | SY | $ 3.19 | | $ - |
| 3 | Aggregate Base Course | CY | $ 97.30 | 1134 | Note: All roads are built in phase 1B |
| 4 | Open Graded Free Draining Base Course | CY | $ 120.89 | | $ - |
| 5 | Free Draining Base Trench | LF | $ 12.08 | | $ - |
| 6 | Outlet Pipe | LF | $ 39.75 | | $ - |
| 7 | Bituminous Asphalt Tack Coat | SY | $ 0.51 | 5830 | Note: All roads are built in phase 1B |
| 8 | Superpave Asphalt Base Course - Type 25 | TN | $ 93.50 | 1010 | Note: All roads are built in phase 1B |
| 9 | Superpave Asphalt Base Course - Type 19 | TN | $ 106.70 | | $ - |
| 10 | Superpave Asphalt Surface Course - Type 9.5 | TN | $ 117.70 | 505 | Note: All roads are built in phase 1B |
| 11 | Reinforced Concrete Pavement | CY | $ 450.55 | | $ - |
| 12 | Standard Milling | SY | $ 7.07 | | $ - |
| 13 | Controlled Low Strength Material | CY | $ 368.98 | | $ - |
| 14 | 6" Concrete Entrance Apron - Residential | SY | $ 104.07 | | $ - |
| 15 | 8" Concrete Entrance Apron - Commercial Site | SY | $ 137.50 | | $ - |
| 16 | Concrete Curb & Gutter | LF | $ 66.00 | 3117 | Note: All curb and gutter is built in phase 1B |
| 17 | Concrete Curb Only | LF | $ 55.00 | | $ - |
| 18 | Bituminous Asphalt Walkway | SF | $ 14.85 | | $ - |
| 19 | Concrete Sidewalk | SY | $ 97.13 | 785 | $ 76,266.25 |
| 20 | Bed Course Material (for sidewalk) | CY | $ 88.57 | | $ - |
| 21 | Concrete Curb Ramp | EA | $ 2,750.00 | 10 | $ 27,500.00 |
| 22 | Detectable Warning Surface | EA | $ 486.72 | 10 | $ 4,867.17 |
| 23 | Concrete Precast Wheel Stops | EA | $ 275.00 | | $ - |
| 24 | One Direction Lane Arrow | EA | $ 275.00 | | $ - |
| 25 | Multi Directional Land Arrow | EA | $ 460.90 | | $ - |
| 26 | Bicycle Shared Lane Marking | EA | $ 302.50 | | $ - |
| 27 | Bicycle Lane Marking | EA | $ 302.50 | | $ - |
| 28 | Pavement Letters | EA | $ 82.27 | | $ - |
| 29 | 4" Edge/Lane Line - Painted | LF | $ 0.51 | | $ - |
| 30 | 6" Edge/Lane Line - Painted | LF | $ 0.66 | | $ - |
| 31 | 8" Edge/Lane Line - Painted | LF | $ 0.83 | | $ - |
| 32 | 4" Edge/Lane Line - Thermoplastic | LF | $ 0.76 | | $ - |
| 33 | 6" Edge/Lane Line - Thermoplastic | LF | $ 1.17 | | $ - |
| 34 | 8" Edge/Lane Line - Thermoplastic | LF | $ 1.97 | | $ - |
| 35 | 4" Edge/Lane Line - Preformed Thermoplastic | LF | $ 4.95 | | $ - |
| 36 | 6" Edge/Lane Line - Preformed Thermoplastic | LF | $ 7.37 | | $ - |
| 37 | 8" Edge/Lane Line - Preformed Thermoplastic | LF | $ 9.24 | | $ - |
| 38 | 4" Edge/Lane Line w/ Contrast - Preformed Thermoplastic | LF | $ 7.07 | | $ - |
| 39 | 6" Edge/Lane Line w/ Contrast - Preformed Thermoplastic | LF | $ 7.70 | | $ - |
| 40 | 8" Edge/Lane Line w/ Contrast - Preformed Thermoplastic | LF | $ 9.90 | | $ - |
| 41 | 12" Crosswalk/Stop/Transverse Line - Painted | LF | $ 3.58 | 90 | $ 321.75 |
| 42 | 12" Crosswalk/Stop/Transverse Line - Preformed Thermoplastic | LF | $ 14.85 | | $ - |
| 43 | 24" Stop Line - Preformed Thermoplastic | LF | $ 24.75 | | $ - |
| 44 | Handicapped Parking Symbol | EA | $ 341.17 | | $ - |
| 45 | 0.08 in Flat Sheet Sign | SF | $ 49.50 | | $ - |

| Item No. | Description | Unit | 2021 Unit Cost | Quantity | Total Cost |
|---|---|---|---|---|---|
| 46 | City standard sign post | LF | $ 27.50 | 2 | $ 55.00 |
| 47 | Sign - Street Name per E911 Addressing Ordinance | EA | $ 467.50 | 2 | $ 935.00 |
| 48 | Guard Rail - Steel Beam & Posts | LF | $ 20.16 | | $ - |
| 49 | Fence - Chain Link 6' High | LF | $ 45.24 | | $ - |
| 50 | Fence - Wood 3-Rail | LF | $ 33.00 | | $ - |
| 51 | Fence - Decorative Iron, 42" High | LF | $ 82.50 | | $ - |
| 52 | Pedestrian/Bicycle Barrier Railing - Wood - 42" high | LF | $ 57.20 | | $ - |
| 53 | Lights - Street and Parking Lot (light fixture, pole, foundation, & wiring) | EA | $ 13,200.00 | 5 | $ 66,000.00 |
| 54 | Bollards (wood or steel) | EA | $ 495.00 | | $ - |
| 55 | Traffic Control/Stop Light (WVDOH cost estimate) | EA | $ - | | 0 |

| Item No. | Description | Unit | 2021 Unit Cost | Quantity | Total Cost |
|---|---|---|---|---|---|
| **3.1** | **Landscaping** | | | | |
| 1 | Transplanting Trees (6' or less) | EA | $ 148.50 | | $ - |
| 2 | Transplanting Shrubs | EA | $ 126.50 | | $ - |
| 3 | Plant Shrubs (Evergreen or Deciduous) | EA | $ 165.00 | | $ - |
| 4 | Plant Tree (2"-3" caliper) - Evergreen | EA | $ 412.50 | | $ - |
| 5 | Plant Tree (2"-3" caliper) - Deciduous | EA | $ 550.00 | | $ - |
| 6 | Plant Tree (2"-3" caliper) - Flowering | EA | $ 330.00 | | $ - |
| 7 | Plant Ground Cover | EA | $ 7.70 | | $ - |
| 8 | Plant Wetlands or Bioretention Vegetation | EA | $ 27.50 | | $ - |
| 9 | Plant Screen Trees | EA | $ 165.00 | | $ - |
| 10 | Plant Street/Shade Trees | EA | $ 550.00 | 29 | $ 15,950.00 |
| 11 | Mulching (wood landscape mulch in place) | CY | $ 89.10 | | $ - |
| **4.1** | **Sanitary Sewer System** | | | | |
| 1 | 2" PVC Schedule 80 Pipe (force main) | LF | $ 121.00 | | $ - |
| 2 | 6" PVC Schedule 80 Pipe | LF | $ 168.76 | 683 | Note: All sanitary sewer is installed in phase 1B |
| 3 | 8" PVC Schedule 80 Pipe | LF | $ 109.45 | 358 | Note: All sanitary sewer is installed in phase 1B |
| 4 | 10" PVC Schedule 80 Pipe | LF | $ 121.55 | | $ - |
| 5 | Manhole 4' Diameter (6' height or less) | EA | $ 6,674.68 | 4 | Note: All sanitary sewer is installed in phase 1B |
| 6 | Grease Trap | EA | $ 6,875.00 | | $ - |
| 7 | 4" Service Lateral (20' to Edge of R.O.W./Property Line) | LF | $ 68.31 | | $ - |
| 8 | Sanitary Sewer Pump Station (sewage pump) | EA | $ - | | 0 |
| 9 | Road Bore/Crossing (with Pipe & Steel Casing) | LF | $ 440.00 | | $ - |
| **4.2** | **Potable Water System** | | | | |
| 1 | 3/4" Copper Service Line | LF | $ 117.76 | | $ - |
| 2 | 1" Copper Service Line | LF | $ 193.60 | | $ - |
| 3 | 2" Copper Service Line | LF | $ 39.60 | 437 | Note: The water system has installed in phase 1B |
| 4 | 4" Ductile Iron Pipe | LF | $ 57.20 | | $ - |
| 5 | 6" Ductile Iron Pipe | LF | $ 74.80 | | $ - |
| 6 | 8" Ductile Iron Pipe | LF | $ 92.40 | | $ - |
| 7 | 10" Ductile Iron Pipe | LF | $ 104.50 | | $ - |
| 8 | 12" Ductile Iron Pipe | LF | $ 115.50 | | $ - |
| 9 | Fire Hydrant with 6" line | LF | $ 5,513.77 | | $ - |
| 10 | 4" Gate Valve & Box | EA | $ 1,225.13 | | $ - |
| 11 | 6" Gate Valve & Box | EA | $ 1,954.65 | | $ - |
| 12 | 8" Gate Valve & Box | EA | $ 1,617.98 | | $ - |
| 13 | 10" Gate Valve & Box | EA | $ 2,420.00 | | $ - |
| 14 | 12" Gate Valve & Box | EA | $ 4,271.09 | | $ - |
| 15 | Pressure Reducing Valve & Vault | EA | $ - | | 0 |
| 16 | Tapping Sleeve & Valve for Water Service Connection | EA | $ 726.00 | | $ - |
| 17 | Water Meter Setter, Box & Service Line Tap | EA | $ 3,335.29 | 34 | Note: The water system has installed in phase 1B |
| **5.1** | **Storm Water Management & Storm Drainage** | | | | |
| | **SWM Basin/Ponds** | | | | |
| 1 | Excavation - Basin/Pond | CY | $ 25.01 | | $ |
| 2 | Excavation - Core Trench | CY | $ 25.01 | | $ |
| 3 | Embankment Construction - On-Site Material | CY | $ 22.34 | | $ |
| 4 | Embankment Construction - Imported Material | CY | $ 40.26 | | $ |
| 5 | Impervious Core | SF | $ 1.98 | | $ |
| 6 | Concrete Control Structure and Pipe Cradles | CY | $ 1,300.59 | | $ |
| 7 | Corrugated Metal Pipe Control Structure | EA | $ 6,456.24 | | $ |
| 8 | Dewatering Pipes or Structures | EA | $ 558.02 | | $ - |
| 9 | Filter Stone for Dewatering Pipe (1" to 2" dia. clean) | CY | $ 53.12 | | $ - |
| 10 | Antiseep Collar | f width | $ 165.00 | | $ - |
| 11 | Trash Rack | ch dia. | $ 55.00 | | $ - |

