PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

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

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

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Minutes - May 6, 2024
   Planning Minutes 562024.docx

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Public Hearing- Jefferson Orchard Inc. petition to rezone the following parcel 08 12000100000000, located on Granny Smith Lane, Ranson, WV 25438 (Consisting of 194.98 acres more or less) from SmartCode New Community to Industrial Zoning.
   Legal Notice for Rezoning Jefferson Orchards (1) 652024.docx

2. Consideration-Jefferson Orchard Inc. petition to rezone the following parcel 08 12000100000000, located on Granny Smith Lane, Ranson, WV 25438 (Consisting of 194.98 acres more or less) from SmartCode New Community to Industrial Zoning.
   Jefferson Orchard Rezoning App.pdf
   Jefferson Orchard App- Zoning Map.pdf
   Supplement to Jefferson Orchards Inc. Rezoning Application_May 30, 2024.pdf

V. ADJOURMENT

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: Presentation

AGENDA SECTION: APPROVAL OF MINUTES

SUBJECT:

ATTACHMENTS:

Planning Minutes 562024.docx

PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

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

May 6, 2024 | 7:00 P.M. | Council Chamber

ROLL CALL

Mike Anderson	**Present**
Douglas Davis	**Absent**
Andy Colandrea	**Present**
Jaden Bound	**Present**
Jason Gore	**Present**
Riely Stanley	**Present**
Darla Armstrong	**Present**

I.

APPROVAL OF MINUTES

1. Minutes - April 22, 2024
   4222024.docx

II. OLD BUSINESS

III. PLANNING COMMISSION BUSINESS

1. 24-4-FP-Public Hearing - Plat: application for Shenandoah Springs Phase 3A, Lots 228-258. Submitted by Morris and Ritchie

   President Mike Anderson open Public Hearing for Shenandoah Springs Phase 3A, Lots 228-258. Closed Public Hearing.

Mike Anderson	Abstained
Andy Colandrea	Yes
Jaden Bound	Second
Douglas Davis	Absent
Jason Gore	Motion

2. 24-4-FP- Consideration - Plat: application for Shenandoah Springs Phase 3A, Lots 228-258 Submitted by Morris and Ritchie

3. 24-4-FP- Public Hearing on Bond application for Shenandoah Springs for Phase 3a

   President Mike Anderson open Public Hearing on Bond for Shenandoah Springs Phase 3a. Closed Public Hearing.
   Passed 3-0

Mike Anderson	Abstained
Andy Colandrea	Motion
Jaden Bound	Yes
Douglas Davis	Absent
Jason Gore	Second

4. 24-4-FP- Bond Consideration: Bond application for Shenandoah Springs for Phase 3a. Submitted by Morris and Ritchie

5. 24-4-FP- Public Hearing – Development Agreement: Phase 3 of Shenandoah Springs submitted by Morris and Ritchie.

   President Mike Anderson Open the Public Hearing for Development Agreement Phase 3 of Shenandoah Springs. Closed Public Hearing.
   Passes 3-0

Mike Anderson	Abstained
Andy Colandrea	Yes
Jaden Bound	Second
Douglas Davis	Absent
Jason Gore	Motion

6. 24-4-FP- Consideration Development Agreement: Phase 3 of Shenandoah Springs. Submitted by Ritchie and Morris

7. 24-16-FP- Public Hearing – Final plat proposal for Ranson Heights Phase 4 Submitted by Ritchie and Morris

   President Mike Anderson Open the Public Hearing for Final Plat proposal for Ranson Heights Phase 4. Closed Public Hearing.
   Passes 3-0

Mike Anderson	Abstained
Andy Colandrea	Motion
Jaden Bound	Second
Douglas Davis	Absent
Jason Gore	Yes

8. 24-16 FP-Consideration Plat application on behalf of DR Horton for Ranson Heights Phase 4, Lots 335-428, Submitted by Ritchie and Morris.

9. 24-16-FP - Public Hearing Development Agreement for Ranson Heights Phase 4. Submitted by Morris and Ritchie.

   President Mike Anderson Open the Public Hearing for Development Agreement for Ranson Heights Phase 4. Closed Public Hearing.
   Passes 3-0

Mike Anderson	Abstained
Andy Colandrea	Motion
Jaden Bound	Second
Douglas Davis	Absent
Jason Gore	Yes

10. 24-16-FP- Consideration - Development Agreement for Phase 4 of Ranson Heights. Submitted by DR Horton

11. 24-16- FP- Public Hearing - Bond: for Ranson Heights Phase 4.

President Mike Anderson Open the Public Hearing on Bond for Ranson Heights Phase 4.
Closed Public Hearing.
Passes 3-0

Mike Anderson	Abstained
Andy Colandrea	Yes
Jaden Bound	Second
Douglas Davis	Absent
Jason Gore	Motion

12. 24-16-FP-Consideration - Bond for Phase 4 of Ranson Heights. Submitted by Morris and Ritchie.

12. 21-68-LDPP and 20-107-REZ- Integrity Federal Services for site Potomac Town Center.

Integrity Federal Services Planner and Engineer came to the planning commission board for some recommendations on their plans for Potomac Town Center. answered all questions concerning the Planning commission on parking and alleyways. Integrity Planner answered some of the Phase would have alleys and some would not, Integrity Planner were here for recommendations for parking

14. 23-77-SP-Consideration of a site plan for current address 425 E 6th Avenue Ranson, WV. Submitted by Jespreet Kaur.

Approved 3-0
Absent – 1
Abstained – 1

Mike Anderson	Abstained
Andy Colandrea	Second
Jaden Bound	Yes
Douglas Davis	Absent
Jason Gore	Motion

IV. ADJOURMENT

Community Developer Director stated that the next Planning Commission meeting will be held on June 3, 2024 at 7:00 PM.