NOTE: All SWM measures are already completed or currently bonded with Phase 1A

| Item No. | Description | Unit | 2021 Unit Cost | Quantity | Total Cost |
|---|---|---|---|---|---|
| 12 | Water Tight Pipe Bands | ch dia. | $ 8.25 | | $ - |
| | **Low Impact Development BMP** | | | | |
| 13 | Urban Bioretention Basin (in sidewalk areas) | SF | $ 55.00 | | $ - |
| 14 | Bioretention Basin | SF | $ 38.50 | | $ - |
| 15 | Grass Channel | SF | $ 30.00 | | $ - |
| 16 | Permeable Pavers | SY | $ 50.00 | | $ - |
| | **PVC Slotted Pipe** | | | | |
| 17 | 4" PVC Slotted or Perforated Drain Pipe | LF | $ 16.50 | | $ - |
| 18 | 6" PVC Slotted or Perforated Drain Pipe | LF | $ 17.60 | | $ - |
| 19 | 8" PVC Slotted or Perforated Drain Pipe | LF | $ 21.85 | | $ - |
| 20 | 12" PVC Slotted or Perforated Drain Pipe | LF | $ 36.30 | | $ - |
| | **Corrugate Metal Pipe (Circular)** | | | | |
| 21 | 15" Storm Drain Pipe | LF | $ 171.48 | | $ - |
| 22 | 18" Storm Drain Pipe | LF | $ 112.79 | | $ - |
| 23 | 24" Storm Drain Pipe | LF | $ 173.24 | | $ - |
| 24 | 30" Storm Drain Pipe | LF | $ 198.00 | | $ - |
| 25 | 36" Storm Drain Pipe | LF | $ 209.06 | | $ - |
| 26 | 42" Storm Drain Pipe | LF | $ 244.20 | | $ - |
| 27 | 48" Storm Drain Pipe | LF | $ 278.30 | | $ - |
| 28 | 54" Storm Drain Pipe | LF | $ 313.50 | | $ - |
| 29 | 60" Storm Drain Pipe | LF | $ 352.00 | | $ - |

| Item No. | Description | Unit | 2021 Unit Cost | Quantity | Total Cost |
|---|---|---|---|---|---|
| | **Reinforced Concrete Pipe (circular)** | | | | |
| 30 | 15" Storm Drain Pipe | LF | $ 312.02 | | $ - |
| 31 | 18" Storm Drain Pipe | LF | $ 118.94 | | $ - |
| 32 | 24" Storm Drain Pipe | LF | $ 136.22 | | $ - |
| 33 | 30" Storm Drain Pipe | LF | $ 180.69 | | $ - |
| 34 | 36" Storm Drain Pipe | LF | $ 259.58 | | $ - |
| 35 | 42" Storm Drain Pipe | LF | $ 246.40 | | $ - |
| 36 | 48" Storm Drain Pipe | LF | $ 665.17 | | $ - |
| 37 | 54" Storm Drain Pipe | LF | $ 316.80 | | $ - |
| 38 | 60" Storm Drain Pipe | LF | $ 352.00 | | $ - |
| | **High Density Polyethlyene (HDPE) Pipe (Circular)** | | | | |
| 39 | 15" Storm Drain Pipe | LF | $ 126.32 | 240 | $ 30,317.76 |
| 40 | 18" Storm Drain Pipe | LF | $ 169.63 | | $ - |
| 41 | 24" Storm Drain Pipe | LF | $ 180.58 | | $ - |
| 42 | 30" Storm Drain Pipe | LF | $ 312.33 | | $ - |
| 43 | 36" Storm Drain Pipe | LF | $ 209.91 | | $ - |
| 44 | 42" Storm Drain Pipe | LF | $ 250.80 | | $ - |
| 45 | 48" Storm Drain Pipe | LF | $ 297.00 | | $ - |
| 46 | 54" Storm Drain Pipe | LF | $ 308.00 | | $ - |
| 47 | 60" Storm Drain Pipe | LF | $ 319.00 | | $ - |
| | **End Sections (Circular) - Metal (for CMP and HDPE Pipe)** | | | | |
| 48 | 15" Metal End Section | EA | $ 797.50 | | $ - |
| 49 | 18" Metal End Section | EA | $ 697.76 | | $ - |
| 50 | 24" Metal End Section | EA | $ 960.88 | | $ - |
| 51 | 30" Metal End Section | EA | $ 1,240.92 | | $ - |
| 52 | 36" Metal End Section | EA | $ 1,210.00 | | $ - |
| 53 | 42" Metal End Section | EA | $ 1,430.00 | | $ - |
| 54 | 48" Metal End Section | EA | $ 1,760.00 | | $ - |
| 55 | 54" Metal End Section | | $ 2,200.00 | | $ - |
| 56 | 60" Metal End Section | | $ 2,200.00 | | $ - |
| | **End Sections (Circular) - Concrete** | | | | |
| 57 | 15" RCP End Section | EA | $ 533.50 | 2 | $ 1,067.00 |
| 58 | 18" RCP End Section | EA | $ 621.50 | | $ - |
| 59 | 24" RCP End Section | EA | $ 830.50 | | $ - |
| 60 | 30" RCP End Section | EA | $ 1,314.50 | | $ - |
| 61 | 36" RCP End Section | EA | $ 1,941.50 | | $ - |
| 62 | 42" RCP End Section | EA | $ 1,974.50 | | $ - |
| 63 | 48" RCP End Section | EA | $ 2,348.50 | | $ - |
| 64 | 54" RCP End Section | EA | $ 3,074.50 | | $ - |
| 65 | 60" RCP End Section | EA | $ 3,800.50 | | $ - |
| | **Corrugated Metal Pipe Arch** | | | | |
| 66 | 17" x 13" Storm Drain Pipe | LF | $ 171.48 | | $ - |
| 67 | 21" x 15" Storm Drain Pipe | LF | $ 112.79 | | $ - |
| 68 | 24" x 18" Storm Drain Pipe | LF | $ 173.24 | | $ - |
| 69 | 35" x 24" Storm Drain Pipe | LF | $ 198.00 | | $ - |
| 70 | 42" x 29" Storm Drain Pipe | LF | $ 209.06 | | $ - |
| 71 | 57" x 38"Storm Drain Pipe | LF | $ 244.20 | | $ - |
| 72 | 64" x 43" Storm Drain Pipe | LF | $ 278.30 | | $ - |

| Item No. | Description | Unit | 2021 Unit Cost | Quantity | Total Cost |
|---|---|---|---|---|---|
| | **Reinforced Concrete Elliptical Pipe** | | | | |
| 73 | 23" x 14" Storm Drain Pipe | LF | $ 118.94 | | $ - |
| 74 | 30" x 19" Storm Drain Pipe | LF | $ 136.22 | | $ - |
| 75 | 38" x 24" Storm Drain Pipe | LF | $ 180.69 | | $ - |
| 76 | 45" x 29" Storm Drain Pipe | LF | $ 259.58 | | $ - |
| 77 | 53" x 34" Storm Drain Pipe | LF | $ 665.17 | | $ - |
| 78 | 60" x 38" Storm Drain Pipe | LF | $ 665.17 | | $ - |
| 79 | 68" x 43" Storm Drain Pipe | LF | $ 352.00 | | $ - |
| | **End Sections - Corrugated Metal Pipe Arch (for CMP and HDPE Pipe)** | | | | |
| 80 | 17" x 13" Metal End Section | EA | $ 797.50 | | $ - |
| 81 | 21" x 15" Metal End Section | EA | $ 697.76 | | $ - |
| 82 | 24" x 18" Metal End Section | EA | $ 709.50 | | $ - |
| 83 | 35" x 24" Metal End Section | EA | $ 1,240.92 | | $ - |
| 84 | 42" x 29" Metal End Section | EA | $ 1,210.00 | | $ - |
| 85 | 57" x 38" Metal End Section | EA | $ 1,760.00 | | $ - |
| 86 | 64" x 43" Metal End Section | EA | $ 2,200.00 | | $ - |
| | **End Sections - Reinforced Concrete Elliptical Pipe** | | | | |
| 86 | 23" x 14" RCP End Section | EA | $ 621.50 | | $ - |
| 88 | 30" x 19" RCP End Section | EA | $ 830.50 | | $ - |
| 89 | 38" x 24" RCP End Section | EA | $ 1,314.50 | | $ - |
| 90 | 45" x 29" RCP End Section | EA | $ 1,941.50 | | $ - |
| 91 | 53" x 34" RCP End Section | EA | $ 1,974.50 | | $ - |
| 92 | 60" x 38" RCP End Section | EA | $ 2,348.50 | | $ - |
| 93 | 68" x 43" RCP End Section | EA | $ 3,074.50 | | $ - |
| | **Storm Drain Structures** | | | | |
| 94 | Drop Inlet | EA | $ 3,879.85 | 3 | $ 11,639.56 |
| 95 | Curb Inlet - 6' Opening | EA | $ 4,620.00 | | $ - |
| 96 | Curb Inlet - 10' Opening | EA | $ 5,280.00 | | $ - |
| 97 | Curb Inlet - 12' Opening | EA | $ 6,050.00 | | $ - |
| 98 | Curb Inlet - 16' Opening | EA | $ 6,820.00 | | $ - |
| 99 | Curb Inlet - 20' Opening | EA | $ 7,370.00 | | $ - |
| 100 | Manhole (4' dia., 6' height or less) | EA | $ 6,674.79 | | $ - |
| | **Outfall & Channel Protection** | | | | |
| 101 | Concrete Endwall/Wingwall | SF | $ 110.00 | | $ - |
| 102 | Gabion Basket Structure | CY | $ 275.50 | | $ - |
| 103 | Rip-Rap Stone - Class 1 | CY | $ 122.72 | 234 | $ 28,715.54 |
| **5.1** | **Civc Standards** | | | | |
| 1 | Small Playground Tot Lot (< 10 Childred) | EA | $ 19,800.00 | | $ - |
| 2 | Medium Playground Tot Lot (10-50 Childred) | EA | $ 55,000.00 | | $ - |
| 3 | Large Playground Tot Lot (50+ Childred) | EA | $ 110,000.00 | | $ - |
| | | | | | |
| **6.1** | **Miscellaneous Site Construction & Structures** | | | | |
| 1 | Bus Stop Enclosure | EA | $ 3,850.00 | | $ - |
| 2 | Mail Box Cluster | EA | $ 1,100.00 | | $ - |
| 3 | Construction Stake-out | AC | $ 11,000.00 | | $ - |
| 4 | Traffic Control During Construction | LS | $ - | | 0 |
| 5 | Set Property Corners | EA | $ 132.00 | | $ - |

| | | |
|---|---|---|
| Grand Total All Costs | $ | 283,145.95 |
| Mobilization (5%) | $ | 14,157.30 |
| 15% Contingency | $ | 44,595.49 |
| TOTAL BOND AMOUNT | $ | 327,741.44 |

**AGENDA ITEM iii.5**

# Planning Commission Request for Action

**TO:**

**FROM:** Darla Armstrong, Community & Economic Development

**ITEM TYPE:** Presentation

**AGENDA SECTION:** COUNCIL BUSINESS

**SUBJECT:**

The purpose of the public hearing is to accept public comments on the Land Development Plan and Plat for the Bridgeforth Property located off North Mildred Street and Westcott Drive, parcel 088001600000000 (consisting of 14.4 acres).

**ATTACHMENTS:**

Legal Notice for LDPP-Bridgeforth Property.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 April 22, 2024 at 7:00 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on the Land Development Plan and Plat for the Bridgeforth Property located off North Mildred Street and Westcott Drive, parcel 088001600000000 (consisting of 14.4 acres). 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, excluding holidays at City Hall. 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 April 17, 2024, 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 April 17, 2024, will be provided to the Planning Commission and inserted into the official record.

Reiley Stanley
Department of Community Development

**AGENDA ITEM iii.6**

# Planning Commission Request for Action

**TO:**

**FROM:** Darla Armstrong, Community & Economic Development

**ITEM TYPE:** Presentation

**AGENDA SECTION:** COUNCIL BUSINESS

**SUBJECT:**

Bridgeforth Property located off North Mildred Street and Westcott Drive, parcel 088001600000000 (consisting of 14.4 acres).