—

_____
Mike Anderson, President

_____
Planning Commission, Member

AGENDA ITEM IV.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: Presentation

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Legal Notice for Rezoning Jefferson Orchards (1) 652024.docx

LEGAL NOTICE
PUBLIC HEARING NOTICE
CITY OF RANSON

In accordance with W. Va. Code § 8A-7-9 et seq., W. Va. Code § 8A-5-8 et seq., and Ranson Code § 19A-1.3 et seq., the Ranson Planning Commission will hold a public hearing on Monday, June 3, 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 08 12000100000000 Commonly known as Jefferson Orchard, located on Granny Smith Lane, Ranson, WV 25438 (Consisting of 194.98, more or less acres) from SmartCode New Community to Light Industrial Zoning. Upon recommendation of the zoning map amendment by the Ranson Planning Commission, an ordinance amending the zoning map will be presented to the City Council for two readings.

Copies of the proposed zoning amendment are available upon request from the Community Development Department. All persons are invited to attend and make comments about the proposed amendment. If you cannot attend but wish to comment, you may write to the following address prior to May 31, 2024: City of Ranson, Attn: cityclerk@ansonwv.us 312 S. Mildred Street, Ranson, WV 25438 or cityclerk@ransonwv.us. Written comments received prior to May 31, 2024, will be provided to the Planning Commission, and inserted into the official record.

AGENDA ITEM IV.2

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: Presentation

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT:

ATTACHMENTS:

Jefferson Orchard Rezoning App.pdf
Jefferson Orchard App- Zoning Map.pdf
Supplement to Jefferson Orchards Inc. Rezoning Application_May 30, 2024.pdf

City of Ranson

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

Rezoning Application

City of Ranson
Planning and Zoning Department

Submittal Date: 04-29-2024	Development District:
Official Submittal: (Staff Use Only)	Fee Paid: $6,600 (194 acres) Rezoning Request: $1,000 plus $100 per acre for first ten (10) acres, then $25.00 per acre thereafter. Proffer Amendments: $1,000 flat fee
Taken By:	
Project Number:	Payment Type: Check

Development Information

Project Name:			**Total Area (acres):** 193.65 acres
Current Zoning: Smart Code	**Proposed Zoning:** Industrial	**Map Number:** 12	**Parcel:** 1

Water Service:

Public [X] **Private** [ ]

Provider: WV American Water

Sewer Service:

Public [X] **Private** [ ]

Provider: Charles Town Utility Board

Sewer Flow:
(gallons per day at build-out)
To be determined

Water Usage:
(gallons per day at build-out)
To be determined

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

What is the existing use of the property?
See attached Exhibits

What is the proposed use of the property?
See attached Exhibits

Rezoning Application Checklist

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

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

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

[ ] **Signed development agreement.**

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

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

Owner/Applicant Information

Owner I (Print): Jefferson Orchards Inc. **Percent of Ownership:** 100%

Address: PO Box 700, Kearneysville WV, 25430

Phone: 214-808-4375 **Fax:** _____ **Email:** mralston@fishmanjackson.com

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

Address: _____

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

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

Address: _____

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

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

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

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

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

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

Signature: Mark H. Ralston (Pres.) Date: 01/09/2023

Signature: _____ Date: _____

Signature: _____ Date: _____

Procedures for Rezoning Property

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

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

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

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

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

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

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

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

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

e.) A complete description of the request.

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

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

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

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

JEFFERSON ORCHARDS

APPLICATION FOR ZONING MAP AMENDMENT

CITY OF RANSON
WEST VIRGINIA

April 29, 2024

Prepared By:
INTEGRITY FEDERAL SERVICES

Prepared For:
JEFFERSON ORCHARDS INC.

This page is intentionally blank.

Table of Contents

Part 1 Executive Summary

Part 2 Property Information

Part 3 Proposed Uses

Part 4 Benefit Analysis

Part 5 Development Controls

Part 6 Transportation and Utilities

Part 7 Public Health, Safety, Welfare

Part 8 Adjacent Lands

Part 9 Comprehensive Plan Compatibility

SUPPLEMENTAL INFORMATION

Exhibit 1 – Existing Conditions

Exhibit 2 – Existing Land Use & Zoning

Exhibit 3 – Boundary Exhibit

This page is intentionally blank.

Part 1 – Executive Summary

Jefferson Orchards seeks rezoning for its approximately 194-acre tract of real Property (as further described in this Application, the "Property") rezoned. The proposed rezoning would replace the current Smart Code zoning with the recently amended Industrial zoning classification.

On April 9th, 2024, the Ranson City Council voted to adopt a resolution amending Chapter 19 Zoning, Section 2 Definitions, and Section 11 - Industrial District of the Ranson Municipal Code. This amendment removed heavy industrial development and uses in favor of light industrial development.

The requested rezoning is both consistent with Ranson's Comprehensive Plan, which acknowledges the importance of employment-based development to the City, and is in the best interest of the City and its citizens.

Legal Basis for Rezoning. The Ranson Municipal Code provides that "[b]efore amending the zoning ordinance, the city council with the advice of the planning commission, must find that the amendment *is consistent with the adopted comprehensive plan*".[1] Jefferson Orchards' rezoning request meets this determinative criteria, it is fully consistent with Ranson's newly-adopted 2024-2034 Comprehensive Plan. The Comprehensive Plan repeatedly calls for the Property to be designated for "Large Parcel Mixed Use" development, a category that includes light industry, logistics, warehousing and data centers—all uses permitted under Ranson's newly-revised (and heavy-industry-free) industrial zoning ordinance.

It is clear that the current Comprehensive Plan is consistent with Jefferson Orchards' requested rezoning designation. Ranson will benefit both economically and socially from the development of the Property as permitted under the revised industrial zoning ordinance. Such development will result in a significant increase in tax revenues to the city. It will also provide citizens with local job opportunities.

History. In 2012, the Property (then consisting of approximately 400 acres of land), became one of the initial Smart Code rezonings, completed with the adoption of Ranson's then new zoning ordinance. The rezoning sought to foster development of the Property as a mixed-use employment center with a special industrial district on the western side of the Property.[2]

While the mixed-use portion of the project was heavily marketed by Jefferson Orchards at material cost and time investment, only the land located in the special industrial district zone of the Property proved of market interest, with a portion of that land being sold to and developed by Rockwool, Inc.