**ATTACHMENTS:**

2024-04-18-Bridgeforth LDPP.pdf

# BRIDGEFORTH PROPERTY

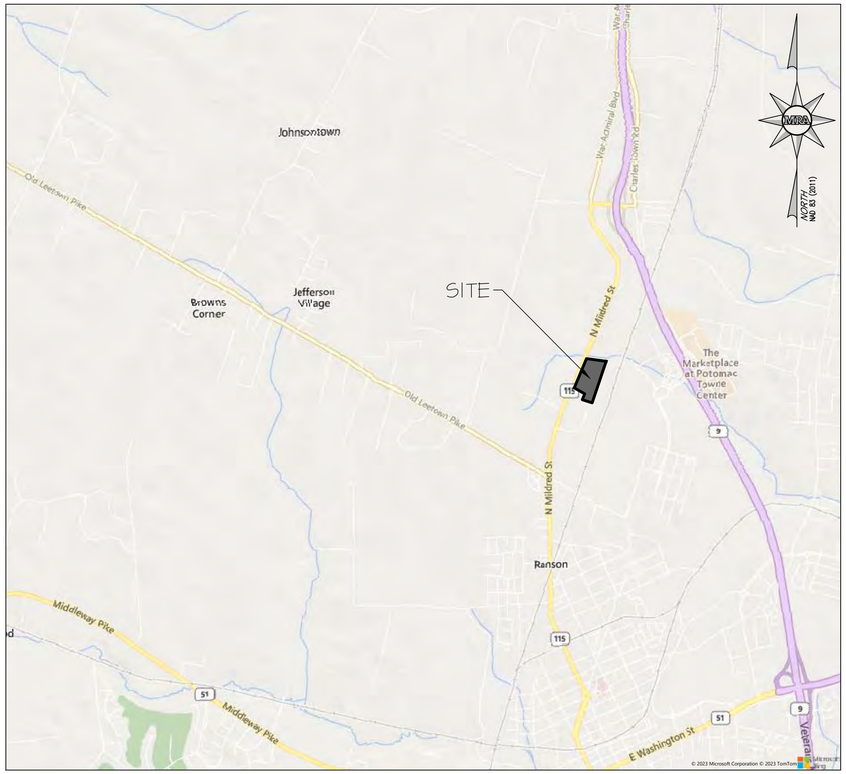
## LAND DEVELOPMENT PLAN AND PLAT

## CITY OF RANSON, WEST VIRGINIA

DATE: FEBRUARY, 2024

PROJECT NOTES:

1. THE SUBJECT PROPERTY IS ZONED HC (HIGHWAY COMMERCIAL) WITH A GROSS SITE AREA OF 55.8 ACRES AND IS LOCATED ON TAX MAP 08, PARCEL 16.
2. THE EXISTING USE IS A FARM / UNDEVELOPED.
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), 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 JEFFERSON UTILITIES. SANITARY SEWER FOR THE SUBJECT PROPERTY WILL BE PROVIDED BY CHARLES TOWN UTILITY BOARD.
6. ON-SITE STORMWATER AND BEST MANAGEMENT FACILITIES WILL BE PROVIDED TO HANDLE STORMWATER MANAGEMENT FOR THE SUBJECT PROPERTY.
7. THE TOPOGRAPHIC CONTOUR INTERVAL IS TEN (10) FEET. TOPOGRAPHIC INFORMATION IS BASED ON USGS AND GIS DATA.
8. THERE IS 100-YEAR FLOOD PLAIN ON THE SUBJECT PROPERTY BUT NOT WITHIN THE PROJECT LIMITS PER FEMA MAPS.
9. BOUNDARY INFORMATION IS BASED ON PUBLIC RECORD INFORMATION AND GIS DATA.
10. TOTAL PROPOSED IMPERVIOUS SURFACE AREA IS APPROXIMATELY 6.8AC




VICINITY MAP
SCALE: 1"=2000'

| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| 1 | COVER SHEET |
| 2 | EXISTING CONDITIONS |
| 3 | ZONING COMPLIANCE PLAN |
| 4 | THOROUGHFARES & CIVIC STANDARDS |

PARCEL INFORMATION:

PARCEL ID NUMBER: 08 8001600000000

TAX MAP: 08 / PCL: 16

DEED BOOK /PAGE: 1066/272

ADDRESS: 1982 N. MILDRED ST. RANSON, WV 25438

SECTOR ALLOCATION: G3

EXISTING ZONING: HC (HIGHWAY COMMERCIAL)

OWNER:
JAMES & WILLIAM BRIDGEFORTH
2927 SHAWNEE DR.
WINCHESTER, VA 22601

APPLICANT
(H&W CONSTRUCTION COMPANY)
CONTACT: WILLIAM AIKENS
1025 MARTINSBURG PIKE
WINCHESTER, VA 22603
540-974-2736

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

| DATE | REVISIONS |
|---|---|
| 3/5/24 | RESUBMIT – CITY COMMENTS |
| 4/18/24 | REVISED PER CITY COMMENTS |

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
205 E. HIRST RD, SUITE 106
PURCELLVILLE, VIRGINIA 20132
PHONE: (703) 994-4047
MRAGTA.COM

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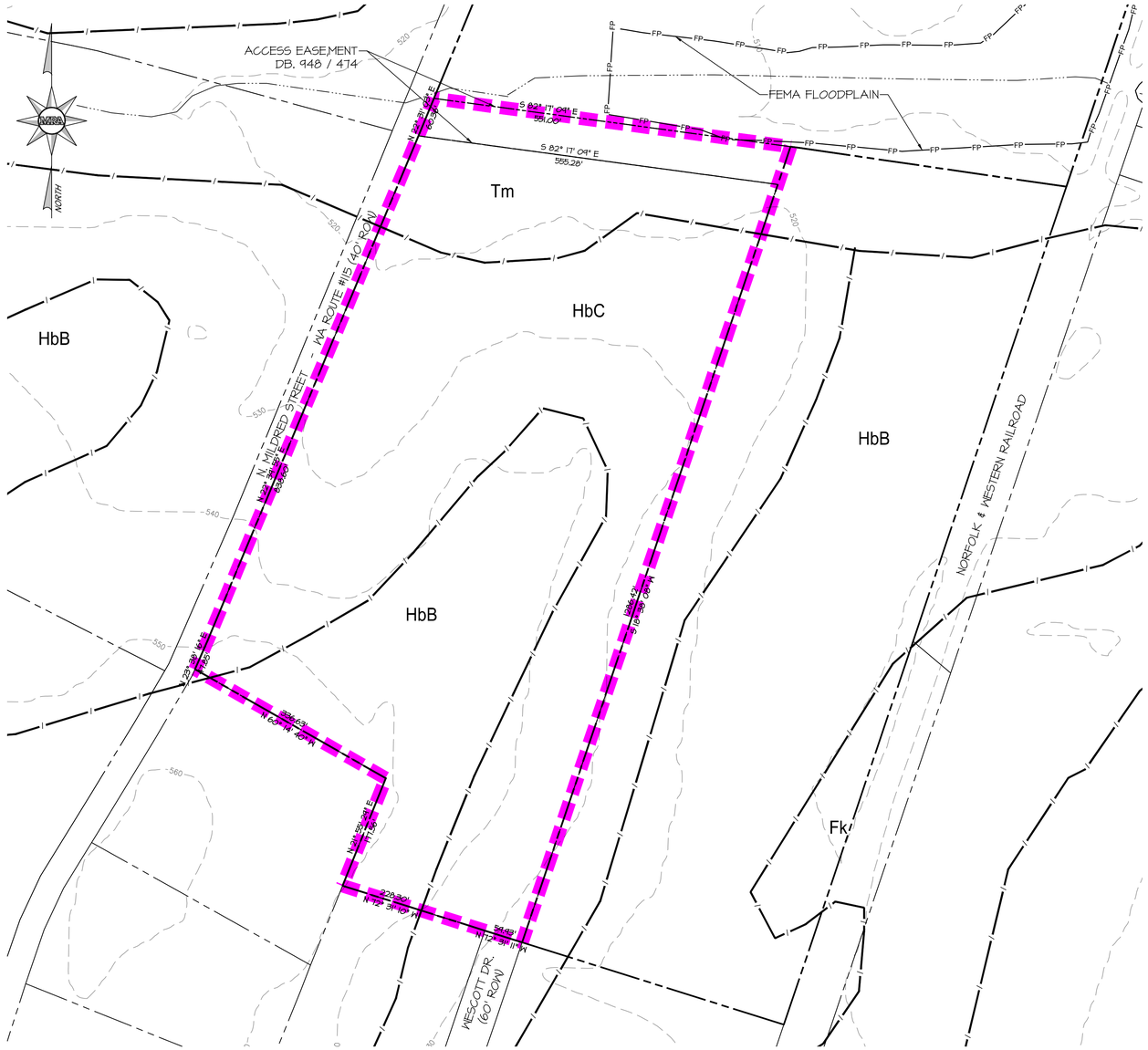
MRA

JON K. ERICKSON, SR.
REGISTERED
16052
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER
4/18/24

COVER SHEET

BRIDGEFORTH PROPERTY
LAND DEVELPMENT PLAN AND PLAT
CITY OF RANSON, WV

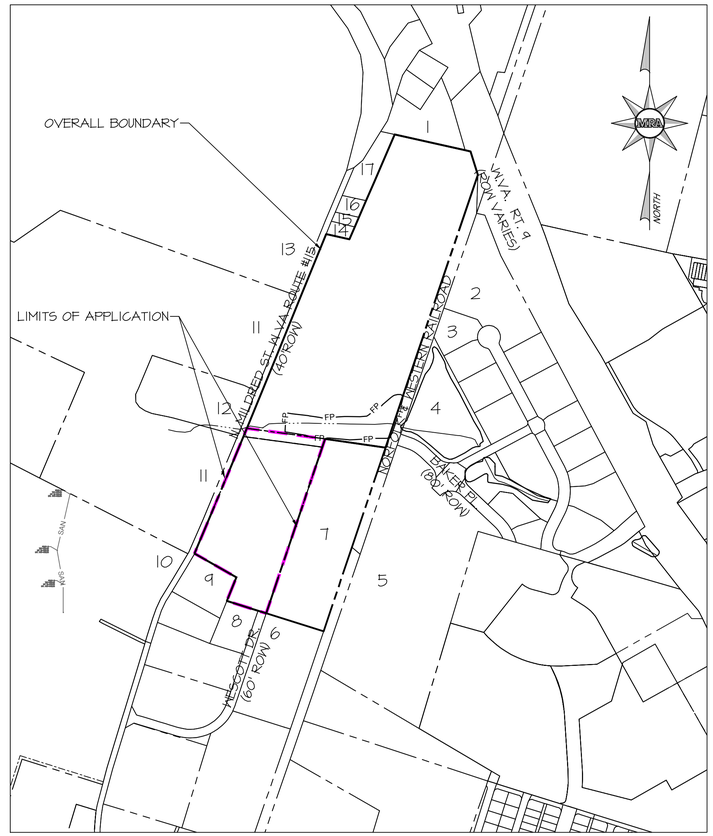
JOB NO.: 22541
SCALE: AS SHOWN
DATE: 2/09/24
DRAWN BY: CDS
DESIGN BY: CDS
REVIEW BY: CDS
PAGE:
1 of 04




# EXISTING CONDITIONS

100 50 0 100 200 300

GRAPHICAL SCALE: 1" = 100'




## ADJACENT OWNERS

SCALE 1"=500'

**Adjacent Parcels Table**

| No. | Tax Map | Parcel | Name | Deed Book | Deed Page | Land Use |
|---|---|---|---|---|---|---|
| 1 | 10 | 10.1 | MCKINNEY'S AUTO REPAIR & TOWING LLC | 1031 | 225 | Residential / Vacant |
| 2 | 8E | 7 | POTOMAC TOWNE CENTER LOT 7 LLC | 1278 | 145 | Commercial / Vacant |
| 3 | 8E | 8 | INWOOD 165 LLC | 1295 | 372 | Commercial / Vacant |
| 4 | 8E | SWM | INWOOD 165 LLC | 1295 | 372 | Residential / Vacant |
| 5 | 8E | 17 | INWOOD 165 LLC | 1295 | 372 | Commercial / Vacant |
| 6 | 8 | 13 | WESCOTT LLC | 935 | 649 | Commercial / Warehouse |
| 7 | 8 | 17 | BRIDGEFORTH JAMES & WILLIAM E III | 1128 | 403 | Farm |
| 8 | 8 | 15 | BRIDGEFORTH JAMES S & WILLIAM E III | 1095 | 701 | Farm |
| 9 | 10 | 14 | ROBERTS DONNA JEAN | 946 | 56 | Residential |
| 10 | 10 | 6 | JEFFERSON COUNTY SCHOOLS BOARD OF EDUCATION | 1200 | 194 | Farm |
| 11 | 10 | 5 | STRIDER JEFFERSON S-TR | 1258 | 54 | Farm |
| 12 | 5 | 13 | QUICK PHILLIP D JR & VICTORIA | 1301 | 305 | Residential |
| 13 | 10 | 9 | STRIDER LLC | 972 | 711 | Farm |
| 14 | 4 | 8 | PHIPPS CAYLA C | 1239 | 407 | Residential |
| 15 | 4 | 8.1 | BRADLEY FORREST H & ROSIE E | 934 | 191 | Residential / Vacant |
| 16 | 4 | 7 | BRADLEY FORREST H & ROSIE E | 934 | 191 | Residential / Vacant |
| 17 | 10 | 26 | CLABAUGH REESE | 1035 | 210 | Residential |

## LEGEND

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

## EXISTING CONDITIONS:

THE PROPERTY IS LOCATED IN RANSON CORPORATION, DISTRICT 8, OF JEFFERSON COUNTY, WEST VIRGINIA. THE PROPERTY IS USED FOR AGRICULTURAL PURPOSES AND CONSIST OF OPEN FIELDS. THE TOTAL AREA OF THE PROPERTY IS 55.8 ACRES AND APPLICATION AREA IS 14.14 ACRES.

THERE IS FEMA FLOOD PLAIN ON THE PROPERTY BUT IS LOCATED TO THE NORTH AND NOT WITHIN THE LIMITS OF THE REZONING APPLICATION.

THE SITE IS ZONED HC (HIGHWAY COMMERCIAL). THIS APPLICATION PROPOSES THE 14.14 ACRES TO BE ZONED TO SMART CODE NEW COMMUNITY. SC-NC IS INTENDED TO SUPPORT THE CITY OF RANSON'S VISION FOR THE G3 PREFERRED GROWTH SECTOR WHICH IS SUPPORTED EXPANSION AREA OF THE 2012 COMPREHENSIVE PLAN.

THE SITE IS LOCATED ON THE EAST SIDE OF N. MILDRED STREET AND FUTURE RANSON ELEMENTARY SCHOOL AND TO THE WEST IS THE NORFOLK 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 JEFFERSON UTILITIES OR CHARLES TOWN UTILITY BOARD.

SEWER TO BE PROVIDED BY CHARLES TOWN UTILITY BOARD.

## USDA SOIL DATA:

| KEY | SOIL TYPE | AREA (AC) | PERCENT |
|---|---|---|---|
| HbB | HAGERTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES | 4.05 | 27.1% |
| HbC | HAGERTOWN SILT LOAM, 8 TO 15 PERCENT SLOPES | 8.45 | 56.7% |
| Tm | TOMS SILT LOAM | 2.41 | 16.2% |

## STORMWATER MANAGEMENT NARRATIVE:

THE SUBJECT AREA OF THE SITE DRAINS NORTH INTO THE FLOODPLAIN. THE EAST PORTION OF THE SITE DRAINS INTO VACANT ADJACENT PROPERTY. 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.

| DATE | REVISIONS |
|---|---|
| 3/5/24 | RESUBMIT – CITY COMMENTS |
| 4/18/24 | REVISED PER CITY COMMENTS |

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ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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PURCELLVILLE, VIRGINIA 20132
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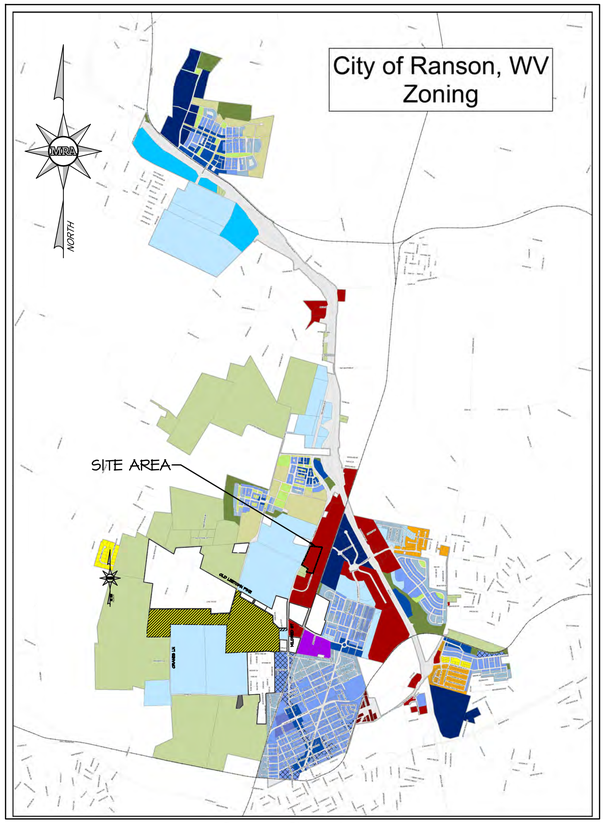
NEIL E. ERICKSON REGISTERED PROFESSIONAL ENGINEER 20021 STATE OF WEST VIRGINIA
4/18/24

EXISTING CONDITIONS

BRIDGEFORTH PROPERTY
LAND DEVELPMENT PLAN AND PLAT
CITY OF RANSON, WV

JOB NO.: 22541
SCALE: 1" = 200'
DATE: 2/09/24
DRAWN BY: CDS
DESIGN BY: CDS
REVIEW BY: CDS
PAGE:
2 of 04




ZONING MAP

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

**SECTOR PLAN**

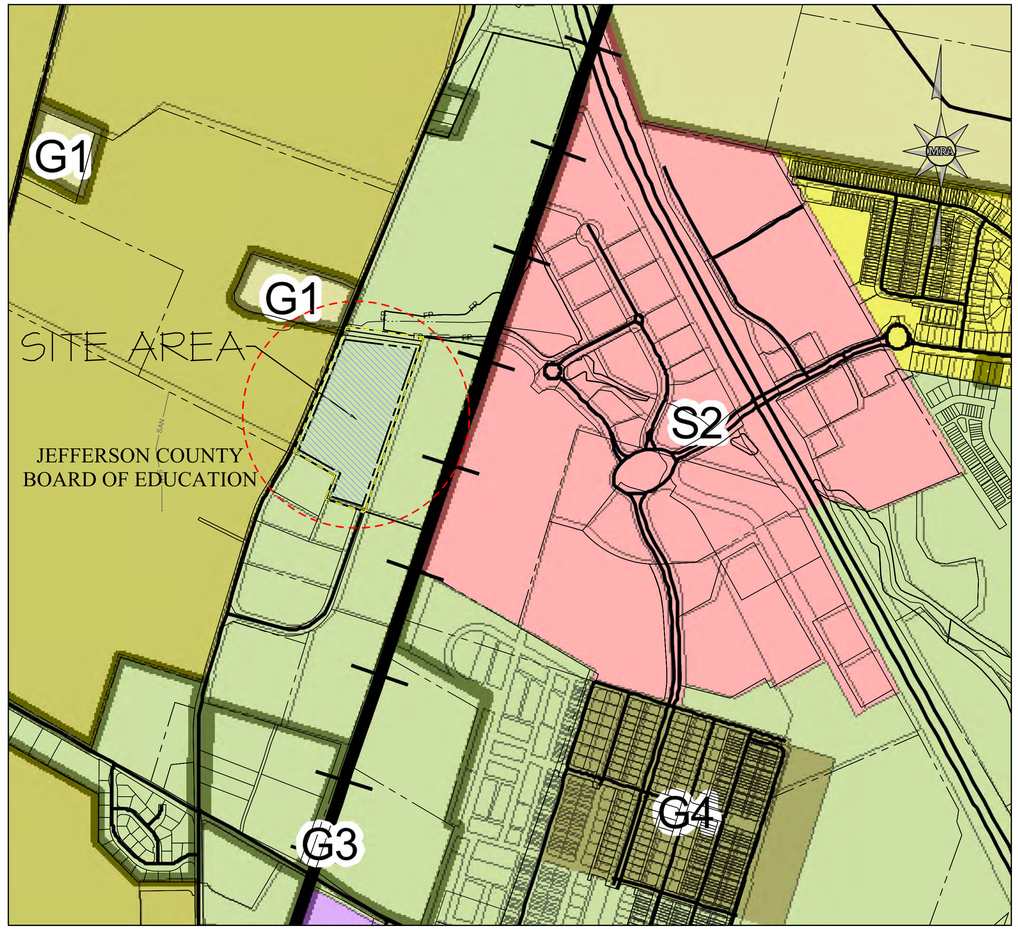
**TRANSPORTATION**
- Centerline of Road
- Railroad

**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

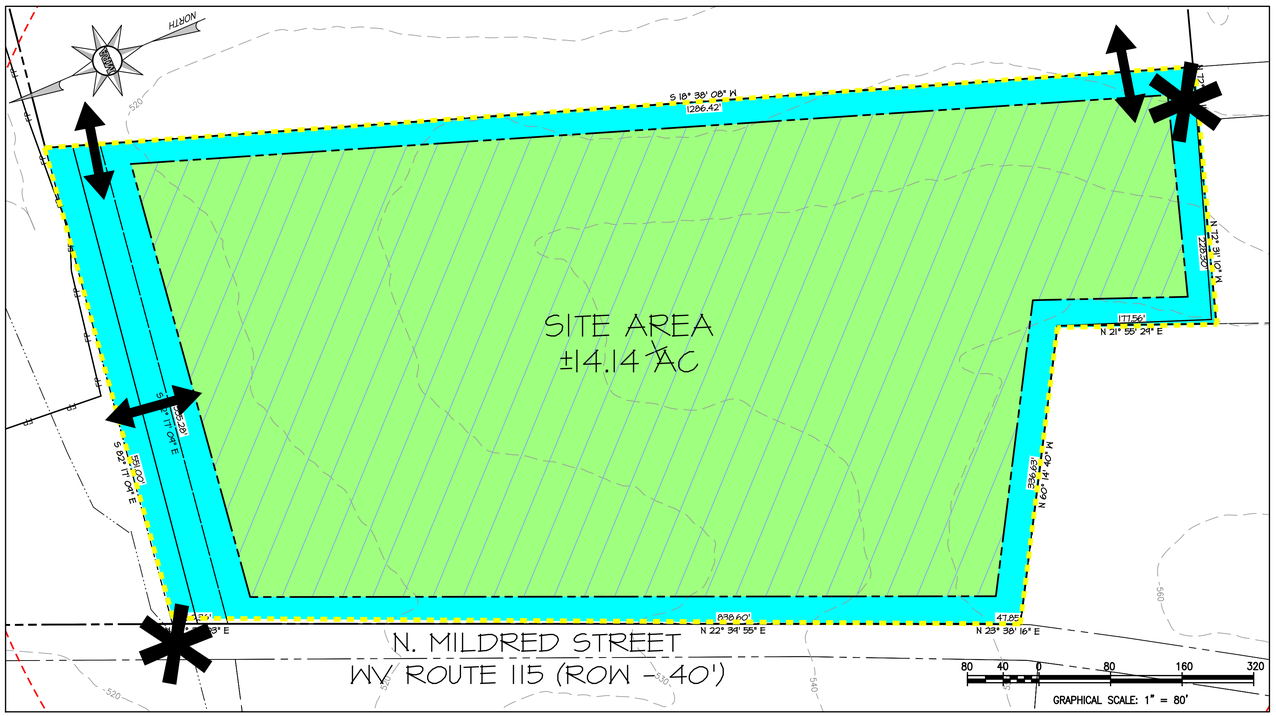
**UGB SUBURBAN SECTOR**
- S1 - Suburban Residential Sector
- S2 - Suburban Commercial Sector
- S3 - Industrial




SECTOR PLAN

GRAPHICAL SCALE: 1" = 500'

## TRANSECT DISTRICT & EDGE CONDITIONS




**LEGEND**
- T1 ZONING
- T4 ZONING
- SC-SMARTCODE NEW COMMUNITY
- OVERALL BOUNDARY
- VILLAGE LIMITS
- SHORT PEDESTRIAN SHED
- POINTS OF CONNECTION
- INTER-PARCEL ACCESS

### SECTOR PLAN

THE (G3) PREFERRED GROWTH SECTOR IS A PRIORITY EXPANSION AREA OF THE 2012 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

13.5 THE PROPOSED SITE IS WITHIN THE G3 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 200 ACRES PER VILLAGE.

A REZONING REQUEST PROPOSES ONE VILLAGE (VIL) HAS BEEN REQUESTED WHICH IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN STANDARD WITHIN SECTION 13.5.