Market Analysis. The industrial acquisition and development of the Rockwool facility, and subsequent marketing efforts by Jefferson Orchards provide clear indication that the Property is best suited as a dedicated employment hub. Among other considerations, West Virginia has funded significant road and utility infrastructure improvements benefiting the Property's use as an employment-based hub. That development may take various forms. The Property is suitable for the development of multiple smaller sites, like the Burr Industrial Park, or by a single large use.

[1] *See* City of Ranson Municipal Code §19-19(c)(1) (https://library.municode.com/wv/ranson/codes/code_of_ordinances?nodeId=PTIITHCO_CH19ZO_S19-19AM).

[2] That portion of the original Property is not part of this Application.

Part 1 – Executive Summary (Continued)

Zoning District Assessment. Prior to the preparation of this Application, Jefferson Orchards completed an evaluation of the existing zoning districts in Ranson. The intent of the review was to find the best district for employment-based uses with limited commercial/retail activity or residential development. Below are the results of this evaluation.

A summary of Jefferson Orchards findings from its evaluation, which includes analysis of all non-residential Ranson zoning districts, is as follows:

1. **Smart Code (current zoning)** - does not permit the development of a large employment use; requires the development include residential and commercial uses on the Property.

2. **Highway Commercial (HC)** – the site is not well suited for commercial development and is not located on a highway. The zone does not permit most employment-based uses, such as light manufacturing.

   "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."

3. **Industrial (I)** – the only non-residential zone available to the Property for development as an employment hub is the Industrial zone.

   "The intent of the industrial district zone is to provide for wholesale and warehousing uses as well as those industrial uses that include fabrication, artisanal manufacturing, assembly or processing of materials that are in refined form and that do not in their transformation create smoke, gas, odor, dust, noise, vibration of earth, soot or lighting to a degree that is offensive when measured at the property line of subject property."

The review of Ranson Zoning Ordinances and the strong development potential for the subject property as an employment hub clearly directs the applicant to request a zoning map amendment to rezone to the Industrial District.

Part 1 – Executive Summary (Continued)



Part 1 – Executive Summary (Continued)

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

Comprehensive Plan – As previously noted, the proposed zoning amendment is consistent with Ranson's newly adopted 2024-2034 Comprehensive Plan. As discussed in more detail in this application, the Plan proposes that the Property be designated as "Large Parcel Mixed Use", a designation that includes light-industrial manufacturing, distribution and warehousing.

Proposed Use – Employment-based development including light manufacturing, distribution, and other uses allowed in the recently amended Industrial District.

Benefit Analysis – At present, Ranson faces a shortage of appropriately zoned land for the establishment of employment-based uses. The proposed zoning map amendment is poised to stimulate economic expansion, generating employment opportunities for Ranson's residents and bolstering tax revenue for the City.

Transportation and Utilities – The Property benefits from access to essential public utilities including water, sanitary sewer, natural gas, electricity, and fiber optic connectivity. Notably, it stands out as one of the only parcels in all of Jefferson County equipped with all five utilities. Additionally, its strategic location is 1.0 mile away from the Route 9/Wiltshire Road interchange.

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

- The property is served by public water and sewer through a regulated public utility. The site does not have any onsite wells and all wastewater is conveyed to the City of Charles Town for treatment.
- All development will be fully regulated by federal, state and local environmental laws.
- The zoning amendment does not include any provisions that would relax environmental standards or lead to increased pollution in low-income communities.
- Proximity to employment will directly benefit low-income communities who live within walking distance of job opportunities.

Conclusion. Jefferson Orchards application for a zoning map amendment to the Industrial Zone meets all standards required for approval. The Property is suitable for employment-based, is supported by existing infrastructure and does not negatively impact low-income communities. Industrial zoning aligns with the vision for economic growth, will be a significant revenue source for Ranson, and is supported by the newly adopted Comprehensive Plan.

Taking these factors into account and acknowledging the **importance of employment hub development outlined in the Comprehensive Plan**, Jefferson Orchards respectfully requests a zoning map amendment be approved by the City of Ranson.

Part 2 – Property Information

PARCEL DESCRIPTION

Property

DB 284 Page 460
City of Ranson (District 8), Tax Map 12, Parcel 1
194 Acres



Parcel Map

The Property is located on the north side of Veterans Memorial Parkway (Rt. 9) and the CSX railway. It is approximately 6 miles from Ranson City Hall, and 11 miles from the City of Martinsburg.

The parcel is predominantly comprised of open land, with a wooded area situated on the northern side of the Property and perimeter trees lining most parcel boundaries.



The buildings in the center of the property are old farm structures.

The parcel gradually slopes from west to east, with an approximate elevation change of 66 feet from the western edge to the eastern edge.

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

There are no FEMA floodplains mapped on the parcel.

See Exhibit 1 – Existing Conditions

Topography

The Property features rolling topography, with its western edge elevated higher than the eastern portion. Small knolls dot the southern and northern areas of the Property. The highest point reaches an elevation of 594', while the lowest point sits at 528'. Slopes across the Property mostly remain under 10%.

See Exhibit 1 – Existing Conditions

Part 3 – Proposed Uses

The proposed zoning map amendment will allow the following uses:

1. Light manufacturing and distribution facilities as permitted by the zoning ordinance.
2. Development in a similar character to the Burr Industrial Park. The Burr Industrial Park has limited lots over 5 acres left for larger projects. Those lots can be provided on the Property. Uses at the Burr Industrial Park include light manufacturing, contractor yards, distribution, warehousing, etc.
3. Wholesale and warehousing uses
4. Industrial uses that include fabrication, artisanal manufacturing, assembly or processing of materials that are in refined form and that do not in their transformation create smoke, gas, odor, dust, noise, vibration of earth, soot or lighting to a degree that is offensive when measured at the property line of subject property.

It is expected that Jefferson Orchards will work closely with The City of Ranson and West Virginia to target employers who are seeking to locate in the eastern panhandle.

The amendment to Chapter 19 Zoning, Section 2 Definitions, and Section 11 - Industrial District of the Ranson Municipal Code significantly restricts heavy industrial uses in favor of low impact industrial development.

The Ranson Zoning Ordinance defines Industrial Use as follows:

"It is a category which provides for the location of industrial uses that are able to be performed in such a manner as to control the external effects of the process, such as smoke, noise, soot, dirt, vibration, odor, etc. Uses within this category, other than outside storage, shall be conducted within an enclosed building. Generally, industrial uses involve materials that have previously been prepared, or raw materials that do not need refining. These uses do not create a noticeable amount of noise, dust, odor, smoke, glare, or vibration outside of the building or on the site in which the activity takes place."

The proposed uses on the site could also include the following:

1. Buffer areas, open spaces and parks;
2. Stormwater management facilities;
3. Public roads and streetscape; and
4. Trails and pedestrian routes.

Part 4 – Benefit Analysis

The benefits of the proposed rezoning and subsequent development of the Property are of tantamount consideration. Those benefits are described below.

Employment and Investment

The Property is one of the few sites in Ranson/Jefferson County with access to all five (5) major utilities and proximity to the I-81 corridor. The Property will allow the City of Ranson to compete for economic opportunities that are seeking to locate in West Virginia or nearby regions. Currently, Ranson has few zoned locations that are attractive to large-scale employers and investment. The proposed zoning map amendment would be an integral part of Ranson's strategic plan to increase employment within its boundaries.

Taxes

The Property is currently assessed at a rate based on agricultural use. Thus, Property's the current assessed value is approximately $184,000. Developed parcels in the Burr Industrial Park have assessed land values of about $80,000 per acre. Based on that latter valuation the Property (once rezoned and developed) would be expected to have an increased assessed value for tax purposes of approximately $15.5 million and would become a significant source of tax revenue for Ranson.

Existing Infrastructure

Existing utility and transportation infrastructure support development of the Property. According to the Comprehensive Plan, the development of sites with existing infrastructure should be a strategic objective for the City of Ranson.

Rail

The Property is located along the CSX rail line. Locations with rail access are limited in Jefferson County as a whole. Rail access will increase the number of users that could potentially locate on the site.

Natural Gas

The Property would be the only undeveloped industrial location in Ranson that is served by natural gas. This energy source is critical to the development of many projects, including high tech manufacturing facilities that require a reliable power backup for uninterrupted operation. Because of the limited access to this key utility, many facilities currently choose to locate over the county line in Berkeley County, resulting in a loss of potential jobs and tax revenue not only for Ranson, but for Jefferson County as a whole.

Parcel Size

The large parcel size allows for the development of light industrial uses with large buffers to adjacent properties. It also allows for the Property to be developed in multiple configurations, facilitating the development of both large and small projects.

Part 5 – Development Controls

Jefferson Orchards acknowledges the potential public concern that another manufacturing facility, similar to the scope and intensity of use as the Rockwool facility, might be located on the Property.

This is not Jefferson Orchards' intent. Jefferson Orchards will continue to work with Ranson on regulatory controls that address public concerns related to the development of their property. The following performance standards have been adopted by Ranson.

Performance Standards

"All industrial district users shall conform to the following performance standards being compliance set forth and outlined regulations by the West Virginia Environmental Protection. Any violation of these standards is a violation of the Zoning Ordinance.

a. Noise or vibration. No noise or vibration, other than related to transportation activities and temporary construction work, shall be discernible without instruments at any point on a lot line of the building site.

b. Radioactivity. No activity shall result in the emission of radioactivity in any amounts.

c. Electrical disturbance. No activity shall cause electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance.

d. Inflammable or explosive materials. No inflammable or explosive materials shall be produced, used, stored, or handled unless provided at all points with adequate safety devices and procedures against hazards of explosion and all equipment and devices for fire prevention and firefighting approved by the local Fire Department and or West Virginia Fire Marshall.

e. Air pollution. No air pollution or smoke shall be produced, which is in violation of the requirements of the West Virginia Department of Environmental Protection.

f. Glare or heat. No direct or sky-reflected glare or heat shall be produced which is discernible without instruments at any point on a lot line of the building site.

g. Odorous gases. No emission of any odorous gases or matter shall occur in quantities that are discernible without instruments at any point on a lot line of the building site.

h. Dust, dirt, or particulate matter. No discharge into the air of any dust, dirt or particulate matter shall occur from any activity or from any products stored on the building site that is discernible without instruments at any point on a lot line of the building site.

i. Liquid contaminants. No discharge into any public sewer, private sewage disposal system, stream, or into the ground of any liquid contaminants or materials of such nature or temperature which contaminates any water supply, interferes with bacterial processes and sewage treatment, or in any way causes the emission of dangerous or offensive materials shall occur.

j. Adjacency. Manufacturing uses in ID shall be subject to a 50-foot separation in place of the required setback. The separation shall be landscaped with shade trees, understory trees, and evergreen shrubbery to provide a visual and sound barrier."

Part 6 – Transportation and Utilities

Transportation

The Property is optimally positioned for development as a light industrial parcel and employment hub. The site is located approximately 1.0 mile from the Route 115/Route 9 interchange, 9.6 miles from I-81, and under 2 miles from the Berkeley County Line. The site's location within 2 miles of the Berkeley County line reduces the need for transportation infrastructure in Jefferson County and the impacts related to light industrial development.

Moreover, the Property's location ensures convenient access for employees, deliveries, and visitors without encroaching upon residential subdivisions or neighborhoods. Access to the Property from I-81 is facilitated via a 4-lane limited access highway.

Northport Boulevard, now fully constructed, offers ample capacity for the comprehensive development of the site. Anticipated site development will involve permitting through WVDOH, potentially including the preparation of traffic studies as part of the site plan process.

The Property is connected to the pedestrian/bike trail network connecting the City of Ranson and City of Martinsburg. This trail not only provides commuting options for employees/employers but also underscores how this zoning amendment will further facilitate the extension of Ranson's trail system.

A rail spur could be constructed to provide freight rail service to the Property.