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 WITH ORIENTED TOWARD A COMMON CIVIC SPACE

- a. A VILLAGE (VIL) SHALL BE PERMITTED WITHIN THE G-2 CONTROLLED GROWTH SECTOR, THE G-3 INTENDED GROWTH SECTOR, AND THE G-4 INFILL GROWTH SECTOR. S-1 SUBURBAN RESIDENTIAL SECTOR, S-2 SUBURBAN COMMERCIAL SECTOR, AND S-3 INDUSTRIAL.
- b. A (VIL) WITHIN THE G-2 CONTROLLED GROWTH SECTOR AND THE G-3 INTENDED 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 200 ACRES, AS ALLOCATED ON TABLE 2. SEE ARTICLE 4 FOR INFILL (VIL) ACREAGE REQUIREMENTS IN THE G-4 INFILL GROWTH SECTOR.
- 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.

### PROPOSED COMMUNITY UNITY TYPE:

VILLAGE (LOW) INTENSITY: SHALL USE THE ALLOCATION PERCENTAGES OF CHAPTER 19A TABLE 3 AS A GUIDELINE.

### ACREAGE REQUIREMENTS:

THE VILLAGE SHALL CONSIST OF NO FEWER THAN 40 ACRES AND NO MORE THAN 100 ACRES PER VILLAGE.

PROPOSED VILLAGE (LOW) INTENSITY AREA: 14.14 ACRES*
(*A ZONING WAIVER HAS BEEN REQUESTED)

BUILDABLE DENSITY FOR VILLAGE (LOW INTENSITY) T4:
MAX. DENSITY ALLOWED = 339 DUs (24 DUA)
PROPOSED DENSITY = 237 DU (16 DUA)

### EDGE TRANSECT ZONES:

THE PERIMETER BOUNDARIES SHALL HAVE T1.

THIS APPLICATION WILL ALIGN POINTS OF CONNECTION WITH OFF-SITE DEVELOPMENTS WHERE POSSIBLE. NO CONNECTIONS ARE PROPOSED TO THE NORTH AND WEST DUE EXISTING COMMUNITIES.

### TRANSECT DISTRICTS:

THE (VILLAGE) SHALL INCLUDE TRANSECT DISTRICTS AS ALLOCATED ON TABLE 3.

| DATE | REVISIONS |
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NICK K. ERICKSON — REGISTERED — 19067 — STATE OF WEST VIRGINIA — PROFESSIONAL ENGINEER
4/18/24

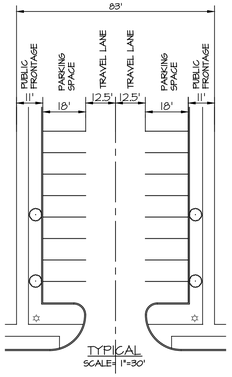
ZONING COMPLIANCE PLAN

BRIDGEFORTH PROPERTY
LAND DEVELPMENT PLAN AND PLAT
CITY OF RANSON, WV

| | |
|---|---|
| JOB NO.: | 22541 |
| SCALE: | AS SHOWN |
| DATE: | 2/09/24 |
| DRAWN BY: | CDS |
| DESIGN BY: | CDS |
| REVIEW BY: | CDS |
| PAGE: | 3 of 04 |




| Assembly Designation | | Typical |
|---|---|---|
| Thoroughfare Type | | Street |
| Transect District | | T4 |
| Right-of-Way Width | | N/A |
| Pavement Width | | 25 |
| | | |
| **Transportation Way** | | |
| Vehicular Lane(s) | | Two Lanes: two way, one lane each way @ 12.5 ft |
| Parking Spaces | | Two perpendicular @ 18 ft |
| Striping | | Required |
| Median Width | | n/a |
| Median Planting | | n/a |
| Median Surface | | n/a |
| Target Speed | | 25 mph |
| Bicycle Provision | | n/a |
| Transit Provision | | n/a |
| | | |
| **Public Frontage** | | |
| Assembly Width | | 12.5 ft |
| Public Frontage Type | | D |
| Transect District | | T4 |
| | | |
| Curbing | Type | Raised |
| | Curb Cut | Radius |
| | Radius | 15' |
| | | |
| Walkway | Width | 5 ft |
| | Surface | Concrete |
| | | |
| Planter | Type/Size | Continuous/6 ft |
| | Arrangement | Regular |
| | Species | Alternating |
| | Spacing | 40 ft o.c. avg. |
| | Surface | Ground cover or grass |
| | Street Tree Size | Large Shade |
| | Tree Species | To be selected at construction drawing stage |
| | | |
| Verge | Width | 3 ft |
| | Lighting Type | Post, Column |
| | Lighting Spacing | At intersections |




MAXIMUM BLOCK PERIMETERS

T-4 MAX BLOCK PERIMETER = 2400 FT
PROPOSED BLOCK PERIMETER = 1250 FT

TOTAL CIVIC / SPACE = 41,300 SF / 0.95 AC
REQUIRED 5-20% (30,796 SF MIN.)
PROVIDED 6.7% ( 41,300 SF)

## LEGEND

- OVERALL BOUNDARY
- VILLAGE LIMITS/ PROPERTY BOUNDARY
- OPEN / CIVIC SPACE
- * SHORT PEDESTRIAN SHED
- PLAYGROUND W/ 1000' RADIUS
- MAIN CIVIC SPACE
- T1 ZONING
- T4 ZONING
- OPEN SPACE
- SC-SMARTCODE NEW COMMUNITY
- POINTS OF CONEECTION
- PEDESTRIAN PASSAGE
- BLOCK PERIMETER
- BLOCK PERIMETER LENGTH
- xxx' BLOCK FACE LENGTH

| UTILITY PROVIDERS | |
|---|---|
| UTILITY | UTILITY COMPANY |
| WATER | JEFFERSON UTILITIES |
| SANITARY SEWER | CHARLES TOWN UTILITY BOARD |
| ELECTRIC | POTOMAC EDISON COMPANY |
| CABLE | COMCAST |
| PHONE | FRONTIER COMMUNICATIONS |
| CABLE/PHONE | SHENTEL |
| GAS | THOMPSON GAS |
| OTHER | WV 811 |

| DATE | REVISIONS |
|---|---|
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JON K. ERICKSON
REGISTERED
16052
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER
4/18/24

ZONING COMPLIANCE PLAN

BRIDGEFORTH PROPERTY
LAND DEVELPMENT PLAN AND PLAT
CITY OF RANSON, WV

JOB NO.: 22541
SCALE: AS SHOWN
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REVIEW BY: CDS
PAGE:

**AGENDA ITEM iii.7**

# Planning Commission Request for Action

**TO:**

**FROM:** Darla Armstrong

**ITEM TYPE:** Presentation

**AGENDA SECTION:** COUNCIL BUSINESS

**SUBJECT:**

Petition to Rezone parcel 088001600000000, the formal address of 1982 North Mildred Street, Ranson, WV 25438 (Consisting of 14.14 acres) from Highway Commercial to SC-NC T4. Upon recommendation and approval of the zoning map amendment by the Ranson Planning Commission on March 4, 2024.

**ATTACHMENTS:**

Legal Notice for Rezoning 1982 N Mildred Street.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, April 22, 2024, at 7 pm at Ranson City Hall, 312 S. Mildred Street, Ranson, WV. The purpose of the public hearing is to accept public comments on a petition to rezone the following parcel 088001600000000, the formal address of 1982 North Mildred Street, Ranson, WV 25438 (Consisting of 14.14 acres) from Highway Commercial to SC-NC T4. 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 April 17, 2024: City of Ranson, Attn: Community Development Director, 312 S. Mildred Street, Ranson, WV, 25438 or cityclerk@ransonwv.us. Written comments received prior to April 17, 2024, will be provided to the Planning Commission and inserted into the official record.

**AGENDA ITEM iii.8**

# Planning Commission Request for Action

**TO:**

**FROM:** Darla Armstrong, Community & Economic Development

**ITEM TYPE:** Presentation

**AGENDA SECTION:** COUNCIL BUSINESS

**SUBJECT:**

Petition to rezone the following parcel 088001600000000, the formal address of 1982 North Mildred Street, Ranson, WV 25438 (Consisting of 14.14 acres) from Highway Commercial to SC-NC T4. 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.

**ATTACHMENTS:**

24-14-REZ-Bridgeforth - Rezoning.pdf
24-14-REZ-Bridgeforth - Waiver Application.pdf
24-14-REZ-Bridgeforth - Rezoning Application.pdf

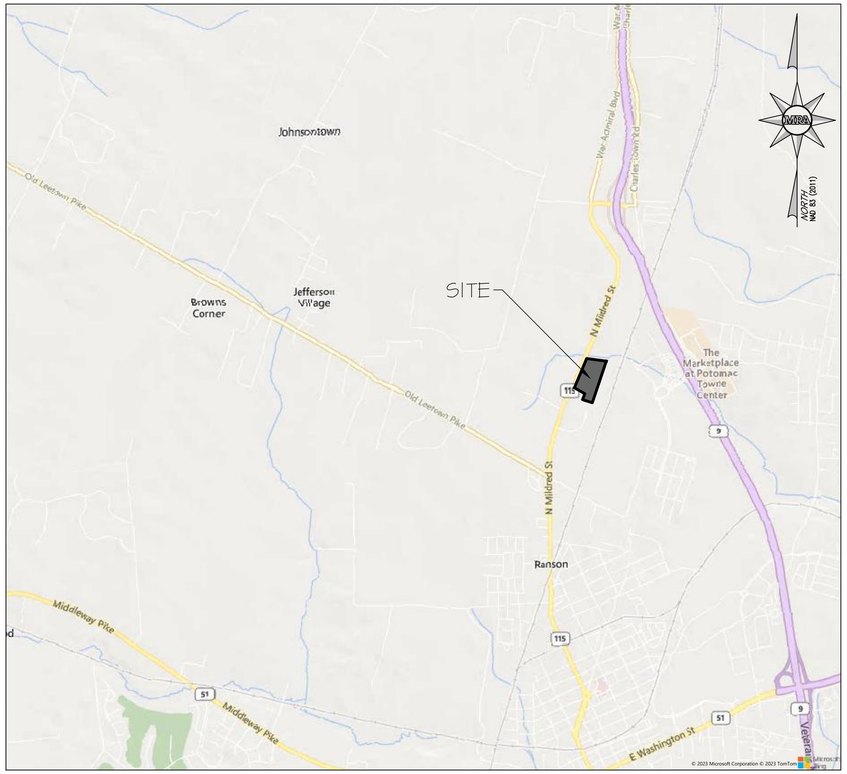
# BRIDGEFORTH PROPERTY

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

DATE: FEBRUARY, 2023

PROJECT NOTES:

1. THE SUBJECT PROPERTY IS ZONED HC (HIGHWAY COMMERCIAL) WITH A GROSS SITE AREA OF 55.8 ACRES AND IS LOCATED ON TAX MAP 08, PARCEL 16.
2. THE EXISTING USE IS FARM / UNDEVELOPED.
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), 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 JEFFERSON UTILITIES. SANITARY SEWER FOR THE SUBJECT PROPERTY WILL BE PROVIDED BY CHARLES TOWN UTILITY BOARD.
6. ON-SITE STORMWATER AND BEST MANAGEMENT FACILITIES WILL BE PROVIDED TO HANDLE STORMWATER MANAGEMENT FOR THE SUBJECT PROPERTY.
7. THE TOPOGRAPHIC CONTOUR INTERVAL IS TEN (10) FEET. TOPOGRAPHIC INFORMATION IS BASED ON USGS AND GIS DATA.
8. THERE IS NO 100-YEAR FLOOD PLAIN WITHIN THE PROJECT LIMITS PER FEMA MAPS.
9. BOUNDARY INFORMATION IS BASED ON PUBLIC RECORD INFORMATION AND GIS DATA.