Water and Sanitary Sewer

The utility design for the Rockwool facility included capacity to accommodate future development of the Property. Thus, the Property benefits from access to both public water and sanitary sewer utilities. These utilities possess adequate capacity for the site's development, developer upgrades may be necessary depending on specific user requirements.

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

Natural Gas

Natural gas is located on the property. The site is the *only* location in Ranson available for development that has natural gas.

Electrical

The Property benefits from an upgraded medium voltage power grid, with all electrical lines installed underground.

Fiber and Communications

The Property boasts high-speed fiber infrastructure, making it an ideal location for high-tech businesses.

Part 7 – Public Health, Safety, Welfare

The site will be developed in accordance with all applicable federal, state, and local requirements. The applicable standards protect the public health, safety and welfare of the community. The proposed rezoning of the site does not present any negative impact to the public.

The following benefits will be recognized.

1. Ranson citizens will be able to work in their community, increasing time available for volunteering and other public activities.
2. Traffic on Jefferson County roads will be decreased by offering Ranson residents the opportunity to work within proximity to their homes.
3. The development of high tech and well-paid jobs allow Ranson high school and college graduates to remain in their community while pursuing their career goals.
4. The development does not place any environmental burden on low-income residential communities. It is supported by the objectives of Environmental Justice.
5. Citizens of Ranson and Jefferson County have opportunities for input that will guide all projects during the preparation of development plans.

In addition to the above, offering businesses the opportunity to locate in Ranson provides the city control and input on the form and layout of developments. The City of Ranson has an engaged City Council and citizenry, and development within Ranson's city limits provides them the best opportunity to shape future growth.

As an example, Ranson has very limited input into the development of sites at the Burr Industrial Park, given its location outside the city limits.

Part 8 – Adjacent Lands

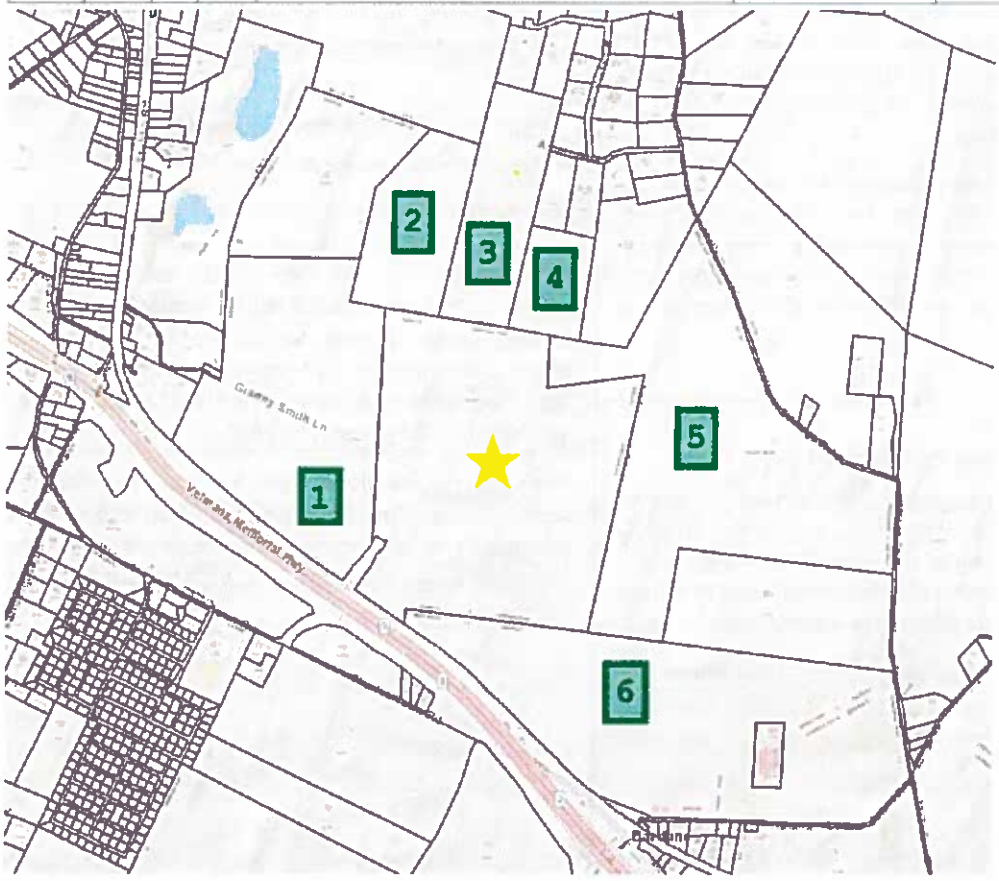
Much of the Property is adjacent to an existing industrial use and a major rail line. These high intensity uses will experience little or no impact from the development of the Property as an Industrial use.

The balance of the Property abuts 5 parcels that are zoned Light Industrial or Rural, and classified as active farms.

Adjacent Properties

- CSX trunk rail line
- WV Economic Development Authority – 136.45 acres, zoned Industrial, occupied by the Rockwool Manufacturing Facility.
- Jefferson Orchards – 44.06 acres, zoned Light Industrial. Tax assessment designates the parcel as an active farm. There is no farmhouse on the parcel.
- Barrat Property #1 – 46.37 acres, zoned Rural. Tax assessment designates the parcel as an active farm. The farmhouse is approximately 1,700' from the northern property line.
- Barrat Property #2 – 20.02 acres, zoned Rural. Tax assessment designates the parcel as an active farm. There is no farmhouse on the parcel.
- Adams Property – 182 acres, zoned Rural. Tax assessment designates the parcel as an active farm. The farmhouse is approximately 1,500' from the northern property line.
- Blue Property – 173 acres, zoned Rural. Tax assessment designates the parcel as an active farm. There is no farmhouse on the parcel.

Adjacent Property Information								
Ref. #	District	Map	Parcel	Adjacent Property Information	Zone	Use	Deed Book	Page
1	8	12	1.3	WV ECONOMIC DEVELOPMENT AUTHORITY	RANSON - SMART CODE	Industrial	1280	393
2	7	3	35	JEFFERSON ORCHARDS	JC - LIGHT INDUSTRIAL	Active Farm	1291	381
3	7	3	38.2	ROBERT E BARRAT	JC - RURAL	Active Farm	950	286
4	7	3	38.1	ROBERT BARRAT	JC - RURAL	Active Farm	553	346
5	7	4	27	WILLIAM ADAMS TRUSTEE	JC - RURAL	Active Farm	927	116
6	2	16	56	JAMES T BLUE AND SONS INC	JC - RURAL	Active Farm	573	257



Part 9 – Comprehensive Plan Compatibility

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

The guidance provided by the Comprehensive Plan must be used to evaluate the proposed zoning amendment. The clear guidance in the Comprehensive Plan is that it supports large employment-based uses on the Property that would be facilitated by the zoning amendment.

The Property is designated as Large Parcel Mixed-Use on the Future Land Use Map (FLUM).

The following citations are taken from the Ranson Comprehensive Plan.

Chapter 1 – Introduction

Ranson Vision

Despite the growth, over 80% of Ranson's workers commute to jobs outside of town. In survey responses, 31% of expressed the need for more local job opportunities.

The zoning map amendment creates the optimal location for light industrial, distribution, and other employment-based development. The rezoning of the Property to an Industrial Zone (with conditions discussed herein) will allow the development of those uses with no perceptible adverse impact on Ranson businesses or residents.

The site's context is ideally suited for development as light industrial, distribution and employment-based uses. The site is adjacent to an existing heavy industrial on its west side, the CSX trunk line to the south, light industrial and agriculture to the north and agriculture to the east.

Chapter 3 – Land Use

Future Land Use, Large Parcel Mixed Use

This category is designed to function as a regional commercial nucleus, attracting customers from a service area extending five miles or more... This category incorporates light industrial uses that are compatible with large format commercial uses.

The property's designation as Large Parcel Mixed Use on the Future Land Use Map indicates that the proposed amendment is supported by the Comprehensive Plan.

Chapter 3 – Land Use

Land Use Goals

Optimize Land Use to support efficient Transportation & Infrastructure.

The property fronts on Northport Boulevard and is 1.0 mile from the Route 9 interchange. Route 9 is a 4-lane divided highway that connects the property to I-81. Existing transportation infrastructure supports development of the Property and is an efficient use of existing roads.

The property is served by public water, sanitary sewer, electricity, fiber and natural gas. The proposed zoning amendment will optimize land zoning and is an efficient use of existing infrastructure.

Chapter 3 – Land Use

Land Use Actions

Consider Zoning Code Amendments: Introduce amendments allowing light industry while protecting against heavy industry pollution and updating the SmartCode to reflect current best practices in flexibility and ease of use.

The proposed zoning amendment will allow light industrial and protect against heavy industrial pollution.

Chapter 13 – Renewal, Development, & Finance

Preferred Development Areas

The northern section of Ranson, divided by WV-9, is a canvas of opportunity, primed with foundational infrastructure .... On the east, thanks to the infrastructural groundwork laid by Northpoint Avenue, Ranson stands poised to elevate its employment metrics. Focusing on light industries and warehousing here can result in a steady revenue stream, with the added benefit of generating jobs.

The Property is located in the Preferred Development Area - North. The Comprehensive Plan supports the proposed zoning amendment to Industrial to achieve the objectives of employment growth and increased revenue.



LEGEND

BOUNDARY LINE
NEAREST BOUNDARY LINE
10 - INDEX CONTOUR LINE
2 INTERMEDIATE CONTOUR LINE

GRAPHICAL SCALE 1"=200'

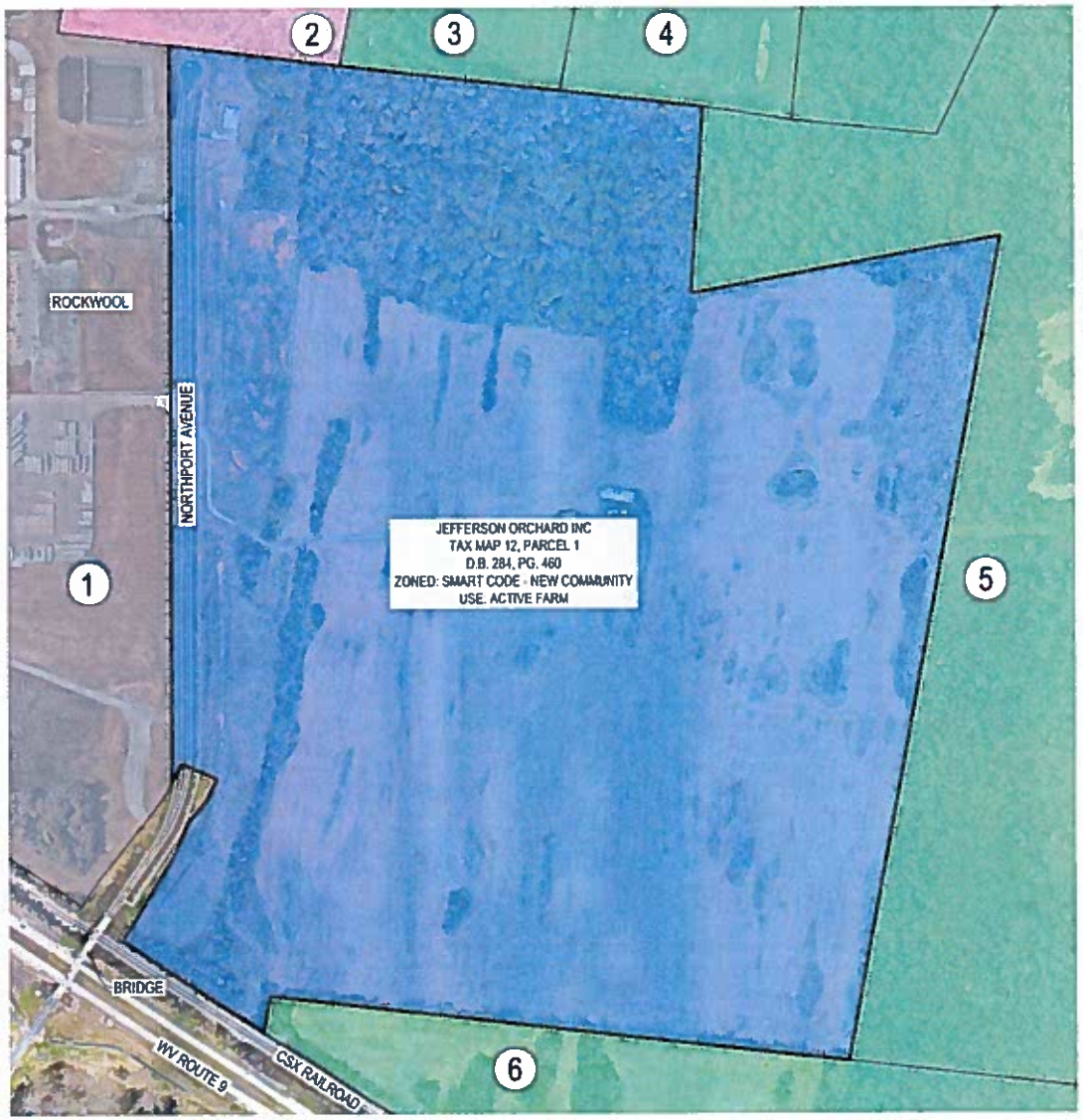
INTEGRITY
FEDERAL SERVICES
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • PLANNING