VICINITY MAP
SCALE: 1"=2000'

| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
| 1 | COVER SHEET |
| 2 | ADJACENT LAND USE |
| 3 | EXISTING CONDITIONS |
| 4 | COMPREHENSIVE PLAN COMPLIANCE |
| 5 | COMMUNITY UNIT TYPES & EDGE CONDITIONS |

PARCEL INFORMATION:

PARCEL ID NUMBER: 08 8001600000000

TAX MAP: 08 / PCL: 16

DEED BOOK /PAGE: 1066/272

ADDRESS: 1982 N. MILDRED ST. RANSON, WV 25438

SECTOR ALLOCATION: G3

EXISTING ZONING: HC (HIGHWAY COMMERCIAL)

OWNER:
JAMES & WILLIAM BRIDGEFORTH
2927 SHAWNEE DR.
WINCHESTER, VA 22601

APPLICANT
(H&W CONSTRUCTION COMPANY)
CONTACT: WILLIAM AIKENS
1025 MARTINSBURG PIKE
WINCHESTER, VA 22603
540-974-2736

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

| DATE | REVISIONS |
|---|---|
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COVER SHEET

BRIDGEFORTH PROPERTY
REZONING REQUEST
CITY OF RANSON, WV

JOB NO.: 22541
SCALE: AS SHOWN
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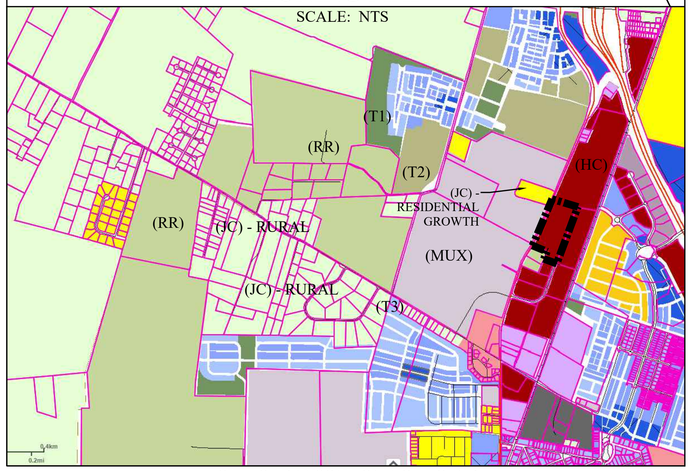
1 of 05

# ZONING MAP

SCALE: NTS




CITY OF RANSON ZONING LEGEND

| | |
|---|---|
| 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 | |

## EXISTING ZONING SUMMARY:

THE PROPERTY IS CURRENTLY ZONED HC (HIGHWAY COMMERCIAL) AND CONTAINS APPROXIMATELY 55.8 AC (PER COUNTY LEGAL DESCRIPTION)

THIS DISTRICT IS INTENDED TO PROVIDE FOR COMMERCIAL AREAS TO BE LOCATED ON HIGHWAYS AND MAJOR THOROUGHFARES IN THE COMMUNITY. THE USES ALLOWED IN THIS DISTRICT ARE PRIMARILY RETAIL TRADE OR SERVICE ESTABLISHMENTS DEPENDENT ON THE TRAFFIC VOLUME OR TRANSPORTATION ACCESS CHARACTERISTICS OF HIGHWAYS AND MAJOR THOROUGHFARES. THE CITY OF RANSON DISCOURAGES ANYONE FROM DEVELOPING UNDER THIS ZONING CATEGORY AND HAS IT LISTED AS A RETIRED CATEGORY MEANING YOU COULD NOT REZONE INTO THIS CATEGORY ANYMORE FROM ANOTHER ZONING CATEGORY.

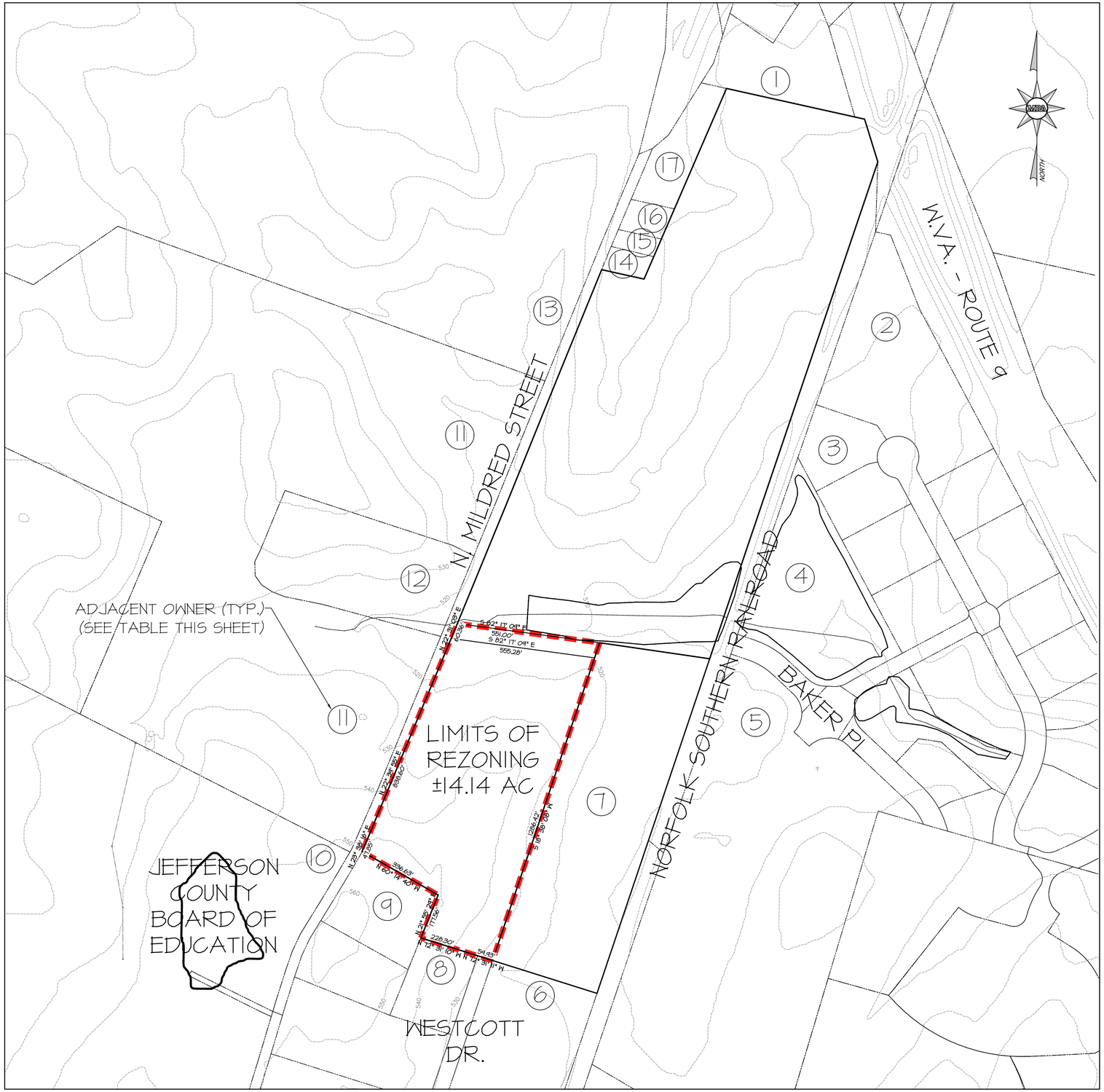
IN 2008 THE CITY OF RANSON REQUESTED FEDERAL FUNDING FOR THE DEVELOPMENT AND IMPLEMENTATION OF A COMPREHENSIVE SMARTCODE PLANNING, ZONING AND INCENTIVES SYSTEM TO DIRECT GROWTH AROUND THE GREEN CORRIDOR, THE DOWNTOWN BROWNFIELDS REVITALIZATION AREA, AND THE UNDEVELOPED AREAS OUTSIDE OF THE URBAN CORE.

A FORM-BASED SMARTCODE ZONING SYSTEM FOR MORE THAN 5,000 ACRES OF UNDEVELOPED AND UNDERUTILIZED AREAS INSIDE THE MUNICIPAL BOUNDARY BUT OUTSIDE RANSON'S CENTRAL DOWNTOWN AREA, TO ENSURE THAT FUTURE DEVELOPMENT IN THIS REGION IS TRADITIONAL-NEIGHBORHOOD, MIXED-USE, GREEN-FOCUSED DEVELOPMENT.

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

**Adjacent Parcels Table**

| No. | Tax Map | Parcel | Name | Deed Book | Deed Page | Land Use |
|---|---|---|---|---|---|---|
| 1 | 10 | 10.1 | MCKINNEY'S AUTO REPAIR & TOWING LLC | 1031 | 225 | Residential / Vacant |
| 2 | 8E | 7 | POTOMAC TOWNE CENTER LOT 7 LLC | 1278 | 145 | Commercial / Vacant |
| 3 | 8E | 8 | INWOOD 165 LLC | 1295 | 372 | Commercial / Vacant |
| 4 | 8E | SWM | INWOOD 165 LLC | 1295 | 372 | Residential / Vacant |
| 5 | 8E | 17 | INWOOD 165 LLC | 1295 | 372 | Commercial / Vacant |
| 6 | 8 | 13 | WESCOTT LLC | 935 | 649 | Commercial / Warehouse |
| 7 | 8 | 17 | BRIDGEFORTH JAMES & WILLIAM E III | 1128 | 403 | Farm |
| 8 | 8 | 15 | BRIDGEFORTH JAMES S & WILLIAM E III | 1095 | 701 | Farm |
| 9 | 10 | 14 | ROBERTS DONNA JEAN | 946 | 56 | Residential |
| 10 | 10 | 6 | JEFFERSON COUNTY SCHOOLS BOARD OF EDUCATION | 1200 | 194 | Farm |
| 11 | 10 | 5 | STRIDER JEFFERSON S-TR | 1258 | 54 | Farm |
| 12 | 5 | 13 | QUICK PHILLIP D JR & VICTORIA | 1301 | 305 | Residential |
| 13 | 10 | 9 | STRIDER LLC | 972 | 711 | Farm |
| 14 | 4 | 8 | PHIPPS CAYLA C | 1239 | 407 | Residential |
| 15 | 4 | 8.1 | BRADLEY FORREST H & ROSIE E | 934 | 191 | Residential / Vacant |
| 16 | 4 | 7 | BRADLEY FORREST H & ROSIE E | 934 | 191 | Residential / Vacant |
| 17 | 10 | 26 | CLABAUGH REESE | 1035 | 210 | Residential |




| DATE | REVISIONS |
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ADJACENT LAND USE

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REZONING REQUEST
CITY OF RANSON, WV

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PAGE:

## EXISTING CONDITIONS:

THE PROPERTY IS LOCATED IN RANSON CORPORATION, DISTRICT 8, OF JEFFERSON COUNTY, WEST VIRGINIA. THE PROPERTY IS USED FOR AGRICULTURAL PURPOSES AND CONSIST OF OPEN FIELDS. THE TOTAL AREA OF THE PROPERTY IS 55.8 ACRES AND APPLICATION AREA IS 14.14 ACRES.

THERE IS FEMA FLOOD PLAIN ON THE PROPERTY BUT IS LOCATED TO THE NORTH AND NOT WITHIN THE LIMITS OF THE REZONING APPLICATION.