SEAL

EXHIBIT 1 - EXISTING CONDITIONS

JEFFERSON ORCHARDS
ZONING MAP AMENDMENT
TAX MAP 12 PARCEL 1 D.B. 284 PG. 480
RANSON CORP (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE	HORIZ 1"=200' VERT
DATE	APRIL 2014
JOB	2014-0004
DRAWN	ABP
CHECK	MD
CADD	2014-0004 2014-0-1 2014-2015
NCS	NA
SHEET	1 OF 3



LEGEND

BOUNDARY LINE

ADJACENT BOUNDARY LINE

JEFFERSON COUNTY ZONING

LIGHT INDUSTRIAL

RURAL

RANSON ZONING

SMART CODE - SPECIAL DISTRICT INDUSTRIAL

SMART CODE - NEW COMMUNITY

Adjacent Property Information

Ref. #	District	Map	Parcel	Adjacent Property Information	Zone	Use	Deed Book	Page
1	8	12	1.3	WV ECONOMIC DEVELOPMENT AUTHORITY	RANSON - SMART CODE	Industrial	1200	393
2	7	5	95	JEFFERSON ORCHARDS	JC - LIGHT INDUSTRIAL	Active Farm	1291	381
3	7	5	36.1	ROBERT E BARRAT	JC - RURAL	Active Farm	950	296
4	7	5	36.1	ROBERT BARRAT	JC - RURAL	Active Farm	553	346
5	7	4	27	WILLIAM ADAMS TRUSTEE	JC - RURAL	Active Farm	917	115
6	7	16	54	JAMES T BLUE AND SONS INC	JC - RURAL	Active Farm	573	257

GRAPHICAL SCALE 1"=200'