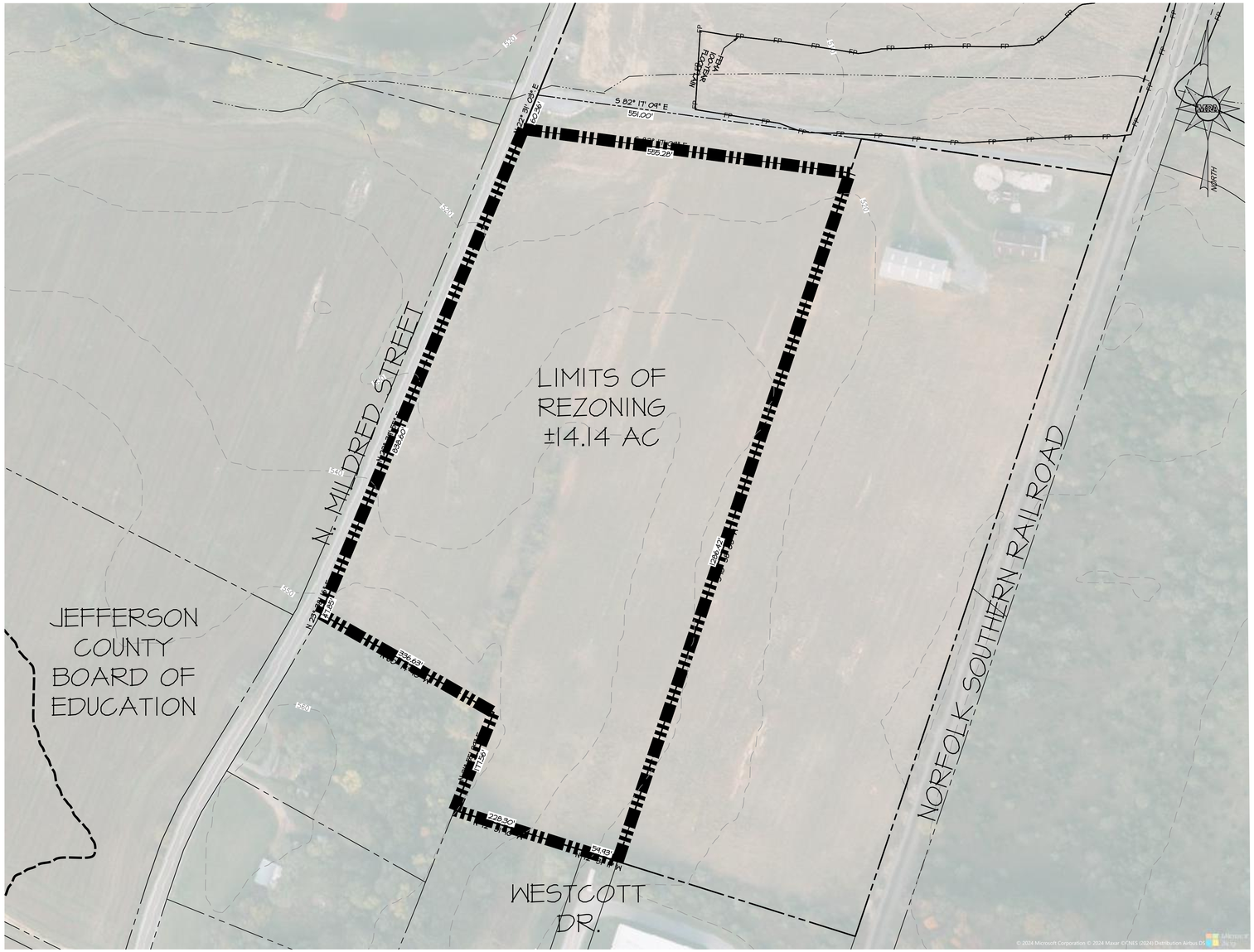
THE SITE IS ZONED HC (HIGHWAY COMMERCIAL). THIS APPLICATION PROPOSES THE 14.14 ACRES TO BE ZONED TO SMART CODE NEW COMMUNITY. SC-NC IS INTENDED TO SUPPORT THE CITY OF RANSON'S VISION FOR THE G3 PREFERRED GROWTH SECTOR WHICH IS SUPPORTED EXPANSION AREA OF THE 2012 COMPREHENSIVE PLAN.

THE SITE IS LOCATED ON THE EAST SIDE OF N. MILDRED STREET AND FUTURE RANSON ELEMENTARY SCHOOL AND TO THE WEST IS THE NORFOLK 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 JEFFERSON UTILITIES OR CHARLES TOWN UTILITY BOARD.

SEWER TO BE PROVIDED BY CHARLES TOWN UTILITY BOARD.




EXISTING CONDITIONS / AERIAL

100 50 0 100 200 300

GRAPHICAL SCALE: 1" = 100'

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## SECTOR PLAN:

THE SUBJECT AREA IS WITHIN THE G3 PREFERRED GROWTH SECTOR ALLOCATION. WHICH IS A PRIORITY EXPANSION AREA OF THE 2012 CITY OF RANSON COMPREHENSIVE PLAN AND ENCOURAGES THE USE OF CHAPTER 19A SMARTCODE.

**SECTOR PLAN**

**TRANSPORTATION**

- Centerline of Road
- Railroad

**BOUNDARY**

- City of Ranson
- City of Ranson Urban Growth

**PERMANENT OPEN SPACE**

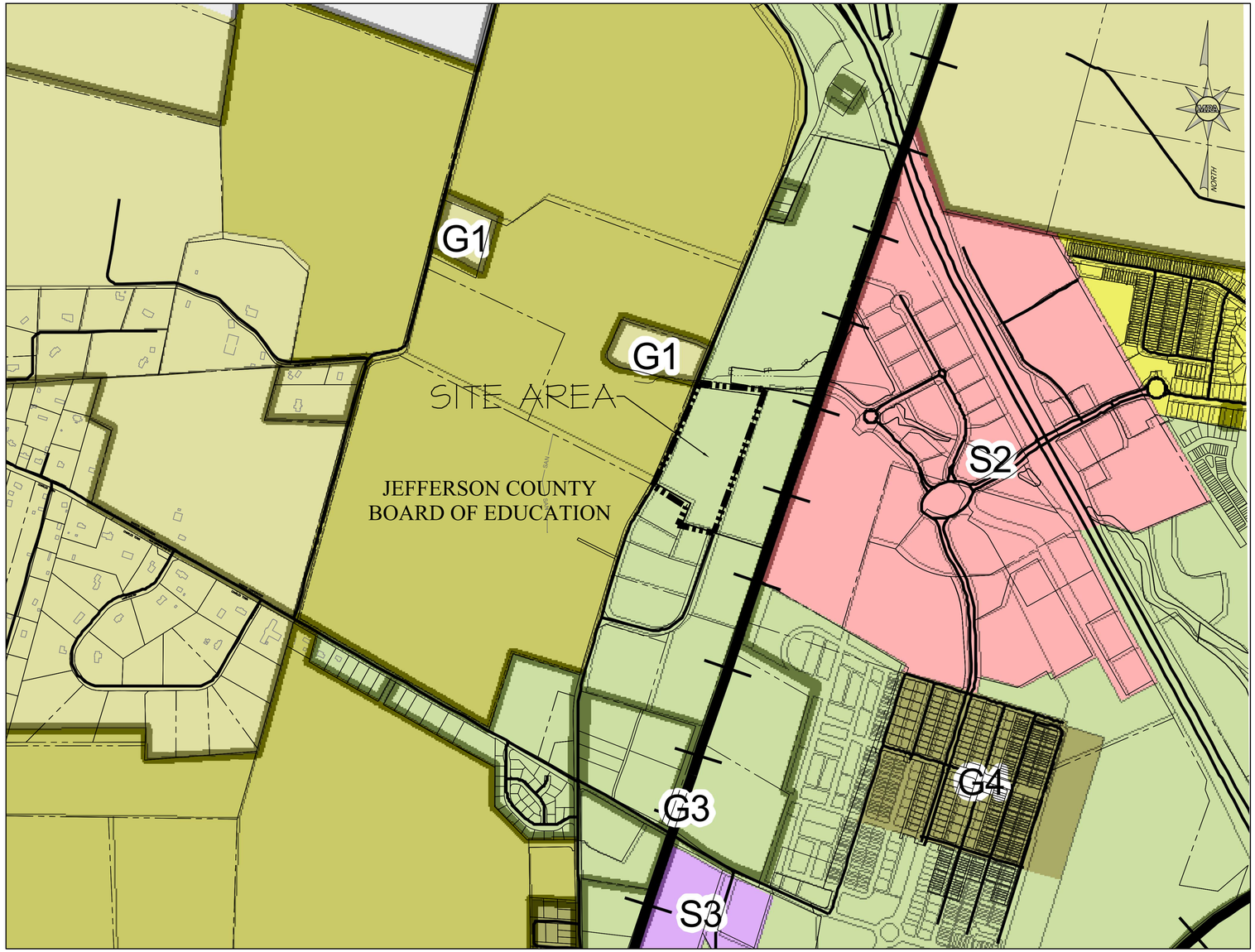
- O1 - Preserved Open Sector

**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




SECTOR PLAN

500 250 0 500 1000 1500

GRAPHICAL SCALE: 1" = 500'

## PERMITTED COMMUNITY UNITS

I.3.5 WITHIN THE G1, G2, AND G3 SECTORS, 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 200 ACRES PER VILLAGE.

THIS REZONING REQUEST PROPOSE ONE VILLAGE (VIL) WHICH IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN STANDARD WITHIN SECTION I.3.5. (A WAIVER HAS BEEN REQUEST FOR BASED ON THE MIN. AREA PROVIDED)

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 WITH ORIENTED TOWARD A COMMON CIVIC SPACE

a. A VILLAGE (VIL) SHALL BE PERMITTED WITHIN THE G-2 CONTROLLED GROWTH SECTOR, THE G-3 INTENDED GROWTH SECTOR, AND THE G-4 INFILL GROWTH SECTOR. S-1 SUBURBAN RESIDENTIAL SECTOR, S-2 SUBURBAN COMMERCIAL SECTOR, AND S-3 INDUSTRIAL.

b. A (VIL) WITHIN THE G-2 CONTROLLED GROWTH SECTOR AND THE G-3 INTENDED 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 200 ACRES, AS ALLOCATED ON TABLE 2. SEE ARTICLE 4 FOR INFILL VIL ACREAGE REQUIREMENTS IN THE G-4 INFILL GROWTH SECTOR.

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.

DATE | REVISIONS


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

BRIDGEFORTH PROPERTY
REZONING REQUEST
CITY OF RANSON, WV

JOB NO.: 22541
SCALE: AS SHOWN
DATE: 2/09/24
DRAWN BY: CDS
DESIGN BY: CDS
REVIEW BY: CDS
PAGE:
4 of 05

## PROPOSED COMMUNITY UNITY TYPE:

VILLAGE (LOW) INTENSITY: SHALL USE THE ALLOCATION PERCENTAGES OF CHAPTER 19A TABLE 3 AS A GUIDELINE.

## ACREAGE REQUIREMENTS:

THE VILLAGE SHALL CONSIST OF NO FEWER THAN 40 ACRES AND NO MORE THAN 100 ACRES PER VILLAGE.

PROPOSED VILLAGE (LOW) INTENSITY AREA: 14.14 ACRES*
(*A ZONING WAIVER HAS BEEN REQUESTED)

BUILDABLE DENSITY FOR VILLAGE (LOW INTENSITY) T4:
MAX. DENSITY ALLOWED = 339 DUs (24 DUA)
PROPOSED DENSITY = 237 DU (16 DUA)

## EDGE TRANSECT ZONES:

THE PERIMETER BOUNDARIES SHALL HAVE T1.