INTEGRITY
FEDERAL SERVICES

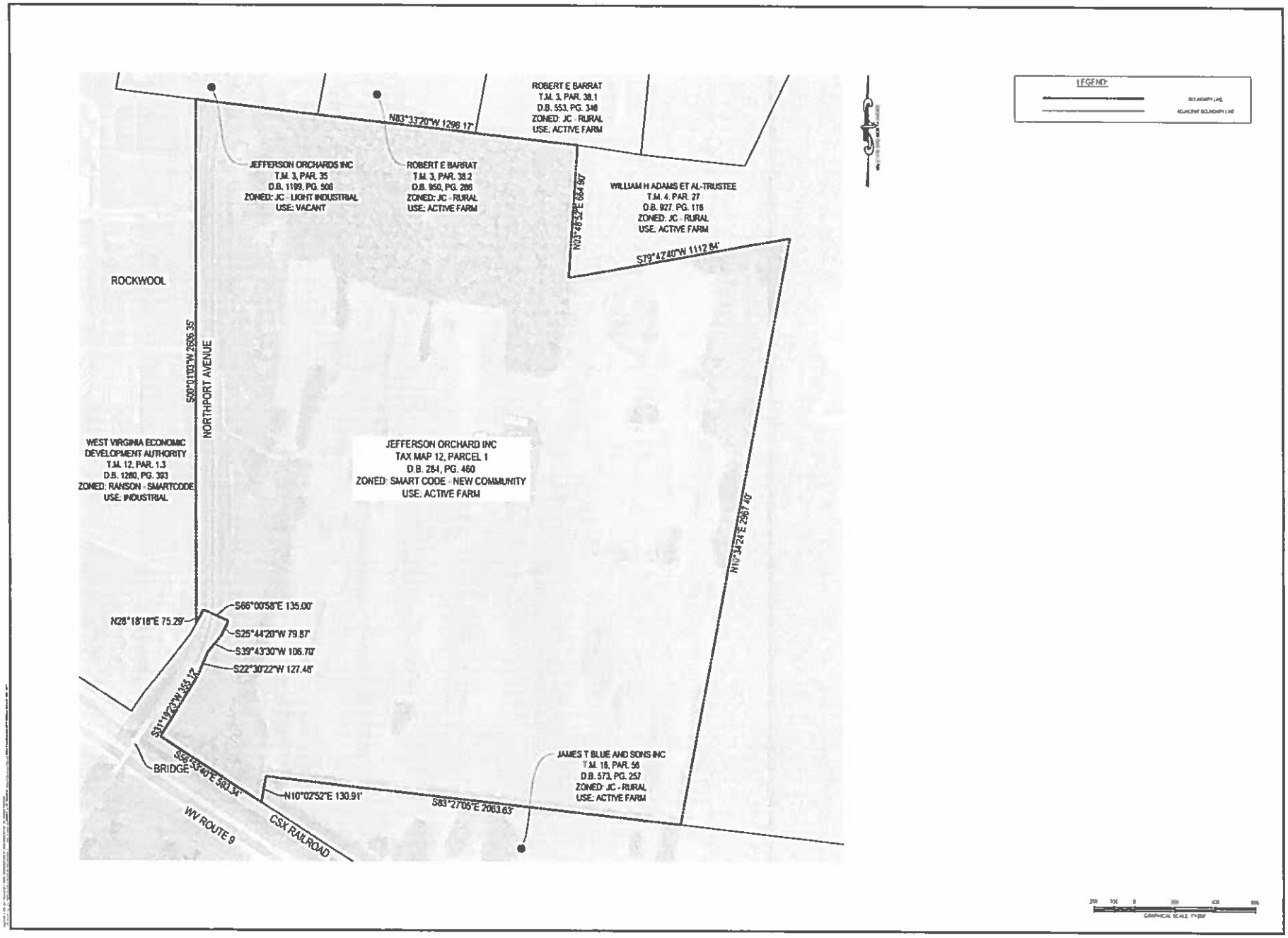
SEAL

EXHIBIT 2 - EXISTING LAND USE AND ZONING

JEFFERSON ORCHARDS
ZONING MAP AMENDMENT

TAX MAP 12 PARCEL 1, D.B. 284, PG. 460
RANSON CORP (08) TAX DISTRICT
RANSON, WEST VIRGINIA

SCALE HORIZ. 1"=200' VERT.
DATE APRIL 2024
JOB 2014-0001
DRAWN ABP CHECK MD
CADD
NO. 3/4
SHEET 2 OF 3



INTEGRITY
FEDERAL SERVICES

SEAL

EXHIBIT 3 - BOUNDARY EXHIBIT

JEFFERSON ORCHARDS
ZONING MAP AMENDMENT

TAX MAP 12 PARCEL 1, D.B. 284, PG. 460
RANSON CORP (08) TAX DISTRICT
RANSON WEST VIRGINIA

SCALE HORIZ. 1"=200' VERT.
DATE APRIL 2024
JOB 2014-0001
DRAWN ABP CHECK MD
CADD 2014-007 2014-0-1 2-0-2 2-0-2
NCS N/A
SHEET 3 OF 3

SUPPLEMENT TO JEFFERSON ORCHARDS, INC., REZONING APPLICATION DATED MAY 30, 2024

Specialized Engineering is pleased to submit this letter addressing several issues raised by citizens in relation to the proposed rezoning with additional information regarding the implementation of proper planning and engineering to manage development in karst geologic regions. Below you'll find our company qualifications followed by a discussion of development in karst geology such as is present in Jefferson County, WV.

COMPANY QUALIFICATIONS

Established in 1992, Specialized Engineering has been providing Geotechnical Engineering, Laboratory Testing & Analysis, Construction Management & Inspections, Construction QA/QC, and Environmental Consulting Services on projects in MD, VA, WV, DC, and PA. Our staff include licensed engineers and experts in karst geology.

Over the past three decades, Specialized Engineering has provided geotechnical engineering services on many projects in Jefferson County, including: site development, bridges, roadways, commercial and light industrial buildings, retaining walls, storm water management facilities, water distribution and sewer collection systems.

Our Professional Engineers and Geologists have decades of experience providing services within the geologic conditions present in Jefferson County, including karst geologic regions, and have evaluated many karst terrain sites. Specialized Engineering possesses the experience to evaluate and assess the proposed project located on Northport Avenue in the City of Ranson.

KARST GEOLOGY IN JEFFERSON COUNTY

Karst is a type of landscape formed by the dissolution of soluble rocks like limestone. It is naturally occurring based on the geology of a land mass and is common in Jefferson County, the Panhandle of West Virginia and other areas in the Mid-Atlantic. The presence of karst geology at the Jefferson Orchards property is not considered to be unusual or distinct from the majority of Jefferson County.

OVERVIEW

Development of areas characterized by karst geology is common in the Jefferson County and Mid Atlantic area. Concerns related to construction in karst geology are addressed through the use of common land engineering practices.

1. A licensed professional geotechnical engineer must be engaged throughout the construction phase. Engagement includes onsite observation during construction.
2. Proper site grading is important. Grading flattens the topography and reduces the low spots or valleys where water would typically collect and infiltrate and which might otherwise lead to the creation of sinkholes.
3. Grading operations monitor for karst formations present on the property throughout the construction process, even those that are not visible at the surface.
4. Prior to the start of construction, the geotechnical engineer will identify construction practices and techniques to address known and potential karst features.
5. Infrastructure should be designed and built to collect, channel and transfer surface water to appropriately designed holding areas. That infrastructure materially reduces karst-related issues.

Specialized Engineering was engaged in assisting Rockwool in developing its facility bordering the Jefferson Orchards property. In that project, construction activities uncovered approximately 20 sinkholes which were repaired in accordance with the West Virginia Department of Environmental Protection standard procedures. This agency can be involved when a sinkhole is encountered to help ensure that sinkhole issues are properly addressed in accordance with State and Local regulations.

PLANNING AND ENGINEERING

There are several aspects of proper planning and engineering that are regularly employed to address challenges presented by karst geology, both during and after completion of any development.

1. Site assessments performed during planning and design phase are essential to identify potential karst geological features. Techniques such as geophysical surveys, borehole drilling and air track probes, provide insight into subsurface conditions and potential site-specific risks.
2. Site planning, prior to construction, will address new infrastructure for control of site stormwater.
3. Design incorporating best practices in engineering, such as foundation selection and appropriate stormwater facilities will enhance the resilience of infrastructure and protect the public from geological uncertainties.

SUMMARY

While karst geologic formations can occur during construction, development in these karst areas (including Jefferson County) is common. Through decades of building in karst terrain, planners, engineers and builders have successfully developed methods for construction in karst areas. Specialized Engineering was involved in addressing karst-related formations on the adjoining Rockwool property. Based on our experience, we have no reason to believe that the Jefferson Orchards property presents an increased development risk in comparison to other sites within Jefferson County and the City of Ranson.