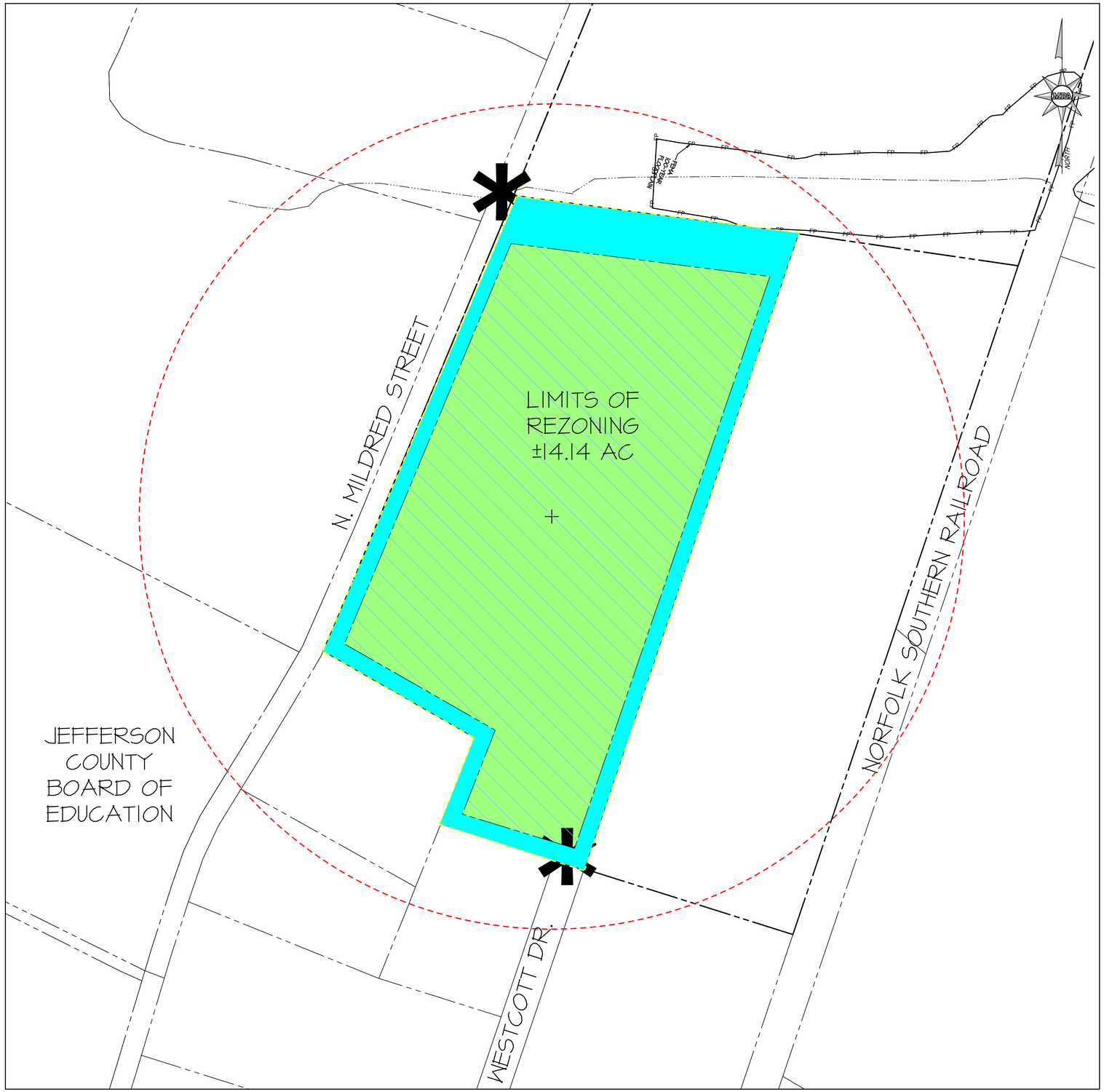
THIS APPLICATION WILL ALIGN POINTS OF CONNECTION WITH OFF-SITE DEVELOPMENTS WHERE POSSIBLE. NO CONNECTIONS ARE PROPOSED TO THE NORTH AND WEST DUE EXISTING COMMUNITIES.

## TRANSECT DISTRICTS:

THE (VILLAGE) SHALL INCLUDE TRANSECT DISTRICTS AS ALLOCATED ON TABLE 3.

### ZONING LEGEND

- T1 ZONING
- T4 ZONING
- SC-SMARTCODE NEW COMMUNITY
- OVERALL BOUNDARY
- VILLAGE LIMITS
- SHORT PEDESTRIAN SHED
- POINTS OF CONNECTION





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| DATE | REVISIONS |
|---|---|
| | |

COMMUNITY UNIT TYPES

BRIDGEFORTH PROPERTY
REZONING REQUEST
CITY OF RANSON, WV

| | |
|---|---|
| JOB NO.: | 22541 |
| SCALE: | AS SHOWN |
| DATE: | 2/09/24 |
| DRAWN BY: | CDS |
| DESIGN BY: | CDS |
| REVIEW BY: | CDS |

# SMARTCODE ADMINISTRATIVE WAIVER 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: William Aiken H&W Construction Company
ADDRESS: 1025 Martinsburg Pike CITY/STATE Winchester, VA ZIP: 22603
PHONE # 540-974-2736 FAX # _____ EMAIL william@aikensgroup.com

**PROPERTY OWNERS:**
NAME: James S & William E III Bridgeforth
ADDRESS: 2927 Shawnee Dr. CITY/STATE Winchester, VA ZIP: 22601
PHONE # _____ FAX # _____ EMAIL _____
☐ **CHECK HERE IF LISTING ADDITIONAL OWNERS ON SEPARATE PAGE.**

**ATTORNEY/AGENT (CHECK ONE IF APPLICABLE):** ☐ **ATTORNEY** ☑ **AGENT**
NAME: Chris Stephenson - Morris & Ritchie Associates, Inc.
ADDRESS: 205 E. Hirst Rd. Suite 106 CITY/STATE Purcellville, VA ZIP: 20132
PHONE # 703-994-4047 FAX # _____ EMAIL cstephenson@mragta.com

**SIGNATURES:**
APPLICANT SIGNATURE: William E. Aiken
PROPERTY OWNER SIGNATURE: W.E. Bridgeforth
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.
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# SMARTCODE ADMINISTRATIVE WAIVER APPLICATION

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

## LOCATION AND PROPERTY INFORMATION

PROPERTY ADDRESS (FOR ZONING PURPOSES): 1982 N MILDRED ST RANSON WV 25438

MAP AND PARCEL NUMBER(S) FOR CERTIFIED ADDRESS: Map 0008 Parcel 0016

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

ZONING DISTRICT HC - Highway Commercial TOTAL ACREAGE 55.81

## DESCRIPTION OF REQUEST

LIST THE SPECIFIC ORDINANCE REQUIREMENTS YOU ARE REQUESTING A WAIVER FROM (INCLUDE SECTION NUMBERS): Article 3.3.2.b & Table 3 to allow T4 Village (Low) Intensity be 14.14 AC and up to 100% on a portion of the property to allow for a multifamily development plan.

DESCRIBE THE REQUEST IN AS MUCH DETAIL AS NECESSARY TO FULLY EXPLAIN THE REQUESTED DEVIATION: This request will offer a much needed housing type option in the form of multifamily units without opening up the entire property for development at this time.

DESCRIBE THE REASON FOR THE DEVIATION IN AS MUCH DETAIL AS NECESSARY TO FULLY EXPLAIN WHY THE REQUESTED DEVIATION IS NECESSARY: The purpose of this request will allow for the development of the property to begin in more of a phase approached that will be reflective of the marketplace and needs of the community. The overa intend will likely be met once the rest of the property is fully developed, which is encouraged and supported by the Comp Plan.

**ATTACH MAP(S) AND OTHER DOCUMENTS TO FULLY EXPLAIN THE REQUESTED DEVIATION.**

***At a minimum, the map(s) and documentation must include:***

- ❑ Title, scale, date, and approximate north arrow on all maps
- ❑ Existing structures or land uses on the property
- ❑ Boundary lines of the property (certified boundary not required)
- ❑ Existing zoning of all abutting properties
- ❑ Location of requested deviation

APPLICATION CONTINUED ON NEXT PAGE

# SMARTCODE ADMINISTRATIVE WAIVER 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

## IMPACT OF REQUEST

DESCRIBE HOW REQUEST IS CONSISTENT WITH CH. 19A, S. 1.2 *INTENT*: Other than the proposed deviations, the requireme of the Smart Code will be satisfied including the Civic and open spaces.

DESCRIBE HOW REQUEST IS CONSISTENT WITH COMPREHENSIVE PLAN: This development is support be the plan as its with the Preferred Growth Region of the City, The proposed density is within keeping and the property wh

DESCRIBE HOW REQUEST WILL NOT MATERIALLY ENDANGER PUBLIC HEALTH OR SAFETY OR CONSTITUTE A PUBLIC NUISANCE: The proposed use will only enhance the property offer amenities and proposed use that is encouraged

DESCRIBE HOW REQUEST WILL NOT SUBSTANTIALLY INJURE VALUE OF ADJOINING PROPERTY: The current use of the property is fo agriculture and the MF use proposed is adjacent to commercial business and offers a unique house p

DESCRIBE HOW REQUEST WILL BE IN HARMONY WITH PROXIMATE LAND USES AND CONSISTENT WITH PURPOSES OF THE ZONING DISTRICT: The development is strategic in location where higher density is placed further away from existing SFI

DESCRIBE HOW REQUEST WILL ADVANCE THE INTENDED FORM OF THE DEVELOPMENT: This request will allow the development to begin in phases and comprehensively the overall property will be in compliance with the Comp Plar

DESCRIBE HOW REQUEST WILL ADVANCE PEDESTRIAN FRIENDLY DEVELOPMENT: Internal pedestrian corridors will be provided amongst the development and will include connections to the adjacent parcels for future connectivity

DESCRIBE HOW REQUEST WILL PROVIDE FOR THE ENHANCEMENT, COORDINATION, OR DEMARCATION BETWEEN THE PUBLIC AND PRIVATE REALM: This will allow the development of the property that would otherwise remain undeveloped, theref it will stimulate growth in area that is planned. Civic and internal open spaces will be provided.

## WAIVER REQUESTS WITH SPECIFIC REQUIREMENTS

The following elements have specific standards for administrative waivers within Ch. 19A:

- ☐ Block face length and block perimeter [3.5.3 and 3.5.4]
- ☐ Building setbacks [5.5.2]
- ☐ Hedges or fences in place of streetscreens [5.6.6]
- ☐ Open parking areas on b-grids [5.9.1]
- ☐ Spacing of public planting and public lighting [5.10.2 and 7.2.5]
- ☐ Building heights for industrial uses in SDI [6.1.2]

**DOES YOUR REQUESTED DEVIATION RELATE TO ANY OF THE ELEMENTS LISTED IN THIS SECTION?** ☐ **YES** ☐ **NO**

IF YES, DESCRIBE HOW REQUEST MEETS THE SPECIFIC STANDARDS LISTED IN THE RELEVANT ORDINANCE SECTION: _____

☐ **CHECK HERE IF ANSWERS TO ANY QUESTION ON THIS PAGE APPEAR ON SEPARATE PAGE.**

# SMARTCODE REZONING PETITION AND APPLICATION

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

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Date Received: _____ Fee: _____
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ATTORNEY / AGENT SIGNATURE: _____
PLEASE DIRECT CORRESPONDENCE TO: ☐ OWNER ☐ AGENT ☐ ATTORNEY

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City of Ranson, West Virginia ● Department of Community Development
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MAP AND PARCEL NUMBER(S) FOR CERTIFIED ADDRESS: Map 0008 Parcel 0016

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

CURRENT ZONING DISTRICT HC - Highway Commercial REQUESTED ZONING DISTRICT SC-NC TOTAL ACREAGE 55.81

PROPOSED USE OR REASON FOR ZONING REQUEST: To rezone approximately 14.14 AC of the overall 55.81 AC to allow multi-family units. The proposed development will include infrastructure developed using the Smart Code design requirements.

STATEMENT AS TO HOW REZONING REQUEST IS CONSISTENT WITH COMPREHENSIVE PLAN: The subject property is with in the G3 Sector identified as Preferred Growth area for the City. The project contributes to the housing objectives through providing a residential product that meets the needs of the citizens. Development is supported in the form of a Village consisting of at least 50% open space per the 2010 Comprehensive Plan which encourages the use of Chaper 19A SmartCode as conforms with the vision of the Comp. Plan

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

## REZONING APPLICATION CHECKLIST

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

***For application to any SmartCode District:***

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

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

Information on left plus:

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

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

Information on left plus:

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

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

Information on left plus:

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

APPLICATION CONTINUED ON NEXT PAGE

# SMARTCODE REZONING PETITION AND APPLICATION

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

## SMARTCODE REZONING APPLICATION INSTRUCTIONS

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

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

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

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

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

## SMARTCODE DEVELOPMENT PROCESS OVERVIEW

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

| | SmartCode New Community | SmartCode Infill Community | Transect Districts (T1-5) not part of a Community Plan |
|---|---|---|---|
| **Land development plan and plat** | Applicant may elect to submit land development plan and plat for concurrent approval with rezoning request | Land development plan and plat required to be submitted for concurrent approval with rezoning request | Only required if subdivision needed |
| **Construction Drawings** | Required | Only required if subdivision needed | Only required if subdivision needed |
| **Performance bond release and/or City inspection** | Required | Only required if site improvements included | Only required if site improvements included |
| **Final plat** | Required | Only required if subdivision needed | Only required if subdivision needed |
| **Site plan** | Required | Required | ***Outside of Old Town:*** Required for all development<br>***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 |